

Ballina LAP Material Alterations – Natura Impact Report Addendum

Final Report

June 2024

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Mayo County Council

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Contract

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

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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
SPA	Special Protection Area

1 Introduction

In December 2023 the Draft Ballina Local Area Plan 2024-2030 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 19th December 2023 to Thursday 8th February 2024. 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 Ballina Local Area Plan 2024-2030 | 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 Ballina made to the Planning Authority during such period were collated. In total 44 submissions/observations were received during the public consultation period. The submissions are available for public viewing at. [Draft Ballina Local Area Plan 2024-2030 - 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 Ballina 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 Ballina Local Area Plan are shown in green font for example: **green font.**

Deletions:

Deletions to the text in the Ballina 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 Ballina and increase in tourism.

The Pre-Screening Assessment identified that four European sites have pathway-receptors for potential likely significant effects arising from the implementation of the Plan, these are:

- Killala Bay/Moy Estuary Special Protection Area (SPA)
- Killala Bay/Moy Estuary Special Area of Conservation (SAC)
- River Moy SAC
- Lough Conn and Lough Cullin SPA

The AA Screening Assessment screened in 39 of the LAP policies/objectives and eight of the LTP objectives as these policies/objectives could have an adverse impact on all four of the European sites integrity via hydrological, recreational or air pollution pathways.

Therefore, a 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 Ballina LAP and LTP will not have any adverse impacts upon site integrity of any European site, either alone or in-combination with other plans or projects, due to Policies NEP1 and NEP2 safeguarding the integrity of European sites. Additional mitigation measures in the plan also provide for enhancement and indirect 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
MA26 MYO-C92-43 – Office of the Planning Regulator & MYO-C92-3 – Northern & Western Regional Assembly, MYO-C92-6– Transport Infrastructure Ireland	Rezone lands from Enterprise & Employment to Agriculture	The existing NIR assessed both Enterprise & Employment and Agriculture zonings as having the potential for likely significant effects upon the River Moy SAC and Killala Bay/Moy Estuary SAC and SPA. 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.
MA27 MYO-C92-1 - Ruairi O’Malley & Elected Member Motion	Rezone lands from Recreation and Amenity to New Residential (Belleek)	The existing NIR assessed both Recreation and Amenity and New Residential zonings as having the potential for likely significant effects upon the River Moy SAC and Killala Bay/Moy Estuary SAC and SPA. 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.
MA28 MYO-C92-5 – Robert Morrow & Elected Member Motion	Rezone lands from Existing Residential to Agriculture	The existing NIR assessed Agriculture zoning as having the potential for likely significant effects upon the River Moy SAC and Killala Bay/Moy Estuary SAC and SPA. 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.
MA29 MYO-C92-7– Eoin Durcan & Elected Member Motion	Rezone lands from Enterprise & Employment to New Residential	The existing NIR assessed both Enterprise & Employment and New Residential zonings as having the potential for likely significant effects upon the River Moy SAC and Killala Bay/Moy Estuary SAC and SPA. 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.
MA30 MYO-C92-9 – Moytechnics Building Services on behalf of Ray & Margaret Collins & Elected Members Motion	Rezone lands from Agriculture/Existing Residential to New Residential	The existing NIR assessed both Agriculture and New Residential zonings as having the potential for likely significant effects upon the River Moy SAC and Killala Bay/Moy Estuary SAC and SPA. 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.

Proposed Alteration and Submission Number	Proposal / Location	Assessment and Result
MA31 MYO-C92-10 – Donal Quinn and Elected Member Motion	Rezone lands from Enterprise and Employment to New Residential	The existing NIR assessed both Enterprise & Employment and New Residential zonings as having the potential for likely significant effects upon the River Moy SAC and Killala Bay/Moy Estuary SAC and SPA. Therefore, the proposed rezoning 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.
MA32 MYO-C92-13 – Martin Creaven on behalf of the Glebe Residents Association & Elected Member Motion	Rezone lands from New Residential to Recreation & Amenity	The existing NIR assessed both New Residential and Recreation & Amenity zonings as having the potential for likely significant effects upon the River Moy SAC and Killala Bay/Moy Estuary SAC and SPA. Therefore, the proposed rezoning 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.
MA33 MYO-C92-14– John Brogan & Elected Member Motion	Rezone lands from Recreation & Amenity to New Residential	The existing NIR assessed both Recreation & Amenity and New Residential zonings as having the potential for likely significant effects upon the River Moy SAC and Killala Bay/Moy Estuary SAC and SPA. Therefore, the proposed rezoning 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.
MA34 MYO-C92-36– Paul & Amanda Cawley & Elected Members Motion	Rezone lands from Agriculture to New Residential	The existing NIR assessed both Agriculture and New Residential zonings as having the potential for likely significant effects upon the River Moy SAC and Killala Bay/Moy Estuary SAC and SPA. Therefore, the proposed rezoning 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.
MA35 MYO-C92-17 – Bourke Builders & Elected Member Motion	Rezone lands from Agriculture/Recreation & Amenity to New Residential	The existing NIR assessed Agriculture, Recreation & Amenity and New Residential zonings as having the potential for likely significant effects upon the River Moy SAC and Killala Bay/Moy Estuary SAC and SPA. Therefore, the proposed rezoning 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.
MA36 MYO-C92-32 – Vincent Ruane & Elected Members Motion	Rezone lands from Agriculture to New Residential	The existing NIR assessed both Agriculture and New Residential zonings as having the potential for likely significant effects upon the River Moy SAC and Killala Bay/Moy Estuary SAC and SPA. Therefore, the proposed rezoning 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.
MA37 MYO-C92-32 – – The Planning Partnership on behalf of The Congregation of the Sisters of Mercy	Rezone lands from Agriculture to New Residential	
MA36 MYO-C92-32 – Elected Members Motion	Rezone lands from Agriculture to New Residential	

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 New Residential zoning, but also some lands re-zoned from Residential or Enterprise & Employment to either Agriculture or Recreation & Amenity. The existing NIR assessed all of these zonings as having the potential for likely significant effects upon the River Moy SAC and Killala Bay/Moy Estuary SAC and SPA. 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.

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 Ballina 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


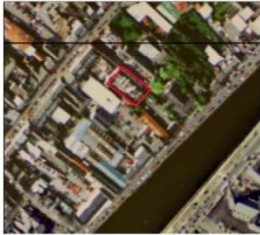
Proposed Material Alteration	Assessment and Result
<p>Theme:</p> <p>MA 1 Submission Number: MYO-C92-22 - Department of the Environment; Climate and Communications / Geological Survey Ireland. Section 1.2 Climate Action, Section 2.9 Integrating Climate Considerations into the Ballina LAP, P-2 & 15</p> <p><i>Amend and update the year of 'The Climate Action Plan' as shown below:</i></p> <p><u>Paragraph 2 P-2 as follows:</u> '...<i>The Climate Action Plan (CAP) 2023 2024 sets out the measures to be taken to reach our targets in each sector of the economy.....'</i></p> <p><u>Paragraph 4 P-2 as follows:</u><i>'The compact growth agenda outlined in the NPF is reinforced through Ireland's CAP 2023 2024, which promotes extensive retrofitting of existing premises and housing stock and the prioritisation of brownfield and compact development. The actions committed to in CAP 2023 2024 strongly align and support the regeneration and revitalisation of Ireland's towns, including through reducing demand for travel by car, sustaining economic and social activity at street level and increasing access to shops, employment, and amenities by sustainable transport modes.'</i></p> <p><u>Amend Section 2.9, paragraph 1 P-15 as follows:</u><i>'The Plan also places a priority and focus on enhancing and protecting the biodiversity, natural heritage and environment of the town and its environs. The LAP has been guided by the UN Sustainable Development Goals and climate action provisions of the NPF and RSES, and Ireland's</i></p>	<p>Text amendments only</p>

Proposed Material Alteration	Assessment and Result														
<p>CAP 2023 2024'.</p> <p>MA2 Submission Number: MYO-C92-43 – Office of the Planning Regulator Section 2.8 Table 2.1 – Projected Population Increase and Housing requirements to 2028, P-13</p> <p>Amend Table 2.1 in Section 2.8 as below:</p> <table border="1" data-bbox="292 618 943 826"> <thead> <tr> <th>Town</th> <th>Population 2016</th> <th>Population 2021</th> <th>Population Growth Rate %</th> <th>Housing Targets</th> <th>Housing Growth Rate %</th> <th>Quantum of lands zoned for New Residential Development (Hectares)</th> </tr> </thead> <tbody> <tr> <td>Ballina</td> <td>10,171</td> <td>11,160</td> <td>24.4%</td> <td>551 511</td> <td>15.7%</td> <td>29.73</td> </tr> </tbody> </table> <p>Table 2.1 Projected Population Increase and Housing requirements to 2028</p>	Town	Population 2016	Population 2021	Population Growth Rate %	Housing Targets	Housing Growth Rate %	Quantum of lands zoned for New Residential Development (Hectares)	Ballina	10,171	11,160	24.4%	551 511	15.7%	29.73	<p>Text amendments only</p>
Town	Population 2016	Population 2021	Population Growth Rate %	Housing Targets	Housing Growth Rate %	Quantum of lands zoned for New Residential Development (Hectares)									
Ballina	10,171	11,160	24.4%	551 511	15.7%	29.73									
<p>MA3 Submission Number: MYO-C92-43 – Office of the Planning Regulator & MYO-C92-3 – Northern & Western Regional Assembly, MYO-C92-21 – The Heritage Council Section 2.10, Development Strategy Policy & Objectives, P-17</p> <p>Insert new objective DSO 11 as below:</p> <p><i>DSO 11: Ensure that all new residential developments are assessed having regard to the Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities (2024) or any subsequent guidelines.</i></p>	<p>Policy or proposal not likely to have a significant effect either alone or in combination.</p>														
<p>MA4 Submission Number: MYO-C92-43 – Office of the Planning Regulator Section 7.5.4, Ballina LTP Strategy, P-79</p> <p>Insert additional text at end of paragraph 2 of Section 7.5.4:</p> <p><i>“The national Active Travel Grants Programme (NTA) funds projects supporting strategic pedestrian and cyclist routes, access to schools, permeability links, urban greenways and some minor public transport improvement projects. The Ballina LTP will enable the Council, through its active travel team, to seek funding for investment in the town under the annual Active Travel Grants Programme for projects identified through the LTP. The identification of transport infrastructure proposals in this Plan, including locations and any associated mapping, that is not already permitted or provided for by existing plans/programmes/etc. is non-binding and indicative. New transport infrastructure will be considered subject to environmental constraints, including those related to habitats and potential impacts (e.g. disturbance from lighting). This will include minimising river</i></p>	<p>Text amendments only.</p>														

Proposed Material Alteration	Assessment and Result
<p><i>crossings, avoiding sensitive habitats, not increasing barriers to flood waters and sustainable design and construction techniques. The measures have been categorised based on the delivery time framework as follows:</i></p> <ul style="list-style-type: none"> • <i>Short-term: 2-3 years</i> • <i>Medium-term: 3-5 years</i> <p><i>Long-term: 5+ years”</i></p>	
<p>MA5 Submission Number: MYO-C92-43 – Office of the Planning Regulator 7.10, Ballina Local Transport Plan Objective’s, P-87</p> <p>Amend objective MTO 9 as below: “Support and facilitate the implementation of the following proposed *(short-term unless otherwise stated) LTP measures (but not limited to):</p> <p>Walking</p> <p>New footpaths:</p> <ul style="list-style-type: none"> • N26 – Southwest • Section between Moy Valley Business Park and N26 • Morrison Terrace <p>New Permeability Links</p> <ul style="list-style-type: none"> • Between Hollister and Proposed Greenway • Between Abbey Street and The Spires • Between Ballina train station and Lord Edward Street (Safe routes to School Programme) • Between Church Road and St Michaels NS (Safe routes to School Programme) • Between Mercy Road to Roches Terrace (Safe routes to School Programme) • St Patricks Estate (Safe routes to School Programme) • Creggs Road/Quay Lane (Safe routes to School Programme) <p>Proposed Active Travel Bridge</p> <ul style="list-style-type: none"> • Active Travel Bridge at Lower Bridge (Medium-Term) <p>Proposed Park and Stride</p> <ul style="list-style-type: none"> • Cathedral Road Car Park • St Patricks Church Car Park <p>Cycling:</p> <p>Two Way Cyclist Facilities (fully segregated cycle tracks)</p> <ul style="list-style-type: none"> • N26 South • N26 Kevin Barry Street • Water Lane 	<p>Text amendments only</p>

Proposed Material Alteration	Assessment and Result																		
<ul style="list-style-type: none"> L-1127 R-310 <p>One Way Cyclist Facilities (fully segregated cycle tracks)</p> <ul style="list-style-type: none"> Morrison Terrace Barrett, James Connolly, Hill and Tone Streets <p>Greenway / off road paths</p> <ul style="list-style-type: none"> River Moy (southwest extend behind Hollister) <p>Provide Shared Street:</p> <ul style="list-style-type: none"> Ferran Terrace Mercy Road <p><i>* Measures listed are exhaustive, full range of measures are listed in Ballina Local Transport Plan"</i></p>																			
<p>MA7 Submission Number: MYO-C92-3 – Northern & Western Regional Assembly Section 2.8 Core Strategy, P-13</p> <p>Amend Table 2.2 as follows:</p> <table border="1" data-bbox="188 1160 1034 1451"> <thead> <tr> <th colspan="4">Ballina Allocation of Residential Units/Lands Requirements</th> </tr> <tr> <th>Land Zoning Category</th> <th>Housing Targets (554)</th> <th>Area</th> <th>Overall housing target</th> </tr> </thead> <tbody> <tr> <td>Town Centre/Opportunity Sites</td> <td>35</td> <td>2.33ha</td> <td rowspan="3">511</td> </tr> <tr> <td>Residential Infill Lands</td> <td>70</td> <td>4.66ha</td> </tr> <tr> <td>New Residential Lands</td> <td>446</td> <td>29.73ha</td> </tr> </tbody> </table> <p>Table 2.2: Housing Units and land Requirements for Ballina to 2028.</p>	Ballina Allocation of Residential Units/Lands Requirements				Land Zoning Category	Housing Targets (554)	Area	Overall housing target	Town Centre/Opportunity Sites	35	2.33ha	511	Residential Infill Lands	70	4.66ha	New Residential Lands	446	29.73ha	Text amendments only
Ballina Allocation of Residential Units/Lands Requirements																			
Land Zoning Category	Housing Targets (554)	Area	Overall housing target																
Town Centre/Opportunity Sites	35	2.33ha	511																
Residential Infill Lands	70	4.66ha																	
New Residential Lands	446	29.73ha																	
<p>MA8 Submission Number: MYO-C92-35 – Uisce Eireann Section 2.10, Development Strategy Policies and Objectives, P-15</p> <p>Amend DSP 6 as follows:</p> <p><i>“Ensure that all new development within the Ballina LAP area accord with the policies, objectives and development standards set out in the Mayo County Development 2022-2028, in respect of water and wastewater infrastructure wastewater systems.”</i></p>	Text amendments only																		
<p>MA9 Submission Number: MYO-C92-21 – The Heritage Council Section 2.10, Development Strategy Objectives, P-16</p>	Text providing clarity on policy, but not changing outcome of screening assessment.																		

Proposed Material Alteration	Assessment and Result
<p>Amend NEP 5 as follows:</p> <p><i>“There shall be a presumption against the unnecessary removal of mature hedgerows or the felling, topping, lopping or wilful destruction of mature trees as part of development proposals. Where a development proposal involves the felling, topping, lopping or threatens the destruction of a mature tree or trees, a tree survey will need to be included in the submission, carried out by a qualified Tree Specialist to justify the exceptional circumstances for their interference. The applicant must demonstrate the justification and rationale for removal of mature trees in terms of effect on ecology and landscape and demonstrate how replacement planting will compensate for loss of trees and woodland features. An assessment of potential tree roost features by a qualified and experienced ecologist may also be requested as part of such proposals’.</i></p>	
<p>MA10 Submission Number: MYO-C92-22 - Department of the Environment; Climate and Communications / Geological Survey Ireland Section 3.4.6 Waste – P23</p> <p>Amend Section 3.4.6 as follows:</p> <p><i>...”The government’s commitment to these principles is underlined by the publication of the Circular Economy Bill 2021 Circular Economy Act 2022, which will provide a national policy framework for Ireland’s transition to a circular economy. It will also seek to implement many of the actions contained in the recently published Waste Action Plan for a Circular Economy which sets out Ireland’s National Waste Policy for 2020-2025. “</i></p>	Text amendments only
<p>MA11 Elected Member Motion Section 4.7 Character Areas and Opportunity Sites – P-39</p> <p>Additional Opportunity Site Town Core Character Area as follows:</p> <p>Area: 0.1001 Hectares (approx.)</p> <p>Description: Opportunity Site 3 comprises of a vacant and derelict Garda Barracks and is situated at the end of Walsh Street adjacent to the Presbyterian Church and residential and retail buildings.</p>	<p>Existing mitigation is sufficient to protect the Natura Network. Individual project unlikely to have a significant effect, but requires assessment at the project level.</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>Potential: The site has potential for both town centre and cultural uses. The area forms part of a fine-grained streetscape along Walsh Street which is part of the town ACA, which is comprised of a mix of residential, ecumenical, tourism and retail formats. The development of this site has potential to contribute to the revitalisation of underutilised lands within the town centre area. The redevelopment of the former vacant Garda Barracks on Walsh Street has the potential to facilitate and enhance the development of a cultural quarter, linking the Jackie Clarke Museum and the Mary Robinson Centre.</p> <p>The site holds potential for the improvement of the street frontage, with additional scope available for the development of the backlands which runs parallel to established development to the rear of Emmet Street.</p> <p>Potential Uses:</p> <ul style="list-style-type: none"> Cultural Offices Mixed-Use  	
<p>MA12 Submission Number: MYO-C92-6– Transport Infrastructure Ireland Section 5.5.2.1, Enterprise and Employment Lands of National or Regional Strategic Importance, P-58</p> <p>Amend text and title of Section 5.5.2.1 as follows:</p> <p><i>“5.5.2.1 Strategic Enterprise & Employment Lands of National or Regional Strategic Importance”</i></p> <p><i>“The IDA currently own 14 hectares of land at the junction of the N59 Sligo Road and local road Creggs Road which is one of the key strategic employment sites within the County. Approximately 23ha of land is available for development within and adjacent to the IDA Park and these lands have the potential to accommodate both people and product intensive economic activity – knowledge orientated services</i></p>	<p>Text providing clarity on policy, but not changing outcome of screening assessment.</p>

Proposed Material Alteration	Assessment and Result
<p><i>and associated high tech manufacturing, subsequent to having been deemed by the TII to have satisfied the Exceptional Circumstances criteria, as required under 2.6 of the DoECLG Spatial Planning and National Roads Guidelines for Planning Authorities (2012). Once developed, the IDA business park will be positioned and marketed as a suitable location for indigenous and foreign direct investment developments considered to be of national or regional strategic importance. Developments of national or regional strategic importance are those which contribute significantly to meeting any of the objectives of the National Planning Framework or contribute significantly to meeting any regional spatial and economic strategy for an area or have a significant effect on the area of more than one planning authority.”</i></p>	
<p>MA13 Submission Number: MYO-C92-3 – Northern & Western Regional Assembly Section 5.9, Economic Development Policies and Objectives, P-65</p> <p>Amend EDO 8 as follows: <i>‘Support and facilitate the development of an integrated network of greenways and heritage trails, including The Monasteries of the Moy from Belleek to Killala, incorporating Eurovelo 1 Atlantic Coastal Route’.</i></p>	<p>The existing NIR assessed impacts related to improved tourism/recreation infrastructure, as having the potential for likely significant effects upon European sites. Therefore, the addition of this cycle route 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>MA14 Submission Number: Elected Member Motion Section 6.10, Residential Density, Mix and Design Policy, P-75</p> <p>Insert new objective HSCO 7 as follows: <i>“In accordance with the Ready to Build Scheme, to develop appropriate lands as serviced sites for new homes, for individual self-builders, for occupation as the principal private residence of the purchaser.”</i></p>	<p>Policy or proposal not likely to have a significant effect either alone or in combination.</p>
<p>MA15 Submission Number: Elected Member Motion Section 6.10, Residential Density, Mix and Design Policy, P-75</p> <p>Insert new objective HSCO 8 as follows: <i>“To support multi-generational housing developments, recognising current and future trends of 2 or 3 generations of a family sharing the same plot.”</i></p>	<p>Policy or proposal not likely to have a significant effect either alone or in combination.</p>
<p>MA16 Elected Member Motion</p>	<p>Existing mitigation is sufficient to protect the Natura Network. Individual project unlikely to have a</p>

Proposed Material Alteration	Assessment and Result
<p>Section 6.10, Community, Arts and Educational Facilities Objectives, P-76</p> <p>Insert new objective HSCO 13 as follows:</p> <p><i>“Develop the former Sisters of Mercy Convent site on Convent Hill is developed as a home for community, cultural, social enterprise, education, amenity and residential uses, to serve the local community, town and wider region.”</i></p>	<p>significant effect, but requires assessment at the project level.</p> <p>Policy or proposal not likely to have a significant effect either alone or in combination</p>
<p>MA17</p> <p>Submission Number: Elected Member Motion</p> <p>Section 6.10, Sports and Recreation Objectives, P-75</p> <p>Insert new objective HSCO 17 as follows:</p> <p><i>“To provide a pedestrian bridge over the Bunree River at the Town Park.”</i></p>	<p>The existing NIR assessed new recreational facilities and footpaths/bridges, as having the potential for likely significant effects upon European sites. 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>MA18</p> <p>Submission Number: MYO-C92-34 – National Transport Authority</p> <p>Section 7.9, Parking, P-84</p> <p>Amend text of paragraph 1 of Section 7.9 as follows:</p> <p><i>“While it is necessary to have parking provision within the town, the devotion of large portions of the town centre to surface parking requires a new perspective, in line with the overarching objectives of this Plan, and the LTP in particular - regeneration within the town centre, compact development and transport planning. A number of town centre Opportunity Sites have been identified within the core area, which are located on or adjacent to existing surface car-park areas. The development of these sites will potentially reduce the extent of surface car-parking available into the future.”</i></p>	<p>Text amendments only</p>
<p>MA19</p> <p>Submission Number: MYO-C92-6– Transport Infrastructure Ireland</p> <p>Section 7.9, Parking, P-84</p> <p>Amend Policy MTP 3 as follows:</p> <p><i>“Ensure that new developments are designed to comply with Design Manual for Urban Roads and Streets (2019) including making provision for pedestrian and cycle infrastructure and enhancing connectivity and accessibility to the town. Where national roads are impacted, designs shall comply with complementary TII publications requirements.”</i></p>	<p>Text providing clarity on policy, but not changing outcome of screening assessment.</p>
<p>MA20</p> <p>Submission Number: MYO-C92-6– Transport Infrastructure Ireland</p> <p>Section 7.10, Road Objectives, P-86</p>	<p>The existing NIR assessed new road infrastructure, including the proposed Ballina Bypass Phase 1, as having the potential for</p>

Proposed Material Alteration	Assessment and Result						
<p>Insert new objective MTO 8 as follows:</p> <p><i>“To progress the N26 Ballina Bypass Phase 1 and to safeguard the proposed route from development proposals that would impact the delivery of the proposed scheme.”</i></p>	<p>likely significant effects upon European sites. 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>MA21 Submission Number: MYO-C92-35 – Uisce Eireann Section 10.5.2, Wastewater Treatment, P-106</p> <p>Amend 10.2- Existing Capacity of Ballina WWTP as shown below:</p> <table border="1" data-bbox="188 739 1066 882"> <thead> <tr> <th>Capacity - today (PE)</th> <th>Load - in 2024³ (PE)</th> <th>Headroom (PE)</th> </tr> </thead> <tbody> <tr> <td>25,000</td> <td>15,888 14,731</td> <td>9,112 10,269</td> </tr> </tbody> </table> <p>Table 10.2 - Existing Capacity of Ballina WWTP</p>	Capacity - today (PE)	Load - in 2024 ³ (PE)	Headroom (PE)	25,000	15,888 14,731	9,112 10,269	<p>Text amendments only</p>
Capacity - today (PE)	Load - in 2024 ³ (PE)	Headroom (PE)					
25,000	15,888 14,731	9,112 10,269					
<p>MA22 Submission Number: MYO-C92-35 – Uisce Eireann Section 10.9, Surface Water Drainage Policies, P-107</p> <p>Amend IESP 2 (c) as below:</p> <p>a) <i>Maintain, improve and enhance the environmental and ecological quality of surface waters and groundwater, including reducing the discharges of pollutants or contaminants to waters in accordance with the River Basin Management Plan for Ireland 2022-2027 (DHPLG) and associated Programme of Measures.</i></p> <p>b) <i>Require all planning applications to include surface water design calculations to establish the suitability of drainage between the site and the outfall point; where appropriate and feasible.</i></p> <p>c) Encourage <i>Require</i> <i>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</i></p>	<p>Text amendments only</p>						
<p>MA23 Submission Number: MYO-C92-35 – Uisce Eireann Section 10.9, Surface Water Drainage Policies, P-107</p> <p>Amend IESO 1 as below:</p> <p>“Encourage <i>Require</i> <i>the use of SuDS within 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.”</i></p>	<p>Text amendments only</p>						

Proposed Material Alteration	Assessment and Result
<p>MA24 Submission Number: Office of Public Works Section 10.9, Flood Risk Planning Objectives, P-109</p> <p>Amend IESO 3 as below:</p> <p>IESO 3 -</p> <p>a) <i>Manage flood risk in accordance with the requirements of “The Planning System and Flood Risk Management Guidelines for Planning Authorities”, DECLG and OPW (2009) and any revisions thereof and consider the potential impacts of climate change in the application of these guidelines.</i></p> <p>b) <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 Moy & Killala Bay Catchment Flood Risk and Management Plan.</i></p> <p>c) <i>Minimise flood risk arising from pluvial (surface water) flooding in Ballina by promoting the use of natural flood risk management measures including sustainable drainage systems (SuDS), minimising extent of hard surface/paving, and smart solutions such as innovative green infrastructure.</i></p> <p>d) <i>Demonstrate that future development will not result in increased risk of flooding elsewhere, restrict flow paths, where compensatory storage / storm water retention measures shall be provided on site.</i></p> <p>e) <i>Have regard to the most up to date Flood Mapping as presented on the Office of Public Works (OPW) maps.</i></p> <p>f) <i>The LAP supports the on-going design, planning and implementation of the Ballina Flood Relief Scheme.</i></p> <p>g) <i>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>Text providing clarity on policy. Ballina Flood Relief Scheme (FRS) is ongoing and not a project arising for the plan. The FRS is subject to its environmental assessment, and individualised mitigation measures.</p> <p>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>

Proposed Material Alteration

Assessment and Result

MA25
 Submission Number: MYO-C92-6– Transport Infrastructure Ireland
 Section 11.5, Land Use Zoning Matrix, P-119-120

Proposed changes to the land use zoning matrix not likely to have a significant effect either alone or in combination.

Amend Table 12.1 Land Use Zoning Matrix as follows:

Land Use Zoning Matrix Table 11.2	Town Centre Inner	Edge of Town Centre	New Residential	Existing Residential	Strategic Residential Reserve	Educational	Enterprise and Employment	Strategic Enterprise and Employment	Community Services	Recreation and Amenity	Agriculture	Open Space	Infrastructure and Utilities	Quay Development/Marine Related Tourism	Tourism and Related
Nursing Home/Retirement Village/Residential Care	P	P	P	P	P	X	X	X	O	X	X	X	X	X	X
Office	P	P	X	X	X	X	O ¹	P	X	X	X	X	X	X	X
Open Space (Public)	P	P	P	P	P	P	P	X	P	P	P	P	X	P	P
Land Use Zoning Matrix Table 11.2	Town Centre Inner	Edge of Town Centre	New Residential	Existing Residential	Strategic Residential Reserve	Educational	Enterprise and Employment	Strategic Enterprise and Employment	Community Services	Recreation and Amenity	Agriculture	Open Space	Infrastructure and Utilities	Quay Development/Marine Related Tourism	Tourism and Related
Professional Services	P	P	X	X	X	X	X	X	X	X	X	X	X	X	X
Residential – Multiple (two or more units)	P	P	P	P	P	X	X	X	X	X	X	X	X	X	X
Residential – Single	P	P	P	P	P	X	X	X	X	X	O ¹	X	X	X	X
Restaurant/ Café	P	P	X	X	X	X	O	P	O	X	X	X	X	P	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. However, there are some new objectives proposed in relation to tourism/recreation and proposed pedestrian and road infrastructure. The existing NIR assessed improved and new tourism/recreational infrastructure, new footpaths/bridges and new road infrastructure, including the proposed Ballina Bypass Phase 1, as having the potential for likely significant effects upon European sites. 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 Ballina LAP

The NIR for the draft Ballina 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 Ballina, 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 River Moy cSAC and Killala Bay and Moy Estuary cSAC/NHA is located and designed to minimise its impact on the biodiversity, geological, water and landscape value of the cSAC/NHA and, where possible, to integrate these important attributes into all such development schemes.
- Objective NEO4:
Maintain a suitable buffer zone along the River Moy and other watercourses protecting them from inappropriate 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 Ballina 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:

- DSP 8 Require the preparation and assessment of all planning applications in the plan area to have regard to the information, data and requirements of Appropriate Assessment, Natura Impact Report, SEA Environment Report and Strategy Flood Risk Assessment Report that

accompany this LAP. There shall be a requirement of Ecological Impact Assessment as appropriate in the Plan area.

- MTP 4 Improve accessibility and movement within Ballina, reduce dependency on private car transport, increase permeability in the town, and encourage the use of energy efficient forms of transport through the promotion of walking, cycling and public transport.
- MTO 2 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).
- BEP 7 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.
- IESP 3 Maintain, improve and enhance the environmental and ecological quality of surface waters and groundwater in Ballina 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.
- IESP 7 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 Ballina LAP were examined in two ways:

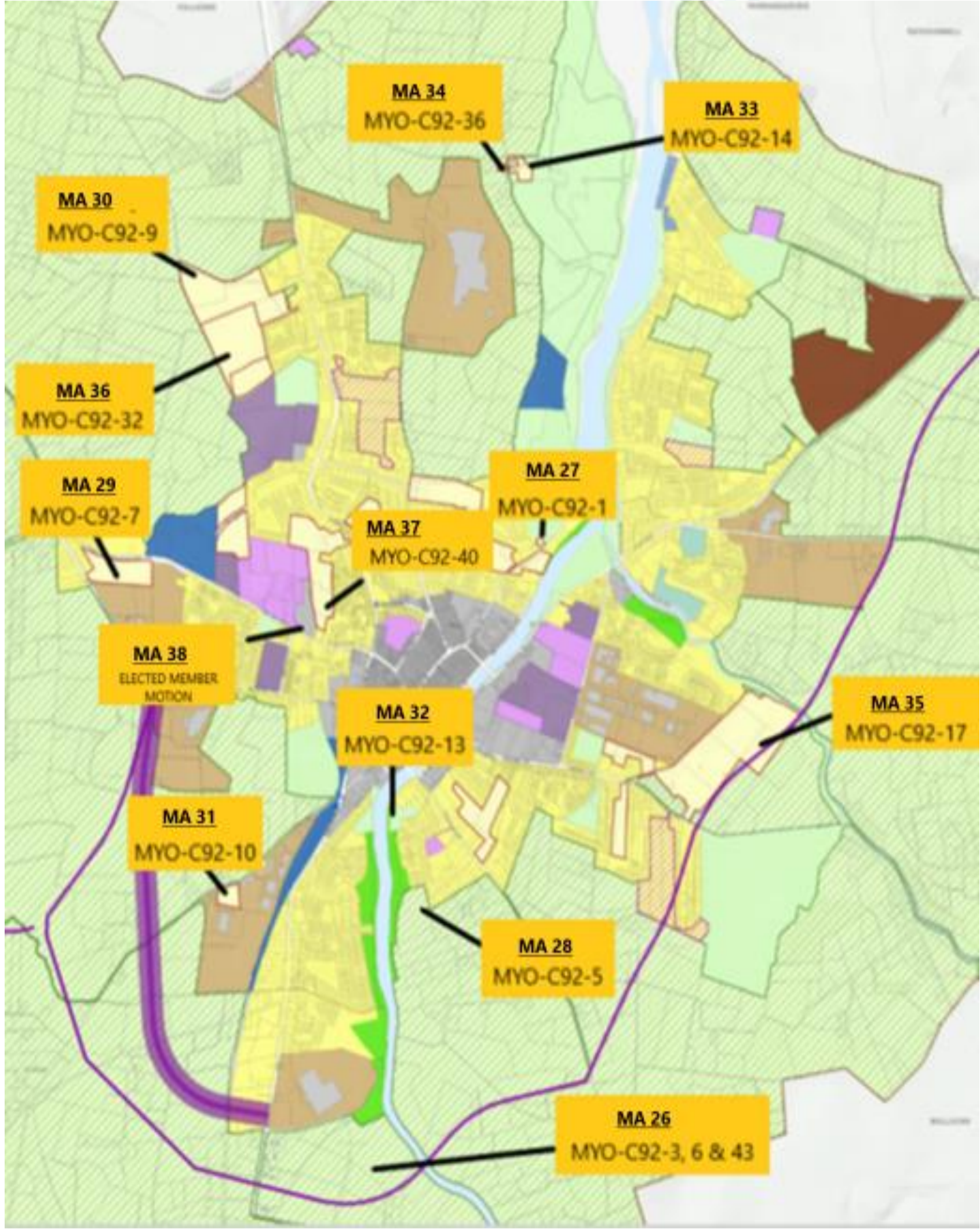
- Screening of changes associated with the policies and objectives and text of the Written Plan.
- Screening of the land use zoning changes.

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 Ballina LAP are not likely to have significant effects on any European Sites, either alone or in-combination with other plans or projects.

Appendices

A Proposed Land Use Zoning Material Alterations



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