

Westport LAP Material Alterations – Natura Impact Report Addendum

Draft Report

March 2024

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Mayo County Council

JBA Project Manager

Ross Bryant
 Unit 24 Grove Island
 Corbally,
 Limerick

Revision history

Revision Ref/Date	Amendments	Issued to
TO ADD / March 2024	Draft Report	Martin McNamara

Contract

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

Prepared by Rachael Brady BSc MSc PGCert CEcol MCIEEM
 Technical Director

Reviewed by Anne Mullen BSc MSc MCIEEM
 Senior Ecologist

Purpose

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Abbreviations

AA	Appropriate Assessment
EPA	Environmental Protection Agency
LAP	Local Area Plan
LSE	Likely Significant Effect
LTP	Local Transport Plan
NIR	Natura Impact Report
SAC	Special Area of Conservation
SEA	Strategic Environmental Assessment
SFRA	Strategic Flood Risk Assessment

1 Introduction

In September 2023 the Draft Westport & Environs Local Area Plan 2023-2029 Written Statement was published, alongside the environmental assessments associated with the Plan – the Strategic Environmental Assessment (SEA) and the Appropriate Assessment (AA) (Natura Impact Report). The draft Plan was on public display from Tuesday 26th September 2023 to Tuesday 7th November 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: [Draft Westport Local Area Plan 2023-2029 | Mayo County Council](#)

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 Westport made to the Planning Authority during such period were collated. In total 57 submissions/observations were received during the public consultation period. The submissions are available for public viewing at: [Draft Westport Local Area Plan 2023-2029 - Submissions | Mayo County Council](#)

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 the original Draft Westport Local Area Plan.

This Natura Impact Report Addendum will assess the changes proposed by the Material Alterations with respect to the Habitats Directive and the potential for likely significant effects on European Sites identified within the Natura Impact Report, and determine whether the conclusions of this report remain valid.

1.1 Format of this Report

The original Natura Impact Report for the Local Area Plan 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 an Appendix to the original report, but can be read as a standalone addendum to 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 Westport Local Area Plan are shown in green font for example: **green font.**

Deletions:

Deletions to the text in the Westport 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 with respect to European sites has 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 Data Sources

The data sources below have informed the assessment:

- NPWS website (www.npws.ie), (<https://www.npws.ie/>), where site synopses, Natura 2000 data forms and conservation objectives were obtained along with Annex I habitat distribution data and status reports.
- Environmental Protection Agency maps website (<https://gis.epa.ie/EPAMaps/>)
- Geological Survey Ireland Spatial Resources maps website (dcentr.maps.arcgis.com/apps/MapSeries/)

1.2.2 Likely Significant Effect Test

The test for AA screening is whether the Plan could have a 'Likely Significant Effect' (LSE) on any European site. A likely significant effect is defined as any effect that could undermine the conservation objectives of a European site, either alone or in combination with other plans or projects. There must be a causal connection between the Plan 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 European sites that could be impacted by the Plan. 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.

1.2.4 Appropriate Assessment

This stage requires a more in-depth evaluation of the plan, and the potential direct and indirect impacts arising from it on the integrity and the interest features of the European designated site(s), alone and in-combination with other plans and projects, taking into account the site's structure, function and conservation objectives. Where required, mitigation or avoidance measures are suggested and this is reported in the form of a Natura Impact Report (NIR).

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 further 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.

1.4 Conclusions of the Draft LAP NIR

The most likely effects of the LAP on European sites are related to pressures from new development including changes to surface and groundwater levels/quality (surface run-off, pollution events), air pollution and increased recreational pressures arising from increased population in Westport and an increase in tourism, especially around the harbour area.

The most likely effects of the Local Transport Plan (LTP) on European sites are related to impacts from the provision of new and upgraded footpaths and cycleways and the proposed Southern Bypass, which would cross the Carrowbeg River. Such impacts are likely to include indirect impacts via changes to surface water pathways such as changes to surface water flooding, drainage and pollution and disturbance impacts.

A preliminary examination of the plan and zone of influence identified that two European sites have pathway-receptors for potential likely significant effects arising from the implementation of the Plan, these are:

- Clew Bay Complex Special Area of Conservation (SAC)
- Brackloon Woods SAC (LAP only)

The AA Screening Assessment screened in 21 of the draft LAP policies/objectives as these policies/objectives could have an adverse impact on the integrity of the SACs via hydrological, recreational or air pollution pathways. In relation to the LTP, the AA Screening Assessment screened in one objective (related to the provision of a long term measure to develop a Southern Bypass) and a number of short term measures that propose new, or improvements to existing, footpaths and cycleways, as having potential to have a likely significant effect on the Clew Bay Complex SAC, due to potential indirect surface/ground water pathways and disturbance pathways.

Therefore, an NIR was required to determine whether the proposed Plan would result in significant adverse impacts on the integrity of the screened in European sites with respect to the site's structure, function, and/or conservation objectives.

The NIR determined that the Westport LAP and LTP is not likely to have significant effects, either alone or in-combination with other plans or projects, on the screened in European sites due to Policies NEP1 and NEP2 safeguarding the integrity of European sites. Additional mitigation measures in the plan also provide for enhancement and indirection protection of the European Sites through the Water Framework Directive, and protection of ecological corridors which play a supporting role in protecting the Natura 2000 Network.

2 Assessment of Material Alterations

2.1 Land Use Zoning

The table below details the proposed Material Alterations in relation to land use zoning within the LAP and provides an assessment of whether these changes could result in likely significant effects upon any European sites and whether this changes the outcomes of the original NIR. A map of the proposed Land Use Zoning Material Alterations is provided at Appendix A.

Table 2-1 Proposed Material Alterations in relation to Land Use Zoning and Assessment of effects upon European Sites

Proposed Alteration and Submission Number	Proposal / Location	Assessment and Result
MA 32 MYO-C78-3 – Finbar O’Neill and Elected Members Motion	Rezone lands from Strategic Residential Reserve to Existing Residential at Cloonoad	The proposed re-zoning from Strategic Residential to Existing Residential will not impact upon any European Sites.
MA 33 MYO-C78-9 – The Quay Residents Association and Elected Members Motion	Rezone lands from New Residential to Recreation & Amenity at Springfield	The existing NIR assessed both New Residential and Recreation and Amenity zonings as having the potential for likely significant effects upon the Clew Bay Complex SAC. Therefore, the proposed re-zoning will not alter the outcome of the assessment and the mitigation as outlined in the NIR is sufficient to continue to protect the European Site network.
MA 34 MYO-C78-10 – Sean O’Malley	Rezone lands from New Residential to Agriculture at Monamore	The existing NIR assessed both New Residential and Agriculture zonings as having the potential for likely significant effects upon the Clew Bay Complex SAC. Therefore, the proposed re-zoning will not alter the outcome of the assessment and the mitigation as outlined in the NIR is sufficient to continue to protect the European Site network.
MA 35 MYO-C78-21 – Soir Siar Investments Limited & HLN Investments Limited and Elected Members Motion	Rezone lands from Agriculture to New Residential at Cloonoad	The existing NIR assessed both New Residential and Agriculture zonings as having the potential for likely significant effects upon the Clew Bay Complex SAC. Therefore, the proposed re-zoning will not alter the outcome of the assessment and the mitigation as outlined in the NIR is sufficient to continue to protect the European Site network.
MA 36 MYO-C78-46 – Office of Planning Regulator and Elected Members Motion	Rezone lands from New Residential to Agriculture at Monamore	The existing NIR assessed both New Residential and Agriculture zonings as having the potential for likely significant effects upon the Clew Bay Complex SAC. Therefore, the proposed re-zoning will not alter the outcome

Proposed Alteration and Submission Number	Proposal / Location	Assessment and Result
		of the assessment and the mitigation as outlined in the NIR is sufficient to continue to protect the European Site network.
MA 37 MYO-C78-46 – Office of Planning Regulator and Elected Members Motion	Rezone lands from New Residential to Strategic Residential Reserve at Monamore	The existing NIR assessed both New Residential and Strategic Residential zonings as having the potential for likely significant effects upon the Clew Bay Complex SAC. Therefore, the proposed re-zoning will not alter the outcome of the assessment and the mitigation as outlined in the NIR is sufficient to continue to protect the European Site network.
MA 38 MYO-C78-40 – R Rose, C Daly, M Moran and Elected Members Motion	Rezone lands from Agriculture to New Residential at Monamore	The existing NIR assessed both New Residential and Agriculture zonings as having the potential for likely significant effects upon the Clew Bay Complex SAC. Therefore, the proposed re-zoning will not alter the outcome of the assessment and the mitigation as outlined in the NIR is sufficient to continue to protect the European Site network.
MA 39 MYO-C78-50 – Sean O’Grady and Elected Members Motion	Rezone lands from Agriculture to Strategic Residential Reserve at Ardmore/Carrownalurgan	The existing NIR assessed both Strategic Residential Reserve and Agriculture zonings as having the potential for likely significant effects upon the Clew Bay Complex SAC. Therefore, the proposed re-zoning will not alter the outcome of the assessment and the mitigation as outlined in the NIR is sufficient to continue to protect the European Site network.
MA 40 MYO-C78-51– Seamus Walsh/Mary McBride Walsh and Elected Members Motion	Rezone lands from Agriculture & Recreation and Amenity to New Residential at Horkans Hill	The existing NIR assessed Agriculture, Recreation and Amenity and New Residential zonings as having the potential for likely significant effects upon the Clew Bay Complex SAC. Therefore, the proposed re-zoning will not alter the outcome of the assessment and the mitigation as outlined in the NIR is sufficient to continue to protect the European Site network.
MA 41 MYO-C78-51– Seamus Walsh/Mary McBride Walsh and Elected Members Motion	Extend LAP boundary from Ardmore to Belclare Junction and zone all lands within boundary extension Agriculture	The proposed extension of the LAP boundary contains a large area of land adjacent to the Clew Bay Complex SAC. Zoning of land for Agriculture has the potential

Proposed Alteration and Submission Number	Proposal / Location	Assessment and Result
		<p>for likely significant effects upon the Clew Bay Complex SAC as identified in the NIR.</p> <p>Single residential dwellings may be permitted within this zoning, however, these would only be allowed in fully serviced lands and are considered not likely to result in significant effects. Therefore, the proposed re-zoning will not alter the outcome of the original assessment and the mitigation as outlined in the NIR is sufficient to continue to protect the European Site network.</p>

2.1.1 Conclusion of Assessment of Proposed Land Use Zoning Material Alterations

The majority of the material alterations are proposals to re-zone lands already identified in the original draft. These include re-zoning to increase the amount of residential zoning, but also some lands re-zoned from residential to either agriculture or recreation and amenity. The existing NIR assessed residential, agriculture and recreation and amenity zonings as having the potential for likely significant effects upon the Clew Bay Complex SAC. Therefore, the proposed re-zonings will not alter the outcome of the assessment and it is considered that the mitigation as outlined in the NIR is sufficient to continue to protect the European Site network.

MA41 is a proposed extension of the LAP boundary and for all lands within this area to be zoned Agriculture. This extension contains a large area of land adjacent to the Clew Bay Complex SAC. The proposed Agriculture zoning has the potential for likely significant effects upon the Clew Bay Complex SAC as identified in the NIR. Single residential dwellings may be permitted within this zoning, however, these would only be allowed in fully serviced lands, and are considered not likely to result in significant effects. Therefore, the proposed re-zoning will not alter the outcome of the original assessment and the mitigation as outlined in the NIR is sufficient to continue to protect the European Site network.

2.2 Policy/objective wording

The table below details the proposed Material Alterations in relation to policies and objectives and general text within the written statement of the draft Westport LAP and provides an assessment of whether these changes could result in likely significant effects upon any European sites and whether this changes the outcomes of the original NIR.

Table 2-2 Proposed Material Alterations in relation to Polices/Objectives and Assessment of effects upon European Sites

Proposed Material Alteration	Assessment and Result
<p>Theme: Development Strategy</p> <p>MA 1 Insert new policy in Section 2.10 as follows: <i>DSP 9 – The Council shall provide affordable Homes and Mixed Tenure Developments in all Local Authority and Approved Housing Body developments.</i></p>	<p>Policy or proposal not likely to have a significant effect either alone or in combination.</p>

Proposed Material Alteration	Assessment and Result
<p>MA 2 Insert new policy in Section 2.10 as follows: <i>DSP 10 – Given the limited number of land owners of New Residential and Strategic Residential Reserve lands within the LAP and in order to facilitate single houses for people with a genuine housing need, sons and daughters of long term Westport Town residents (LAP boundaries) or any individuals in permanent employments* within the LAP Area shall be facilitated in fully serviced non New Residential and Strategic Residential Reserve 2 lands within the LAP)</i> <i>* Letter from employer and affidavit from solicitor confirming employee is in permanent full- time role, has completed at least 1 year service and main place of work is in the LAP area.</i></p>	<p>Although potential for increased residential development within the LAP boundary, single dwellings in fully serviced lands are considered not likely to have a significant effect either alone or in combination.</p>
<p>MA 3 Insert new policy in Section 2.10 as follows: <i>DSP 11 - Ensure that the built environment is protected and development by having appropriately qualified professionals have appropriate design control of all non-residential (excluding agricultural) projects and all residential projects exceeding six residential units. For all such buildings, the term 'Appropriately Qualified Professional' shall mean a registered architect as described in Section 18 of the Building Control Act 2007</i></p>	<p>Policy or proposal not likely to have a significant effect either alone or in combination.</p>
<p>MA 4 Insert new objective in Section 2.10 as follows: <i>DSO 11 – That Roman Island/Westport Quay be developed as a key recreational area in line with Failte Irelands Clew Bay Destination & Experience Development Plan.</i></p>	<p>The existing NIR assessed increased tourism and recreation, particularly in the Roman Island/Westport Quay locality, as having the potential for likely significant effects upon the Clew Bay Complex SAC. Therefore, the proposed objective will not alter the outcome of the assessment, and the mitigation as outlined in the NIR is sufficient to continue to protect the European Site network.</p>
Theme: Climate Action	
<p>MA 5 Insert new policy in Section 3.5 as follows: <i>CAP - Encourage innovation and facilitate the development of pilot schemes in Castlebar that support climate change mitigation and adaptation measures. Replace Castlebar with Westport</i></p>	<p>Policy or proposal not likely to have a significant effect either alone or in combination.</p>
<p>MA 6 Insert new objective in Section 3.5 as follows: <i>CAO - Develop a carpark in a suitable location on the edge of Westport Town to facilitate "Park & Stride" facilities</i></p>	
<p>MA 7 Insert new objective in Section 3.5 as follows: <i>CAO - Develop the towns cycling infrastructure to build on Westport European Cycling Federation status as Irelands first "Cycle Friendly Town"</i></p>	

Proposed Material Alteration	Assessment and Result
Theme: Town Centre	
MA 8 Insert new objective in Section 4.7 as follows: <i>TCO – Plastic, internally illuminated, flashing or neon shall not be permitted on in or over any building within the boundary of the LAP.</i>	Policy or proposal not likely to have a significant effect either alone or in combination.
Theme: Economic Development Strategy for Westport	
MA 9 Amend 8 th Bullet point of Section 5.5.1 as follows: <i>The development of the tourism profile of Westport and expansion of the tourism offering of Westport shall be supported by completing the Westport/Castlebar/Roonagh (Wild Atlantic Way) Greenway, and the development of Master Plan for Roman Island, Westport Quay with regard to Failte Irelands Clew Bay Destination & Experience Development Plan.</i>	Text amendments only
Theme: Quay Masterplan	
MA 10 Amend Section 5.7.1 as follows: <i>"The potential of Westport's harbour area and Roman Island in terms of marine related tourism, and marine resources in general, are extensive. This plan includes policies and objectives to develop a Masterplan for the Roman Island/Quay area (broadly in accordance with Map 5.3 overleaf), which will seek to consolidate and build upon the tourism product in the Quay Area. Map 5.3 overleaf sets out a high-level overview of the main aspirations for the Quay Area over the lifetime of the LAP. Failte Irelands Clew Bay Destination & Experience Development Plan also includes Westport Quay Area as a Hero Experience Priority and as a potential Bounteous Bay infrastructure project. The development of Roman Island/Westport Quay is critical in enhancing the amenity and tourism potential of the town and wider area."</i>	Text amendments only
Theme: Economic Development	
MA 11 Amend EDO 9 as follows: <i>"EDO 9 - Develop a Masterplan for Roman Island over the lifetime of the LAP in accordance with preliminary proposals indicated on Map 5.3, and further develop Roman Island and The Quay area to realise its potential with regard to a civic amenity and marine related tourism and activities. The following studies shall be completed by June 30th 2024 in order to build on Map 5.3 and ensure a comprehensive overall plan is in situ by August 31st 2024"</i> <ul style="list-style-type: none"> • <i>Strategic Environmental Assessment (SEA)</i> • <i>Appropriate Assessment (AA)</i> • <i>Any other reports required"</i> 	Text amendments only, but also strengthens protection of European Sites with the addition of the need for Appropriate Assessment of any proposals to develop Roman Island and The Quay area with regards to civic amenity and marine related tourism.
Theme: Sustainable Communities	
MA 12 Amend HSCP 2 as follows: <i>"Support approved housing bodies and other sectoral agencies in the provision of a greater diversity of housing type and tenure, including social housing and exploring new models at low-cost rental and affordable homeownership. Any development by an approved housing body or sectoral agency larger than 6 units shall be mixed tenure only; any exception to this must be approved by the Westport-Belmullet Municipal District Elected Members."</i>	Text amendment only
MA 13 Add new objective to Residential Density, Design and Mix Objectives (P63/64) as follows: <i>"HSCO - No Affordable Housing have been built or provided for by the</i>	Policy or proposal not likely to have a

Proposed Material Alteration	Assessment and Result
<p><i>Council in Westport in over 10 years. House prices in Westport are significantly higher than every other part of Mayo making it a huge challenge for local people to purchase a home. The provision of a substantial number of Affordable Homes and Affordable Sites is the single highest housing priority of the Council."</i></p>	<p>significant effect either alone or in combination.</p>
<p>MA 14 Add new objective to Sports and Recreation Objectives (P65) as follows: <i>"Develop sea swimming facilities at the Quay. Add "with the provision of a lido pool and disabled access beside the existing entrance steps."</i></p>	<p>The existing NIR assessed increased tourism and recreation, particularly in the Roman Island/Westport Quay locality, as having the potential for likely significant effects upon the Clew Bay Complex SAC. Therefore, the proposed objective will not alter the outcome of the assessment, and the mitigation as outlined in the NIR is sufficient to continue to protect the European Site network.</p>
<p>Theme: Movement and Transport</p>	
<p>MA 15 Add new project to MTO 9 under Provide new shared use paths on: as follows: Provide new shared use paths on:</p> <ul style="list-style-type: none"> • Golf Course Road to new GAA pitches; • Newport Road from Pinewoods to King's Hill; • Carrowbeg Estate and • R330 (Ballinrobe Road) from Ashwood residential area to L5863. • <i>R309 linking existing greenway at Knockranny to Sheeaune (junction with L5848) in line with motion adopted previously by Westport-Belmullet Municipal District Elected Members</i> 	<p>The existing NIR assessed increased recreation and construction impacts related to new paths, as having the potential for likely significant effects upon the Clew Bay Complex SAC. Therefore, the addition of this path project will not alter the outcome of the assessment, and the mitigation as outlined in the NIR is sufficient to continue to protect the European Site network.</p>
<p>MA 16 Amend MTO 10 as follows: <i>"Explore the feasibility of providing 'park and stride' facilities at appropriate locations in the town in accordance with the recommendations of the Westport LTP and in partnership with the relevant stakeholder.</i> <i>"Provide a 'park and stride' facility at an appropriate location in the town in accordance with the recommendations of the Westport LTP"</i></p>	<p>Policy or proposal not likely to have a significant effect either alone or in combination.</p>
<p>MA 17 Amend MTO 11 as follows: Facilitate the provision of:</p> <ol style="list-style-type: none"> a) Public car parks in its own role and/or in partnership with third parties, in its control of on-street parking and off-street parking to provide for short term shopping and business parking requirements and for the needs of local residents, rather than long term commuter parking. b) <i>Investigate the possibility of providing coach parking within the Plan Area. Develop a designated coach parking area within the Local Plan Area.</i> 	
<p>MA 18 Insert new objective to Movement & Transport Objectives as follows:</p>	

Proposed Material Alteration		Assessment and Result						
<p><i>"Deliver the short-term active travel interventions in the manner and sequence outlined Section 5 and Figure 5.1 of the Westport LTP</i></p> <p>MA 19 Insert new objective to Movement & Transport Objectives as follows: <i>"Develop a Parking Management Plan (PMP) in line with that proposed in Table 3.2 (Proposed Interventions) of the LTP."</i></p> <p>MA 20 Insert new objective to Movement & Transport Objectives as follows: <i>"Aim to meet and monitor the modal share targets as set out in Section 8.3.2 and Table 8.1 of the LTP."</i></p> <p>Theme: Built Environment</p>								
<p>MA 21 Amend BEP 3 as follows: <i>"Encourage residential uses on the upper floors of town centre commercial properties, where appropriate, and to encourage the retention of residential use except where an alternative use has been established, to maintain and enhance the overall vitality of the town centre area and provide passive surveillance"</i></p> <p>Theme: Parkland and Woodland</p>		Text amendment only						
<p>MA 22 Amend last bullet point of Section 9.5 as follows: <i>"No development shall be permitted on Garvillan except for sympathetic landscape interventions to allow for public access."</i></p> <p>Theme: Westport House and Demesne</p>		Text amendment only						
<p>MA 23 Amend WHDO 2 as follows: <i>"To retain the setting of the Parkland/Woodland in the demesne and to protect and enhance the parkland and woodland areas around the demesne, whilst also considering innovative landscape proposals/interventions that do not detract from the overall parkland setting."</i></p> <p>MA 24 Amend WHDO 3 as follows: <i>"To encourage and facilitate, where possible, the integration of Westport House & Demesne with the town through pedestrian links and planned traffic management generally in accordance with Map 2. Keeping the pedestrian entrance at Church Street open to public is critical to the integration of Westport House & Demesne with the town."</i></p> <p>Theme: Capacity of Westport WWTP</p>		Text amendment only						
<p>MA 25 Amend Table 11.1 as follows:</p> <table border="1"> <thead> <tr> <th>Capacity -Today</th> <th>Load – in 2019 (PE)</th> <th>Headroom (PE)</th> </tr> </thead> <tbody> <tr> <td>15,042</td> <td>9,773</td> <td>5,269 4,700</td> </tr> </tbody> </table> <p><i>Table 11.1 Capacity of Westport WWTP</i></p>		Capacity -Today	Load – in 2019 (PE)	Headroom (PE)	15,042	9,773	5,269 4,700	Text amendment only
Capacity -Today	Load – in 2019 (PE)	Headroom (PE)						
15,042	9,773	5,269 4,700						
<p>Theme: Infrastructural and Environmental Services</p>								
<p>MA 26 Amend IESP 2 (c) as follows: <i>"Encourage the use of SuDS in public and private developments and within the public realm to minimise and limit the extent of hard surfacing and paving, in order to reduce the potential impact of existing and predicted flooding risks, nature-based solutions shall have regard to the "Management of Rainwater and Surface Water Runoff in Urban Areas – Best Practice Interim Guidance Document (2022)"</i></p>		Text amendment only						

Proposed Material Alteration	Assessment and Result
<p>MA 27 Amend IESO 3 (b) by adding the following to read as follows: <i>"Require applications in areas at risk of flooding to be supported by a comprehensive flood risk assessment. All flood risk assessments should have regard to 'The Planning System and Flood Risk Management' (DEHLG and OPW, Nov.2009) as revised by Circular PL 2/2014, national flood hazard mapping, predicted changes in flood events resulting from climate change and the River Shannon Catchment Flood Risk and Management Plan –Eriff –Blacksod –Broadhaven River Basin Management Plan"</i></p>	
<p>MA 28 Amend IESO 3 by adding (g) to read as follows: <i>g) Only minor additions to existing developments and new water compatible developments are permissible within Flood Zone A and less vulnerable water compatible development are permissible in Flood Zone B in accordance with the provisions of the Flood Risk Management Guidelines (DoEHLG/OPW 2009) and Circular PL2/2014 (or any updated/superseding document). SFRA will be reviewed and updated accordingly.</i></p>	
<p>MA 29 Insert new objective IESO as follows: <i>"The LAP supports the on-going design, planning and implementation of the Part 8 Flood Relief Scheme Westport for Cois Abhainn and Ashwood."</i></p>	<p>Policy or proposal not likely to have a significant effect either alone or in combination.</p>
<p>Theme: Enterprise and Employment</p>	
<p>MA 30 Amend LUZ 2 on Table 12.1 of Draft LAP as follows: <i>LUZ 2 - Enterprise & Employment "To provide land for industrial, enterprise and employment uses. In assessing proposed new developments under this zoning, cognisance will be taking of existing uses to ensure compatibility in terms of nature and character."</i></p>	<p>Text amendment only</p>
<p>Theme: Rural Housing Policy</p>	
<p>MA 31 Amend footnote on Table 12.2, P-112 as follows: <i>² Subject to the Rural Housing Policy outlined in the Mayo County Development Plan 2022-2028 (or subsequent plans) and objective DSP 10.</i></p>	<p>Text amendment only</p>

2.2.1 Conclusion of Assessment of Proposed Policy/Objective Material Alterations

The majority of the proposed material alterations with regards to the Written Statement of the Plan are amendments to the wording of policies and objectives which have no impact on the assessment of effects on European Sites. In addition, some new policies and objectives have been proposed, the majority of which have been assessed as not likely to have a significant effect either alone or in combination on European Sites. However, there are some new objectives proposed which could result in increased tourism and recreation. The existing NIR assessed increased tourism and recreation, particularly in the Roman Island/Westport Quay locality, as having the potential for likely significant effects upon the Clew Bay Complex SAC. Therefore, the proposed new objectives will not alter the outcome of the assessment, and the mitigation as outlined in the NIR is sufficient to continue to protect the European Site network.

3 Existing Mitigation within the Westport LAP

The NIR for the draft Westport LAP (and LTP) concluded that the Plan itself will not 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 and objectives 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 Westport, 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 appropriate proposals are made along a riparian corridor, ensure that a vegetated strip along the river in consultation with the National Parks and Wildlife Service, is maintained.

- 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.

- Objective NEO1:

Ensure that any proposal for development within or adjacent to the Clew Bay SAC is located and designed to minimise its impact on the biodiversity, geological, water and landscape value of the SAC/pNHA and, where possible, to integrate these important attributes into all such development schemes.

- Objective NEO2:

To promote and protect native riparian vegetation along all watercourses and ensure that a minimum 10m vegetated riparian buffer from the top of the riverbank is maintained/reinstated along all watercourses within any development site.

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 Westport 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 rivers 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 at design stage will consider/incorporate pedestrian and cycling provisions and associated facilities that will integrate into the existing and 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
- IESP3 Maintain, improve and enhance the environmental and ecological quality of surface waters and groundwater in Westport in conjunction with the Environmental Protection Agency and in accordance with the River Basin Management Plan for Ireland 2022-2027 and future cycles of this Plan.
- IESP7 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 7 of the NIR covers the mitigation associated with the Plan in more detail, and the above is a summary of the policies and objectives that provide inherent protection to the European site network as part of the LAP.

4 Conclusion

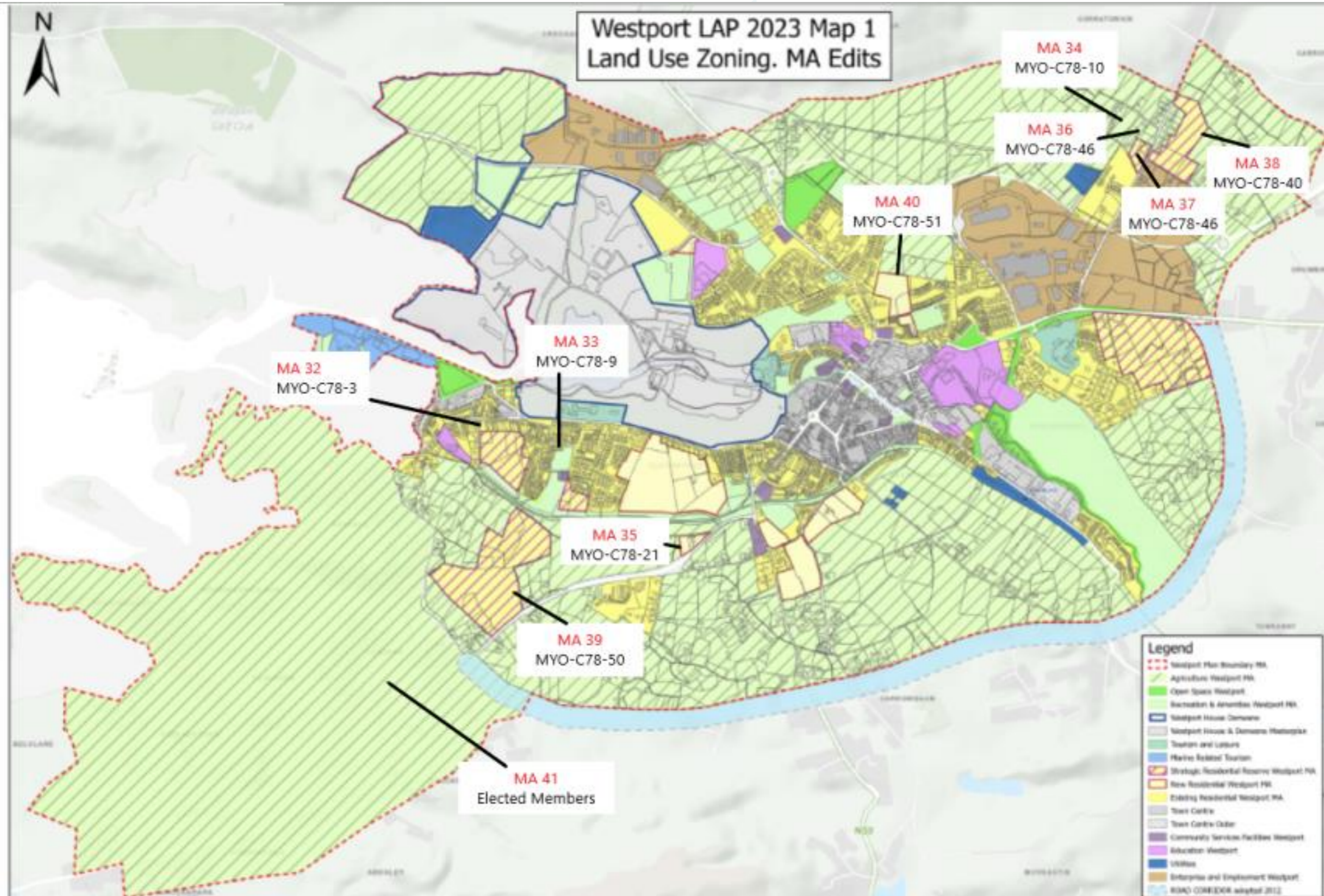
The proposed Material Alterations to the Westport LAP were examined in two ways:

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

It has been assessed that the proposed policy/objective and land use zoning Material Alterations will not alter the outcome of the NIR of the draft LAP, and it is considered that the mitigation as outlined in the NIR is sufficient to continue to protect the European Site network.

It is concluded that the proposed Material Alterations to the Westport LAP are not likely to have significant effects on any European Sites, either alone or in-combination with other plans or projects.

A Proposed Land Use Zoning Material Alterations



JBA
consulting

Offices at

Dublin
Limerick

Registered Office
24 Grove Island
Corbally
Limerick
Ireland

+353(0)61 579400
info@jbaconsulting.ie
www.jbaconsulting.ie
Follow us:  

JBA Consulting Engineers and
Scientists Limited

Registration number 444752

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