Comhairle Contae Mhaigh Eo
Mayo County Council

STRATEGIC ENVIRONMENTAL ASSESSMENT OF THE MATERIAL ALTERATIONS TO BALLINA LOCAL AREA PLAN 2024-2030

Mayo County Council

prepared under the Planning and Development (Strategic Environmental Assessment) Regulations 2004. (S.I. 436/2004) as amended

Contents

Abbreviations

ACA	Architectural Conservation Area
LAP	Ballina Local Area Plan
cSAC	Candidate Special Area of Conservation
EEA	European Environmental Agency
EIA	Environmental Impact Assessment
ER	Environmental Report
EU	European Union
GIS	Geographical Information Systems
GSI	Geological Survey of Ireland
HDA	Habitats Directive Assessment
LECP	Local Economic and Community Plan
MCDP	Mayo County Development Plan
NHA	Natural Heritage Area
NIAH	National Inventory of Architectural Heritage
NPWS	National Parks and Wildlife Service
P/P	Plan/Programme
pNHA	Proposed Natural Heritage Area
RMP	Record of Monuments and Places
RPS	Record of Protected Structures
S.I. No.	Statutory Instrument Number
SAC	Special Area of Conservation
SEA	Strategic Environmental Assessment
SEO	Strategic Environmental Objective
SFRA	Strategic Flood Risk Assessment
SIRBD	Shannon International River Basin District
SPA	Special Protection Area
SuDS	Sustainable Drainage Systems
WFD	Water Framework Directive
WHO	World Health Organisation
WSIP	The Water Services Investment Programme
WWTP	Waste Water Treatment Plant

Glossary

Adaptation (climate change)	Adaptation refers to efforts to manage the risks and impacts associated with existing or anticipated impacts of climate change
Alternatives (Reasonable)	Alternatives should take into account the objectives and geographical scope of the Plan or project (P/P). There can be different ways of fulfilling the P/P objectives, or of dealing with environmental problems. The alternatives should be realistic, capable of implementation and should fall within the legal and geographical competence of the authority concerned.
Appropriate Assessment	An assessment of the effects of a plan or project on the Natura 2000 network. The Natura 2000 network comprises Special Protection Areas under the Birds Directive, Special Areas of Conservation under the Habitats Directive and Ramsar sites designated under the Ramsar Convention (collectively referred to as European sites).
Baseline environment	A description of the present state of the environment of the P/P area.
Baseline Survey	Description of the existing environment against which future changes can be measured.
Biodiversity and Flora and Fauna	Biodiversity is the variability among living organisms from all sources including inter alia, terrestrial, marine and other aquatic ecosystems and the ecological complexes of which they are a part; this includes diversity within species, between species and of ecosystems' (United Nations Convention on Biological Diversity 1992). Flora is all of the plants found in a given area. Fauna is all of the animals found in a given area.
Birds Directive	Council Directive of 2nd April 1979 on the conservation of wild birds (79/409/EEC).
Blue Infrastructure	Blue landscape elements are linked to water. They can be pools, ponds and pond systems, wadis, artificial buffer basins or water courses. These comprise blue infrastructure.
Built Environment	Refers to both architectural heritage and archaeological heritage.
Cumulative Effects	Effects on the environment that result from incremental changes caused by the strategic action together with other past, present, and reasonably foreseeable future actions. These effects can result from individually minor but collectively significant actions taking place over time or space
Data	Includes environmental data, proxy data, any other relevant statistical data.
Ecology	The study of relationships between living organisms and between organisms and their environment (especially animal and plant communities), their energy flows and their interactions with their surroundings.
Ecosystem Services	Ecosystem services are the direct and indirect contributions of ecosystems to human well-being (TEEB D0). They support directly or indirectly our survival and quality of life.
Environmental Assessment	The preparation of an environmental report, the carrying out of consultations, the taking into account of the environmental report and the results of the consultations in decision-making and the provision of information on the decision (in accordance with Articles 4 to 9 of the SEA Directive).

Environmental Characteristics	Environmental resources, issues and trends in the area affected by the P/P.
Environmental Impact Assessment (EIA)	An ordered exercise designed to enable the environmental impacts of a proposed development/project to be anticipated before the project is carried out.
Environmental Impact Statement (EIS)	A statement of results from the ordered exercise which focuses on anticipating all environmental impacts of significance of a proposed development, prior to implementation or construction, and which specifies those measures which should be taken to eliminate or mitigate such impacts to an acceptable level.
Environmental indicator	An environmental indicator is a measure of an environmental variable over time, used to measure achievement of environmental objectives and targets.
Environmental objective	Environmental objectives are broad, overarching principles which should specify a desired direction of environmental change.
Environmental Problems	Annex I of Directive 2001/42/EC of the European Parliament and of the Council of Ministers, of 27 June 2001, on the assessment of the effects of certain plans and programmes on the environment (the Strategic Environmental Assessment Directive) requires that information is provided on 'any existing environmental problems which are relevant to the plan or programme', thus, helping to ensure that the proposed strategic action does not make existing environmental problems worse. Environmental problems arise where there is a conflict between current environmental conditions and ideal targets. If environmental problems are identified at the outset, they can help focus attention on important issues and geographical areas where environmental effects of the plan or programme may be likely.
Environmental Receptors	Include biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage (including architectural and archaeological) and landscape as listed in the SEA Directive. This list is not exhaustive, and can include other receptors which may arise for a particular P/P.
Environmental Report (ER)	A document required by the SEA Directive as part of an environmental assessment which identifies, describes and evaluates the likely significant effects on the environment of implementing a plan or programme.
Environmental Targets	A target usually underpins an objective often having a time deadline that should be met and should be accompanied by limits or thresholds.
Environmental Vectors	Environmental vectors are environmental components, such as air, water or soil, through which contaminants or pollutants, which have the potential to cause harm, can be transported so that they come into contact with human beings.
Geographical Information System (GIS)	is a computer system that collects, stores, views and analyses geographical information and commonly creates maps as an output
Geology	Science of the earth, including the composition, structure and origin of its rocks
Green Infrastructure	A strategically planned network of natural and semi-natural areas with other environmental features designed and managed to deliver a wide

	range of ecosystem services in both rural and urban settings (EC, 2013a).
Habitat	Area in which an organism or group of organisms live.
Habitats Directive	Council Directive 92/43/EEC of 21 May 1992 on the conservation of natural habitats and of wild fauna and flora.
Habitats Directive Assessment	An assessment of the effects of a plan or project on the Natura 2000 network. The Natura 2000 network comprises Special Protection Areas under the Birds Directive, Special Areas of Conservation under the Habitats Directive and Ramsar sites designated under the Ramsar Convention (collectively referred to as European sites)
Hierarchy of Plans	Both higher and lower-level P/P relevant to the P/P being assessed.
Indirect effect	Any aspect of a P/P that may have an impact (positive or negative) on the environment, but that is not a direct result of the proposed P/P. May also be referred to as a secondary effect
Interrelationships	Associations or linkages, related to environmental impact of the proposed P/P usually on environmental receptors.
Key environmental issues	Those significant environmental issues, which are of particular relevance and significance within a P/P area and/or the zone of influence of that P/P. These issues should be identified during SEA Scoping process.
Key environmental receptors	Aspects of the environment likely to be significantly impacted by the proposed P/P.
Material Assets	Critical infrastructure essential for the functioning of society such as: electricity generation and distribution, water supply, wastewater treatment transportation etc.
Member States	Those countries that belong to the European Union.
Mitigate	To make or become less severe or harsh
Mitigation Measures	Mitigation measures are measures envisaged to prevent, reduce and, as fully as possible, offset any significant adverse impacts on the environment of implementing a human action, be it a plan, programme or project. Mitigation involves ameliorating significant negative effects. Where there are significant negative effects, consideration should be given in the first instance to preventing such effects or, where this is not possible, to lessening or offsetting those effects. Mitigation measures can be roughly divided into those that: avoid effects; reduce the magnitude or extent, probability and/or severity of effects; repair effects after they have occurred; and compensate for effects, balancing out negative impacts with other positive ones.
Monitoring	A continuing assessment of environmental conditions at, and surrounding, the plan or programme. This determines if effects occur as predicted or if operations remain within acceptable limits, and if mitigation measures are as effective as predicted. The primary purpose of monitoring is to identify significant environmental effects which arise during the implementation stage against those predicted during the plan preparation stage.
Monitoring Programme	A detailed description of the monitoring arrangements to be put in place to carry out the monitoring of the impact of the proposed P/P on the environment including; frequency of monitoring, who has responsibility for monitoring, and responses if monitoring identifies significant negative impacts.

Natura 2000 Site	Designated European Site. In combination Special Areas of Conservation and Special Protection Areas will constitute Natura 2000 network of protected sites for habitats and species across the EU.
Natural Heritage	Refers to habitats and species of flora and fauna.
Nature Based Solutions	Solutions that are inspired and supported by nature, which are cost-effective, simultaneously provide environmental, social and economic benefits and help build resilience. Such solutions bring more, and more diverse, nature and natural features and processes into cities, landscapes and seascapes, through locally adapted, resource-efficient and systemic interventions.
Natural Water Retention Measures	Natural water retention measures are measures that aim to safeguard and enhance the water storage potential of landscape, soil, and aquifers, by restoring ecosystems, natural features and characteristics of water courses and using natural processes. ... They can also improve water quality.
Non-technical summary	A summary of the findings of the ER, summarized under the headings listed in Annex 1 of the SEA Directive that can be readily understood by decision-makers and by the general public. It should accurately reflect the findings of the ER.
Plan or Programme	Including those co-financed by the European Community, as well as any modifications to them: - which are subject to preparation and/or adoption by an authority at national, regional or local level or which are prepared by an authority for adoption, through a legislative procedure by Parliament or Government, and - which are required by legislative, regulatory or administrative provisions. In accordance with the SEA Directive, P/P that require SEA are those that fulfil the conditions listed in Article 2(a) and Article 3 of the SEA Directive.
Post-mitigation residual impacts	Environmental effects that remain after mitigation measures have been employed.
Protected Structure	Protected Structure is the term used in the Planning Act of 2000 to define a structure included by a planning authority in its Record of Protected Structures. Such a structure shall not be altered or demolished in whole or part without obtaining planning permission or confirmation from the planning authority that the part of the structure to be altered is not protected.
Proxy data	Is a measure of activity resulting from a P/P which provides information on environmental impact without the need for a direct measure of an environmental receptor? For example, an increase in the number of vehicles (activity resulting from a P/P) can provide information on the impact on air quality and greenhouse gases without having to measure the concentration of these parameters in the receiving environmental receptor.
Public	One or more natural or legal persons and, in accordance with national legislation or practice, their associations, organisations or groups.
Recorded Monument	A monument included in the list and marked on the map which comprises the Record of Monuments and Places that is set out County by County under Section 12 of the National Monuments (Amendment) Act, 1994 by the Archaeological Survey of Ireland. The definition

	includes Zones of Archaeological Potential in towns and all other monuments of archaeological interest which have so far been identified. Any works at or in relation to a recorded monument requires two months' notice to the Department of the Environment, Heritage and Local Government under section 12 of the National Monuments (Amendment) Act, 1994.
Scoping	The process of deciding the content and level of detail of an SEA, including the key environmental issues, likely significant environmental effects and alternatives which need to be considered, the assessment methods to be employed, and the structure and contents of the Environmental Report.
Screening	The determination of whether implementation of a P/P would be likely to have significant environmental effects on the environment. The process of deciding whether a P/P requires SEA.
SEA Directive	Directive 2001/42/EC 'on the assessment of the effects of certain plans and programmes on the environment'.
Secondary effect	Effects that are not a direct result of the P/P, same as indirect effect.
Sensitivity	Potential for significant change to any element in the environment that is subject to impacts.
Short-term effects	These are typical of those effects that may occur during construction stage of a development, for example, the increased traffic going to and from a site during construction, or, the noise associated with construction activities.
Significant effects	Effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors.
SPA	Special Protection Area under Birds Directive (79/409/EEC), designated for bird species listed in Annex I of the Directive, in particular internationally important concentrations of migratory and wetland birds. Designation is focused on habitats of these species.
Statutory Authority	The authority by which or on whose behalf the plan or programme is prepared.
Statutory Instrument	Any order, regulation, rule, scheme or bye-law made in exercise of a power conferred by statute.
Strategic Environmental Assessment (SEA)	Strategic Environmental Assessment (SEA) is the formal, systematic evaluation of the likely significant environmental effects of implementing a plan or programme before a decision is made to adopt it. The objective of this Directive is to provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes with a view to promoting sustainable development, by ensuring that, in accordance with this Directive, an environmental assessment is carried out of certain plans and programmes which are likely to have significant effects on the environment
Strategic Environmental Objective (SEO)	Strategic Environmental Objectives (SEOs) are methodological measures which are developed from international, national and regional policies which generally govern environmental protection objectives and against which the environmental effects of the County

	Development Plan can be tested. The SEOs are used as standards against which the objectives of the County Development Plan can be evaluated in order to help identify areas in which significant adverse impacts are likely to occur, if not mitigated.
Synergistic effect	Effects that, when totaled, result in a greater or lesser effect than the sum of the individual effects.
Threshold	Magnitude of a project, which if exceeded, will trigger the requirement for an Environmental Impact Assessment.
Urban Greening	Public landscaping and urban tree projects that create mutually beneficial relationships between city dwellers and their environments. The most common forms of urban greening are installing trees, parks, and landscaped green areas in newly-built urban projects
Zone of Influence	The area over which a plan can impact on the environment.

1 Introduction

1.1 Purpose of this SEA Environmental Report

This is the Environmental Report that has been prepared as part of the Strategic Environmental Assessment (SEA) of the Ballina Local Area Plan (LAP) 2024-2030.

It sets out how the SEA has been undertaken and presents the findings of the assessment of the LAP 2024-2030, together with its' reasonable alternatives.

This Environmental Report complies with the requirements of the Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment (the SEA Directive) as implemented in Ireland through Statutory Instrument (SI) No.436 of 2004 European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004 (as amended).

These regulations are a statutory requirement for plans or programmes which could have significant environmental effects, and the assessment process aims to identify where there are potential effects and how any negative effects might be mitigated.

1.2 Strategic Environmental Assessment

Under Directive 2001/42/EC - Assessment of Effects of Certain Plans and Programmes on the Environment, certain plans and programmes require an environmental assessment. This is known as the Strategic Environmental Assessment (SEA) Directive. Article 1 of this Directive states that its objective is:

> *'to provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes with a view to promoting sustainable development*.'

1.2.1 Material Alterations

The LAP was placed on public display for a period of 6 weeks from 19th December 2023 to 8th February 2024 inclusive. A total of 44 no. valid written submissions were received within the statutory timeframe for public display.

The 44 no. submissions were considered by the Chief Executive and responses and recommendations set out in a Chief Executive's report, dated the 21st March 2024. The Elected Members of the Ballina Municipal District at their meeting on the 17th April 2024, considered the draft LAP and the CE Report and passed a resolution to accept the Draft LAP and the Chief Executive's report in respect of the Draft LAP, subject to the alterations in the Chief Executive's report and the subsequent alterations proposed by the Elected Members.

The Proposed Material Alterations were screened for the need to undertake full SEA and a number of these Proposed Material Alterations were determined to require full SEA. The SEA Screening Determination accompanies this SEA Environmental Report and the Proposed Material Alterations document. Annex B to this SEA Environmental Report comprises the SEA Screening Report that was prepared to inform the SEA Screening Determination. Chapter 8 Material Alterations of the draft Ballina LAP 2024 -2030 presents the assessment of the Proposed Material Alterations that are subject to full SEA.

The purpose of this updated SEA ER is to provide an assessment of the likely significant effects of the proposed Material Alterations in line with S 12 of the Planning and Development Act, as amended.

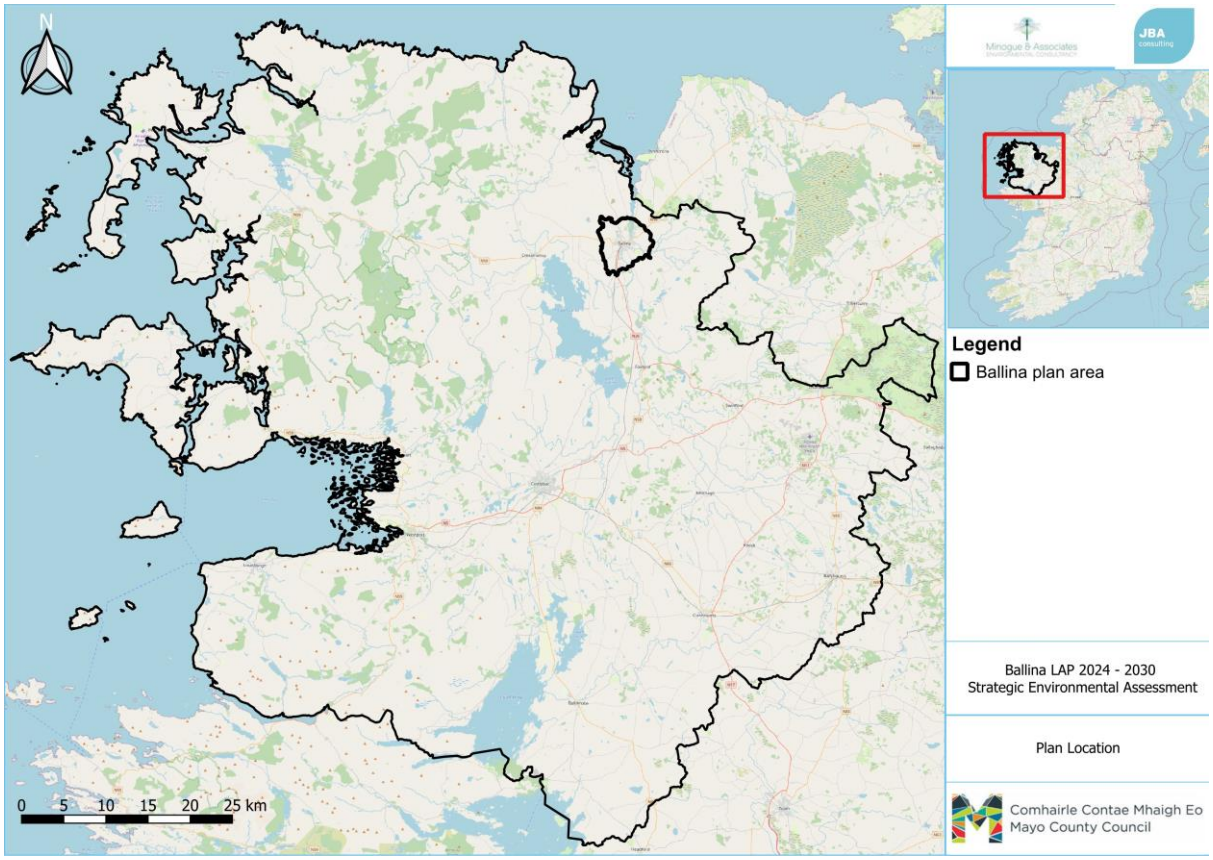
The updated SEA ER should be read in conjunction with the Material Alterations Report, the Natura Impact Report and Strategic Flood Risk Assessment which are also on public display.

1.3 Scale, nature and duration of plan

Figure 1.1 shows the outline of the plan area within the wider context of Mayo County. The proposed LAP will effectively replace the existing LAP, namely the Ballina Local Area Plan 2009-2015 as adopted by Mayo County Council in 2009.

The LAP must include objectives relating to land use zoning and protection of the environment. The LAP will be prepared in line with Ministerial Guidelines under the Planning and Development Act, 2000 (as amended) and shall accord with National and relevant European legislation. The development plan is included in the hierarchy of plans and strategies at national, regional and local level. The National Planning Framework (NPF) is the Government's strategic plan for shaping the future growth and development of the country to 2040. At regional level, the Regional Spatial and Economic Strategy (RSES 2020-2032) developed by the Northern and Western Regional Assembly sets out a framework for implementation of the NPF at a regional level. The RSES recognises Ballina as one of the key towns that has a potential to accommodate a significant level of growth in population and employment through appropriate investment in infrastructure, support services and placemaking initiatives. At local level, the development plan must be consistent with both the NPF and the RSES.

Figure 1-1 Ballina Plan Area within County Mayo



1.4 Structure and preparation of this Environmental Report

Regulations contained in Schedule 2b of S.I. 436 of 2004 (as amended) details the information to be contained in an Environmental Report. **Table 1.1** lists the information required and details where this information is contained in this Environmental Report.

TABLE 1-1 STRUCTURE AND CONTENT OF THIS ENVIRONMENTAL REPORT

Schedule 2B of Statutory Instrument 436 of 2004	Addressed in this SEA ER
(a) an outline of the contents and main objectives of the plan and relationship with other relevant plans	Chapter One Introduction and Chapter Two Methodology outlines contents and main objectives Chapter Three details the relationship with other relevant plans
(b) the relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan	Chapter Four Baseline Environment provides this information
(c) the environmental characteristics of areas likely to be significantly affected	Chapter Four Baseline Environment provides this information
(d) any Issues and Threats problems which are relevant to the plan including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to the Birds Directive or Habitats Directive	Chapter Four Baseline Environment provides this information
(e) the environmental protection objectives, established at international, European Union or national level, which are relevant to the plan and the way those objectives and any environmental considerations have been taken into account during its preparation	Chapter Four Baseline Environment provides this information Chapter Five: SEA Objectives provides this information

Schedule 2B of Statutory Instrument 436 of 2004	Addressed in this SEA ER
(f) the likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors	Chapter Seven, Significant Effects on the Environment provides this information
(g) the measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan	Chapter Eight, Mitigation Measures provides this information
(h) an outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information	Chapter Six, Alternatives Considered provides this information and difficulties encountered are listed at the end of Chapter Two, Baseline Environment.
(i) a description of the measures envisaged concerning monitoring of the significant environmental effects of implementation of the plan	Chapter Nine, Monitoring provides this information
(j) a non-technical summary of the information provided under the above headings	This is provided as a separate document to this Environmental Report but is also available

2 Methodology

2.1 Introduction

This chapter presents the SEA methodology in detail and outlines the steps required for SEA. The methodology used to carry out the SEA of the plan reflects the requirements of the SEA regulations and available guidance on undertaking SEA in Ireland, including:

The following guidelines will be used in this SEA:

- SEA Methodologies for Plans and Programmes in Ireland – Synthesis Report Environmental Protection Agency (EPA), 2003;
- Implementation of SEA Directive (2001/42/EC) Assessment of the Effects of Certain Plans and Programmes on the Environment – Guidelines for Regional Authorities and Planning Authorities - published by the Department of the Environment, Heritage and Local Government, 2004;
- Planning and Development (Strategic Environmental Assessment) Regulations 2004 (SI 436 of 2004);
- Planning and Development (Environmental Assessment of Certain Plans and Programmes) (S.I No 200 of 2011);
- SEA Process Checklist Consultation Draft 2008, EPA 2008;
- Circular Letter PSSP 6/2011 Further Transposition of EU Directive 2001/42/EC on Strategic Environmental Assessment;
- Guidance on integrating climate change and biodiversity into Strategic Environmental Assessment European Union 2013;
- SEA Resource Manual for Local and Regional Authorities, Draft Version, 2013;
- Integrating Climate Change into Strategic Environmental Assessment in Ireland – A Guidance Note, EPA, 2015;
- Developing and assessing alternatives in Strategic Environmental Assessment, EPA, 2015;
- SEA of Local Authority Land Use Plans - EPA Recommendations and Resources (2020).
- Good practice guidance on Cumulative Effects Assessment in SEA, EPA, 2020
- Guidance on Strategic Environmental Assessment (SEA) Statements and Monitoring, EPA, 2020.
- EPA SEA of Local Authority Land-Use Plans -EPA Recommendations and Resources 2020

2.2 Stages in the SEA process

The steps involved in SEA are as follows:

- Screening (determining whether or not SEA is required).
- Scoping (determining the range of environmental issues to be covered by the SEA).
- The preparation of an Environmental Report (***current stage***)
- The carrying out of consultations.
- The integration of environmental considerations into the Plan or Programme.
- The publication of information on the decision (SEA Statement).

2.3 Screening

The SEA Regulations state that SEA is mandatory for certain plans including City/county development plans. Therefore, the SEA process commenced at Scoping stage outlined below.

2.4 Scoping

The purpose of the SEA Scoping report is to identify the scope of the SEA and ensure that relevant data and environmental topics are included in the SEA. The Scoping report was issued to the statutory environmental authorities on the authorities on the 4th April 2022 for comment.

Table 2.1 below summarises the main issues raised by consultees and the SEA response to same.

TABLE 2-1 SUMMARY OF SEA SCOPING SUBMISSIONS AND SEA RESPONSE TO SAME

Consultee	Main Points	SEA response
Geological Survey Ireland (GSI)	GSI the national earth science agency and a division of the Department of the Environment, Climate and Communications provide independent geological information and advice and gather various data for that purpose. GSI recommend using these various data sets (see website for data availability) when conducting the EIAR, SEA, planning and scoping processes. Use of our data or maps should be attributed correctly to 'Geological Survey Ireland'. Referencing SEA for the preparation of the Westport Castlebar & Ballina Town & Environs LAPs, GSI encourage use of and reference to their datasets. This data can add to the content and robustness of the SEA process. With this in mind please find attached a list of our publicly available datasets that may be useful to the environmental assessment and planning process. We recommend that you review this list and refer to any datasets you consider relevant to your assessment. The remainder of this letter and following sections provide more detail on some of these datasets.	Notes Datasets reviewed and incorporated where appropriate
	Geoheritage GSI is in partnership with the NPWS, DHLGH to identify and select important geological and geomorphological sites throughout the country for designation as geological NHAs. The audit of CGSs of County Mayo was completed in 2014, revised in 2019 and published in November 2020. The full report details can be found at The Geological Heritage of County Mayo (dccae.gov.ie). Our records show that there are CGSs in the vicinity of the Westport, Castlebar & Ballina LAPs. River Moy, Co. Mayo (GR 128034, 312458), under IGH theme: IGH14 Fluvial and Lacustrine Geomorphology. A long, lowland river, famous for angling, that exhibits excellent meandering and drains a catchment area of over 2000km2 flowing into the Moy River estuary at Ballina. Link to Site Report: MO089. Mayo County Council should be aware there may be potential impacts on the integrity of the current CGSs envisaged by potential developments, such as road schemes, should these sites not be assessed as constraints. Ideally, the sites should not be damaged or integrity impacted or reduced in any manner due to the proposed development. However, this is not always possible, and in this situation appropriate mitigation measures should be put in place to minimize or mitigate potential impacts. Where the integrity cannot be preserved, we would ask that careful consideration be given in design to accommodating preservation of, for example, road cutting faces and access to the site during construction to record the exposures to strengthen our knowledge and datasets. We would also ask that the design of any future development considers the use of information panels as appropriate to highlight the significance of the impacted CGS. Please contact Clare Glanville (Clare.Glanville@gsi.ie) for further information and possible mitigation measures if applicable.	Noted Noted Noted and incorporated in the SEA
	Culture and Tourism Over the past number of years geology has become a large part of Irish tourism. Ireland currently has three UNESCO Global Geoparks, and a number of other geotourism projects including the Joyce Country and Western Lakes aspiring UNESCO Global Geopark project in South Mayo/North Galway. These Geoparks, along with other tourism initiatives such as the Wild Atlantic	Noted

Consultee	Main Points	SEA response
	Way, Irelands Ancient East, and Irelands Hidden Heartlands have bolstered tourism in various parts of Ireland and helped to increase its levels in areas that were previously not as popular with tourists. We would encourage geology and geoheritage to be a significant part of any tourism initiative and could be included as part of the Tourism & Recreation theme within the three LAPs pre-draft LAP Issues Papers.	Noted
	Groundwater GSI's Groundwater and Geothermal Unit Groundwater (gsi.ie), provides advice, data and maps relating to groundwater distribution, quality and use, which is especially relevant for safe and secure drinking water supplies and healthy ecosystems. Proposed developments need to consider any potential impact on specific groundwater abstractions and on groundwater resources in general. GSI recommend using the groundwater maps on Geological Survey Ireland Spatial Resources (arcgis.com) which should include: wells; drinking water source protection areas; the national map suite - aquifer, groundwater vulnerability, groundwater recharge and subsoil permeability maps. For areas underlain by limestone, please refer to the karst specific data layers (karst features, tracer test database; turlough water levels (gwlevel.ie**).** Background information is also provided in the Groundwater Body Descriptions. Please read all disclaimers carefully when using Geological Survey Ireland data. GWClimate (gsi.ie) is a groundwater monitoring and modelling project that aims to investigate the impact of climate change on groundwater in Ireland. This is a follow on from a previous project (GWFlood) and the data may be useful in relation to Flood Risk Assessment (FRA) and management plans. Maps and data are available on Geological Survey Ireland Spatial Resources (arcgis.com) The Groundwater data viewer indicates two aquifers classed as Regionally Important Aquifer – Karstified underlies the Ballina LAP. The Groundwater Vulnerability map indicates variable vulnerability within the LAP areas. We would therefore recommend use of the Groundwater Viewer to identify areas of High to Extreme Vulnerability and 'Rock at or near surface', in your assessments, as any groundwater-surface water interactions that might occur would be greater in these areas.	Noted Maps used for preparation of the groundwater baseline section in chapter 4 of this ER. Noted and incorporated
	Geological Mapping Geological Survey Ireland maintains online datasets of bedrock and subsoils geological mapping that are reliable and accessible. GSI would encourage use of these data which can be found at Geological Survey Ireland Spatial Resources (arcgis.com), in your future assessments.	Noted and included – see note above
	Geotechnical Database Resources, Geothermal Energy GSI continues to populate and develop our national geotechnical database and viewer with site investigation data submitted voluntarily by industry. The current database holding is over 7500 reports with 134,000 boreholes; 31,000 of which are digitised which can be accessed through downloads from their Geotechnical Map Viewer Map Series (arcgis.com). GSI would encourage the use of this database as part of any baseline geological assessment of the proposed development as it can provide invaluable baseline data for the region or vicinity of proposed development areas. This information may be beneficial and cost saving for any site-specific investigations that may be designed as part of the project.	Noted and recommendation note.

Consultee	Main Points	SEA response
	Natural Resources (Minerals/Aggregates) GSI is of the view that the sustainable development of our natural resources should be an integral part of all development plans from a national to regional to local level to ensure that the materials required for our society are available when required. GSI highlights the consideration of mineral resources and potential resources as a material asset which should be explicitly recognised within the environmental assessment process.	Noted
	Geochemistry of soils, surface waters and sediments GSI provides baseline geochemistry data for Ireland as part of the Tellus programme. Baseline geochemistry data can be used to assess the chemical status of soil and water at a regional scale and to support the assessment of existing or potential impacts of human activity on environmental chemical quality.	Noted and include in Chapter 4 of this ER
	Marine and Coastal Unit Our marine environment is hugely important to our bio-economy, transport, tourism and recreational sectors. It is also an important indicator of the health of our planet. GSI's Marine and Coastal Unit in partnership with the Marine Institute, jointly manages INFOMAR Home | Infomar, Ireland's national marine mapping programme; providing key baseline data for Ireland's marine sector. The programme delivers a wide range of benefits to multi-sectoral end-users across the national blue economy with an emphasis on enabling our stakeholders. Demonstrated applications for the use of INFOMAR's suite of mapping products include Shipping & Navigation, Fisheries Management, Aquaculture, Off-shore Renewable Energies, Marine Leisure & Tourism and Coastal Behaviour	Noted Not relevant to this LAP
	Enc: Table - Geological Survey Ireland's Publicly Available Datasets Relevant to Planning, EIA and SEA processes	noted and incorporated in the processes
Development Applications Unit, Dept. Housing, Local Government and Heritage	This submission outlines heritage-related observations/recommendations co-ordinated by the DAU under the stated headings.	Noted
	Nature Conservation The Dept. make the following observations in its role as a statutory authority with overarching responsibility for nature conservation and the nature directives (i.e., the Birds and Habitats Directives). The observations are not exhaustive but are intended to assist the planning authority in meeting its obligations in relation to nature conservation, European sites, biodiversity and environmental protection in the process of reviewing and preparing the Local Area Plans.	Noted
	Government policy on nature conservation Government policy on nature conservation is clearly set out in the National Biodiversity Action Plan 2017-2021 (NBAP), which has the clear objective to "mainstream biodiversity into decision making", for all public authorities and to move towards no net loss of biodiversity. It also requires Local Authorities to develop policies and objectives for the protection and restoration of biodiversity. It is crucial that consideration is given to coherent protection and enhancement of biodiversity at a regional as well as local level. National policies that recognise the importance of incorporating biodiversity protection and nature conservation into land use plans at an early stage are namely; The National Planning Framework (NPF) 2018, Northern and Western Regional Assembly Regional Spatial and Economic Strategy 2020-32, National Biodiversity Action Plan 2017-2021, All Ireland Pollinator	Noted

Consultee	Main Points	SEA response
	Plan 2021-2025 and the National Peatlands Strategy 2015. As a signatory to the United Nations (UN) Convention on Biological Diversity Strategic Plan for Biodiversity 2011-2020, Ireland's policies are reflected in a vision where "biodiversity and ecosystems in Ireland are conserved and restored, delivering benefits essential for all sectors of society and that Ireland contributes to efforts to halt the loss of biodiversity and the degradation of ecosystems in the EU and globally." All of these polices, and strategies contain explicit commitments to sustainable development, no net loss of biodiversity and a low carbon society. The Department refers to the overarching environmental regional policy objectives (RPOs) of the Regional Spatial and Economic Strategy (RSES) (2020 – 2032) notably RPO5, *"The Assembly supports the integration of biodiversity considerations in a positive, proactive and precautionary way and promotes the protections of the environment and biodiversity conservation as key principles of this strategy".*	Integrated in SEA as appropriate.
	Ecological Assessments Environmental assessments should be carried out in parallel with the Plan making process to ensure integrated biodiversity impact assessment. The SEA process should take place in consultation with the teams working on the draft Plans and Appropriate Assessment as each process can help inform the other to ensure that the objectives and policies in the draft Plans will have no significant effects on the natural heritage of the plan area and Environs. Preferably, no areas should be identified or targeted for development (e.g., through land use zoning or other strategies) without basic information on the ecological sensitivities of the lands in question, including a habitat map (Heritage Council, 2021), i.e., the precautionary principle should apply and no areas should be committed to development in the absence of basic ecological information so as to avoid potential conflicts. Reference: Heritage Council (2011) Best practice guidance for habitat survey and mapping. www.heritagecouncil.ie/fileadmin/user_upload/Publications/Wildlife/Habitat_Survey_Guidance/Habitat_Survey_Guidance_Heritage_Council_2011_2.pdf	Noted and agreed
	Strategic Environmental Assessment (SEA) The objective of SEA is to provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes with a view to promoting sustainable development. Please refer to the EPA's website for a complete and up-to-date list of relevant SEA guidance http://www.epa.ie/monitoringassessment/assessment/sea/resources/. - EPA, 2016. *Scoping Guidance Document.* - EPA, 2015. *Integrating Climate Change into Strategic Environmental Assessment in Ireland - A Guidance Note* - EPA 2013. *Integrated Biodiversity Impact Assessment Practitioner's Manual.* An SEA guidance note to assist integration of climate change adaptation and mitigation into plans, programmes and strategies. Each SEA should examine the effects of policies, objectives and any indicative maps or zonings, as well as cumulative impacts with other plans and projects both within and outside of the Plan areas.	Noted and agreed SEA is carried out by a team of with environmental expertise.
	The Biodiversity, Flora and Fauna section of the SEA should be undertaken by or in conjunction with a suitably qualified ecologist, and in conjunction with preparation of the Natura Impact Statement (NIS) to ensure full integration of biodiversity	All the recommendations are already

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	issues and concerns, particularly in relation to nature conservation sites, rare and protected species, habitats that are rare or of high ecological value, and Article 10 of the Habitats Directive. The EPA's Integrated Biodiversity Impact Assessment best practice guidance is of relevance in this regard.
	Each Environmental Report is required to contain information on the environmental characteristics of the areas likely to be affected significantly by the plan. For biodiversity, flora and fauna, the scope of the SEA should include:
	• All nature conservation sites, including;
	  ○ European sites. These are sites of international importance for nature conservation and form part of Ireland's contribution to the Natura 2000 network within the EU. Available information includes: locations, site synopses, Natura 2000 standard data forms, SAC datasheets, qualifying interests (SACs), special conservation interests (SPAs), conservation objectives, and Statutory Instruments (SPAs).
	  ○ Natural Heritage Areas. These are sites of national importance for nature conservation established under the Wildlife (Amendment) Act, 2000, and legally protected under the Wildlife Acts, 1976-2018. Available information includes: locations, site synopses and Statutory Instruments.
	  ○ Proposed Natural Heritage Areas, undesignated sites that are not covered by other nature conservation designations. They are known to be of importance for biodiversity but have not yet been fully evaluated.
	• Available information on habitats, including results of habitat surveys (including NPWS datasets on habitats/habitat complexes and conservation objective supporting data, and the Council's own surveys within the plan areas), and habitat indicator mapping (available from Teagasc/EPA)
	• Available information on rare and protected species and their habitats (including datasets on rare and protected species from NPWS and the National Biodiversity Data Centre)
	• All watercourses, surface water bodies and associated wetlands, including floodplains and flood risk areas
	• Other sites of high biodiversity value or ecological importance, e.g., BirdWatch Ireland's 'Important Bird Areas' (Crowe et al., 2009)
	  ○ Crowe, O., Tierney, N. and Wheeldon, R. 2009. Distribution, extent and status of Ireland's Important Bird Areas. BirdWatch Ireland.
	• Local biodiversity areas (LBAs), including those identified as a result of Heritage Plan or Biodiversity Plan actions or projects
	• Ecological networks and corridors, and stepping stones
		integrated as a part of the SEA process.
		
		All comments in relation to biodiversity, flora and fauna baseline section are noted and will be included in chapter 4 of this report.

	The Environmental Report is required to contain environmental protection objectives. For biodiversity, flora and fauna, these should integrate with the objectives and obligations of other directives such as the Habitats and Birds Directives (e.g., Habitats Directive Article 6(2), 10, 12-16), and the Birds Directive Article 4(4)), the Water Framework Directive and the Floods Directive, and with the Wildlife Acts, 1976-2018, National Biodiversity Plan and the aims and objectives of the county's own Heritage Plan and Biodiversity Plan. Strategic environmental objectives should be included for all nature conservation sites (not just European sites), protected species and ecological corridors and stepping stones as outlined above.	Noted and agreed Please see section 5 for Biodiversity, Flora and Fauna SEOs.

Consultee	Main Points	SEA response
		'Stepping stone' not used but 'ecological connectivity' & wildlife corridors'
	Water quality environmental objectives need to take into account the following: - The water quality requirements of target species such as salmon, lamprey species, shad species, white-clawed crayfish, fish prey of otter, and (if with a relevant subbasin) freshwater pearl mussel. - The minimum quantity and physical quality of water required for breeding, survival and movement of target species, especially during summer drought periods. Also, the minimum water levels in source sites for water abstraction if these are at a distance from the settlement (e.g. upland lakes). Optimum temperature and pH of receiving waters, where there are discharges from industrial or municipal water treatment plants, should be specified. - The quality of wastewater discharges, taking into account whether development proposed in the plans will cause the capacity of treatment systems to be exceeded, should be specified. - The objectives should be integrated with those specified to comply with the relevant River Basin District Management Plan (Water Framework Directive). - The extent to which SUD Systems have been incorporated into developments, and the degree of flood attenuation in the drainage from the settlements. - The extent of wetland habitats (including floodplains), as these are an important source of biodiversity and should be protected under the plans. Issues of potential concern The following are of potential concern in relation to the Local Area Plans: water supply and abstraction; wastewater and discharges; flood alleviation and prevention; existing and new infrastructure, particularly roads, powerlines and telecommunications; and amenity and recreation provision where this could impact nature conservation sites and/or sensitive species. Note that if any walks or trails are proposed within SAC/SPA sites (and NHA), these will require assessment prior to their inclusion in the plan	The water quality environmental objectives are noted but this will be more appropriately considered within the monitoring regime. The issues for potential concern are noted and included in the relevant Key Issue section of chapter 4.
	Appropriate Assessment including screening The Council is responsible for carrying out screening for appropriate assessment and for determining whether it can be excluded, on the basis of objective information, that the final plans on their own and in combination with other plans and projects, will have a significant effect on a European site in view of its conservation objectives. This must be carried out before the plans may be adopted, and best scientific knowledge and the precautionary principle should be applied in reaching such a determination, i.e. where there is uncertainty or a lack of data or information, it should not be assumed that significant effects will not result. The Department recommends referral to the recent guidance note by the OPR on AA screening, Practice Note	Noted and agreed A NIR is being prepared and its findings will be integrated into

Consultee	Main Points	SEA response
	PN01 “Appropriate Assessment Screening for Development Management”, (March 2021) https://opr.iw.ie/view-planning-practice-file/Mw . An appropriate assessment and the preparation of an NIS may be required for some of the individual Plans. This must include a determination under Article 6(3) of the Habitats Directive as to whether the proposed Plans and their policies would adversely affect the integrity of the European sites. The following are key considerations in relation to NIS • The need for an NIS follows on from a screening for appropriate assessment which is carried out by the Competent/Public Authority. While an authority’s screening may be informed by a report prepared on its behalf by a consultant or contractor, the screening decision itself is the legal responsibility of the authority in question; • The NIS should be a scientific assessment that presents relevant evidence, data and analysis, not just narrative, commentary, unsubstantiated statements, lists, tables, etc.; • Best scientific knowledge and objective information, which are specified in legislation in relation to screening, are also required to prepare an NIS; • The relevant environmental baseline and trends should be taken into account, bearing in mind changes and in-combination effects which have occurred since site designation; • If an NIS is required, it should address the entire plan, not just the discrete elements of the Plan that are considered in the screening to be likely to cause significant effects, as the relevant legislation refers to assessments of “the Plan”; • The NIS should focus on the likely significant effects of the plan on European sites in view of their conservation objectives, whether generic or site specific. Of particular importance are the attributes and targets established for each Qualifying Interest/Special Conservation Interest, and the objective to maintain or restore the site to favourable conservation condition; • The NIS should also have regard to the current conservation condition of the site and the scientifically analyse whether the plan may or will cause further deterioration to it. The integrity of a site can be defined by the conservation objectives and conservation status of the site. ○ DEHLG, 2010. Appropriate Assessment of Plans and Projects in Ireland: Guidance for Planning Authorities. after European Commission, 2001. Assessment of Plans and Projects Significantly Affecting Natura 2000 Sites: Methodological guidance on the provisions of Article 6(3) and (4) of the Habitats Directive 92/43/EEC. • Examination of the potential or existing effects of the plan, and the resources and services on which it is reliant, must be undertaken to identify what European sites, and which of their conservation objectives, are potentially at risk. In combination effects must also be taken into account of the likely effects of the Plan in combination with other plans and projects; • This examination is also required to determine a ‘zone of influence’ or ‘zone of impact’ of the plan area, if this concept is used. It should be noted that the 15km distance for plans in existing guidance is an indicative figure and, as stated in the Guidance (DEHLG, 2010), its application and ecological validity should be examined and justified in each specific case;	this environmental report.

Consultee	Main Points	SEA response
	• The scientific basis on which sites and conservation objectives are included or excluded from assessment and analysis should be presented; • The scientific basis on which plan objectives and other plan elements are included or excluded from more detailed assessment and analysis should be presented. This should apply to all parts of the plan and all objectives; • Where plan level mitigation measures are put forward, the necessary analysis should be presented to demonstrate that these will be effective in avoiding or removing risks of adverse effects on the integrity of European sites, or in managing future proposals where adverse effects may be unavoidable; • The NIS and plan level mitigation measures should go beyond altering the wording of objectives to say that future assessment is required; • Plan-level mitigation must be demonstrated to be effective in addressing and ameliorating the full range of any adverse effects on the conservation objectives and integrity of European sites that would arise from the plan, or that already exist and may be perpetuated or worsened by the implementation of the plan; • All parts of the plan, including zoning and land use designations, and associated maps and strategies, should be subject to assessment and should be compliant with the Habitats and Birds Directives, and the 2011 Regulations. In the case of non-statutory strategies or other reports, these may only be incorporated into the plan, or given effect by the plan, if demonstrated to be compliant with Article 6 on their own, and in combination with the plan itself, and with other plans and projects; • The NIS should reach a clear and precise conclusion as to the implications of the plan for the conservation objectives of the relevant European sites; • On the basis of the NIS and any other relevant supporting information, a public authority must then make its own determination as to whether the plan may or will adversely affect the integrity of a European site/s. This responsibility may not be delegated to a third party.	
	Appropriate Assessment Guidance Public authorities and agents/consultants acting on their behalf are advised to have regard to the following Guidance. • Department of Environment, Heritage and Local Government. 2010. Appropriate assessment of plans and projects in Ireland: Guidance for planning authorities. Available on www.npws.ie. • European Commission (2018) Managing Natura 2000 Sites: the provisions of Article 6 of the 'Habitats' Directive92/43/EEC , • European Commission, 2001. Methodological guidance on the provisions of Article 6 (3) and (4) of the Habitats Directive 92/43/EEC. • OPR Practice Note PN01. Appropriate Assessment Screening for Development Management, March 2021 https://opr.iw.ie/view-planning-practice-file/Mw. More guidance documents from the European Commission may become available at: http://ec.europa.eu/environment/nature/natura2000/management/guidance_en.htm It is also advisable to take account of any European or national jurisprudence that supersedes any guidance within these documents. Information relating to every case brought before the European Court of Justice and the Court of First Instance	Noted and agreed – see NIR

Consultee	Main Points	SEA response
	since 1953 can be found on the following webpage (access to the case-law by case number): http://curia.europa.eu/fr/content/juris/index.htm. The following publications also provide useful information on relevant cases: • European Commission, 2006. Nature and Biodiversity Cases: Ruling of the European Court of Justice; • Ecosystems Ltd, 2014. Article 6 of the Habitats Directive: Rulings of the European Court of Justice. Both available at http://ec.europa.eu/environment/nature/legislation/caselaw/index_en.htm as of July 2016. Selected examples of Jurisprudence concerning Article 6 (3) Mitigation or Article 6 (4) Compensation - European Court of Justice (Case C-521/12) Briels (2014)"	
Environmental Coordinator Dept of Agriculture, Food and the Marine	Regarding the LAPs for Ballina and Wesport, both coastal towns, the interests of fishers should be considered. Commercial sea fishing is a long standing, pre-existing and traditional activity in the marine environment. It is essential that any negative impacts on fisheries are avoided. The evaluation of potential impacts on any commercial sea fishing activities needs to be given consideration as part of any planning/proposal process and during the development process itself. It is imperative that engagement should be sought with the fishing industry and other relevant stakeholders at as early a stage as possible to discuss any changes that may affect them to afford a chance for their input. Fishers' interests and livelihoods must be fully recognised, supported, and taken into account.	Noted and agreed

2.5 Baseline Data

The baseline data assists in describing the current state of the environment, facilitating the identification, evaluation, and subsequent monitoring of the effects of the Plan. It helps identify Issues and Threats in and around the Plan area and in turn these can be quantified (for certain environmental parameters) or qualified. This highlights the environmental issues relevant to each SEA parameter and ensures that the Plan implementation does not exacerbate such problems. Conversely this information can also be used to promote good environmental practices and opportunities for environmental enhancement, thereby improving environmental quality where possible.

Baseline data was gathered for all parameters. Additional primary research included the following:

- Walkover with SEA team on 13th September 2021
- Workshops relating to SEA scoping, climate change and alternatives with GCC.

Other data was gathered from the Mayo County Council (MCC) forward planning, parks and environment section. Environmental Impact Assessment Reports (EIAR) information from Mayo County Development Plan 2022-2028, NWRA Regional Spatial and Economic Strategy 2020-2032, Irish Water, the EPA, Met Eireann and other sources as appropriate. Footnotes throughout the document, particularly in Chapter Four present the reference and source.

The SEA has also used a Geographical Information System (GIS) in the following ways:

- To provide baseline information on a range of environmental parameters;
- To assist in assessment of alternatives;
- To help assess in-combination or cumulative impacts, and
- To provide maps to illustrate environmental parameters in the SEA Environmental Report.

2.6 Approach to assessment of significant environmental impacts

The principal component of the SEA involves a broad environmental assessment of the policies, objectives and land use zoning of the draft LAP 2024-2030. A methodology that uses the concept of expert judgement, public consultation, GIS and matrices, both to assess the significant environmental impacts and to present the conclusions has been adopted in this SEA.

Key to assessing the above is setting a specific set of environmental objectives for each of the environmental topics. The objectives are provided in Chapter Five and include all aspects of the environment such as Cultural heritage, Population and Human health, and Biodiversity, Flora and Fauna.

The assessment described within this Environmental Report aims to highlight the potential conflicts, if they are present, between the LAP 2024-2030 with the Strategic Environmental Objectives. Furthermore, the assessment examines the potential impact arising from the plan's implementation on sensitive environmental receptors.

The SEA Directive requires that information be focused upon **relevant aspects** of the environmental characteristics of the area likely to be **significantly affected** by the plan and the likely change, both positive and negative, where applicable.

Chapter Eight provides a discussion, where relevant, on the significance and type of the identified impact in accordance with current guidelines.

A key part of the SEA process has been the integration of the LAP 2024-2030, the SEA, Appropriate Assessment and Strategic Flood Risk Assessment. The SEA legislation and guidelines highlight the importance of the integration between the preparation of the Plan and the SEA, AA and SFRA processes. The iterative nature of the SEA process is such that the plan is informed by environmental considerations throughout the preparation of the plan. The Natura Impact Report and SFRA are separate documents to this Environmental Report all of which accompany this draft Plan.

2.7 Mitigation

Section (g) of Schedule 2B of the SEA Regulations requires information on the mitigation measures that will be put in place to minimise/eliminate any significant adverse impacts due to the implementation of the LAP 2024-2030. Chapter Eight of this SEA ER highlights the mitigation measures that will be put in place to counter identified significant adverse impacts due to the strategy's implementation.

The LAP 2024-2030 has been prepared having regard to existing environmental legislation and policy. However, some unavoidable residual issues may remain and therefore mitigation measures are required. Chapter Eight details the mitigation measures necessary to prevent, reduce and, as fully as possible, offset any significant adverse impacts on the environment of implementing the plan.

2.8 Monitoring

Article 10 of the SEA Directive sets out the requirement that monitoring is to be carried out of the significant environmental effects of the implementation of the strategy to identify at an early stage any unforeseen adverse effects and to be able to undertake appropriate remedial action. Chapter Nine presents the monitoring requirements for the LAP 2024-2030.

2.9 Strategic Flood Risk Assessment

JBA Ireland have been appointed to undertake a Strategic Flood Risk Assessment (SFRA) of the LAP 2024-2030 in accordance with the requirements of The Planning System and Flood Risk Management Guidelines for Planning Authorities (DEHLG and OPW, 2009) as amended by Circular PL2/2014 (August 2014).

The SFRA has informed and influenced the plan making process with the SEA integrating both findings from the Habitats Directive Assessment and Strategic Flood Risk Assessment processes.

The Planning System and Flood Risk Management Guidelines (DoEHLG, 2009) provide a methodology to incorporate flood risk identification and management into land use strategies. It also requires the alignment and integration of flood risk into the SEA process. The core objectives of the Guidelines are to:

- Avoid inappropriate development in areas at risk of flooding;
- Avoid new developments increasing flood risk elsewhere, including that which may arise from surface water run-off;
- Ensure effective management of residual risks for development permitted in floodplains;
- Avoid unnecessary restriction of national, regional or local economic and social growth;
- Improve the understanding of flood risk among relevant stakeholders; and
- Ensure that the requirements of EU and national law in relation to the natural environment and nature conservation are complied with at all stages of flood risk management.

Potential flood issues in the plan area are an important consideration in the preparation of the LAP 2024-2030. Therefore, the plan has been guided by the information on flood risk currently available and has been informed by the currently up to date flood risk information including Catchment Flood Risk Assessment and Management (CFRAM) studies.

2.10 Habitats Directive Assessment

The Habitats Directive requires, inter alia, that plans and programmes undergo AA screening to establish the likely or potential effects arising from implementation of the plan. If the effects are deemed to be significant, potentially significant or uncertain then the plan must undergo Stage 2 AA.

The preparation of the LAP 2024-2030, SEA and AA are taking place concurrently and the findings of the AA have informed both the SEA and the plan itself. The SEA has also applied the methodology for Integrated Biodiversity Assessment where relevant (EPA, 2015).

2.11 Data gaps

Data gaps are present in terms of unclassified water bodies, small area statistics on human health and population. Accessing biodiversity data whilst much improved is also in the case of the National Biodiversity Centre dependent upon voluntary submission of data frequently.

More broadly, understanding the interactions between climate change, weather events, and impacts on water and biodiversity in particular are complex. Sectoral climate change adaptation plans have been referenced and used to fill these data gaps where possible.

In relation to public health and green and blue space, recent EPA and HSE funded research has been used to both inform design principles and to demonstrate an evidenced based approach to public health and access to green and blue space[1].

The SEA ER has used an ecosystems services modelling approach to attempt to address these data gaps particularly in terms of understanding the role and inter-relationships between environmental parameters including water resources, biodiversity and human health.

[1] Research 264: Green and Blue Spaces and Health: A Health-led Approach. 2) Research 328: Eco-Health: Ecosystem Benefits of Greenspace for Health. 3) Research 348: Nature and Environment to Attain and Restore Health (NEAR Health). 4) NEAR Health Toolkit

3 Relationship to relevant plans and programmes

3.1 Introduction

Under the SEA Directive, the relationship between the LAP 2024-2030 and other relevant plans and programmes must be taken into account. A review of the relevant plans and programmes has been prepared as part of the SEA ER. The preparation of the draft plan must be considered within the context of a hierarchy of policies, plans and strategies which include international, national, regional and local level policy documents. These documents set the policy framework within which the draft plan will operate. **Figure 3.1** presents the hierarchy of spatial planning in Ireland.

FIGURE 3-1 HIERARCHY OF SPATIAL PLANNING

A list of the key relevant international, national, regional and county policies to be included in the review are provided below in Sections 3.2 to 3.4; Section 3.5 **Table 3.1** identifies key principles that will inform the SEA process arising from this review and how they relate to the EPA Themes in the State of Ireland's Environment as well as the UN Sustainable Development Goals. **Annex B** of this SEA ER provides a more detailed breakdown of relevant plans and programmes.

3.2 National Plans and Programmes

- National Planning Framework and National Development Plan (DHPLG)
- National CFRAMS Programme (OPW)
- National River Basin Management Plan for Ireland (DHPLG)
- National Renewable Electricity Policy Framework (in preparation DCCAE)
- Grid 25 Implementation Strategy (Eirgrid)
- Draft National Hazardous Waste Management Plan (EPA, in preparation)
- Draft National Marine Planning Framework (DAFM)
- Seafood Operation Programme / Strategic Aquaculture Programme (DAFM)
- Harnessing Our Ocean Wealth (DAFM)
- National Broadband Plan (DCCAE)
- National Landscape Strategy (DCHG)
- National Biodiversity Plan (DCHG)
- Water Services Strategic Plan / Capital Investment Programme / Draft Water Resources Management Plan (Irish Water)
- Climate Action Plan (DCCAE)
- Sectoral Climate Change Adaptation Strategies and Low Carbon Roadmaps
- Smarter Transport / Strategic Framework for Integrated Land Transport (DTTAS)
- Framework for Alternative Fuel Infrastructure in Transport (DTTAS)
- Offshore Renewable Energy Development Plan (DCCAE)

- State of the Environment Report 2020 (EPA)
- National Mitigation Plan (DCCAE)
- National Policy Position on Climate Action and Low Carbon Development (DCCAE)
- 10 Year Tourism Strategy (Fáilte Ireland)
- National Greenway Strategy (DTTAS)
- Urban Development & Building Heights Guidelines for Planning Authorities (DHPLG)

3.3 Regional and County Plans and Programmes

- Northern and Western Regional Economic and Spatial Strategy 2020-2032;
- Mayo County Local Economic and Community Plan 2017 -2022; new LECP in prep
- Mayo County Heritage Plan 2020-2025 (preparation)
- Mayo County Biodiversity Action Plan 2010-2015 – new plan to be integrated to County Heritage Plan;
- Noise Action Plan 2018;
- County Mayo Climate Change Adaptation Strategy 2019-2024, draft Climate Action Plan on display currently.

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TABLE 3-1 PRINCIPLES ARISING FROM PLAN, POLICY AND PROGRAMME REVIEW AND THEIR RELATIONSHIP TO THE EPA STATE OF IRELAND'S ENVIRONMENT'S KEY MESSAGES AND SUSTAINABLE DEVELOPMENT GOALS

SEA Topic	Principles for the LAP and SEA	EPA Irelands Environment 2020 Key Messages	United Nations Sustainable Development Goals
Biodiversity, Flora and Fauna	Guiding Principle: Improve quality of life for all ages and abilities based on high-quality, serviced, well connected and sustainable residential, working, educational and recreational environments BFF1 Conserve and enhance biodiversity at all levels BFF2 Avoid and minimise effects on nationally and internationally rare and threatened species and habitats through sensitive design and consultation, recognising ecological connectivity BFF3 Avoid and minimise habitat fragmentation and seek opportunities to improve habitat connectivity BFF4 Ensure careful consideration of non-native invasive and alien species issues particularly as they relate to waterbodies BFF5 Promote green and blue infrastructure networks, including riparian zones and wildlife corridor	SOE 4 Climate SOE 5 Air Quality SOE 6 Nature SEO 8 Marine SOE 11 Water Services SEO 12 Circular Economy SOE 13 Land use	SD Goal 15. Protect, restore and promote sustainable use of terrestrial ecosystems, sustainably manage forests, combat desertification, and halt and reverse land degradation and halt biodiversity loss. SDG 14: Conserve and sustainably use the oceans, seas and marine resources for sustainable development
Population and Human Health	Guiding Principle: Improve quality of life for all ages and abilities based on high-quality, serviced, well connected and sustainable residential, working, educational and recreational environments PH1Protect, enhance and improve people's quality of life based on high quality residential, community, educational, working and recreational environments and on sustainable travel patterns. PH2 To protect human health from hazards or nuisances arising from incompatible land uses/developments.	SOE3 Health and Wellbeing SOE4 Climate SOE5 Air Quality SOE 11 Water Services SOE 12 Circular Economy SOE13 Landuse	SDG 3. Ensure healthy lives and promote wellbeing for all at all ages. SDG 8. Promote sustained, inclusive and sustainable economic growth, full and productive employment and decent work for all. SDG 9. Build resilient infrastructure, promote inclusive and sustainable industrialization and foster innovation. SDG 11. Make cities and human settlements inclusive, safe, resilient and sustainable.
Water	Guiding Principle: Protection, improvement and sustainable management of the water resource W1 Protect and enhance the status of aquatic ecosystems and, with regard to their water needs, terrestrial ecosystems and wetlands directly depending on the aquatic ecosystem (quality, level, flow).	SOE3 Health and Wellbeing SOE5 Air Quality SOE4 Climate SOE6 Nature	SDG 6. Ensure availability and sustainable management of water and sanitation for everyone

SEA Topic	Principles for the LAP and SEA	EPA Irelands Environment 2020 Key Messages	United Nations Sustainable Development Goals
	W2 Maintain or improve the quality of surface water and groundwater (including estuarine) to status objectives as set out in the Water Framework Directive (WFD), the National River Basin Management Plan and POMS. W3 Reduce the impact of polluting substances to all waters and prevent pollution and contamination of ground water by adhering to aquifer protection plans and to maintain and improve the quality of drinking water supplies. W4 Promote sustainable water use and water conservation in the plan area and to maintain and improve the quality of drinking water supplies. W5 Protect flood plains and areas of flood risk from development through avoidance, mitigation and adaptation measures.	SOE 11 Water Services SOE13 Landuse	SDG 14: Conserve and sustainably use the oceans, seas and marine resources for sustainable development
Soil and Geology	Guiding Principle: Ensure the long-term sustainable management of land SG1 To maximise the sustainable re-use of the existing built environment, derelict, disused and infill sites (brownfield sites), rather than greenfield sites. SG2 Conserve, protect and avoid loss of diversity and integrity of designated habitats, geological features, species or their sustaining resources in designated ecological sites.	SOE4 Climate SOE6 Nature SOE 11 Water Services SOE 12 Water Services SOE13 Landuse	SD Goal 12. Ensure sustainable consumption and production patterns. SD Goal 15. Protect, restore and promote sustainable use of terrestrial ecosystems, sustainably manage forests, combat desertification, and halt and reverse land degradation and halt biodiversity loss.
Air Quality and Climate	Guiding Principle: Support clean air policies that reduce the impact of air pollution on the environment and public health. Achieving transition to a competitive, low carbon, climate-resilient economy that is cognisant of environmental impact. AQ1 Recognise the ecosystems functions of habitats in and around the plan area and promote nature based solutions to climate change mitigation and adaptation. AQ2 Minimise all forms of air pollution and maintain/improve ambient air quality. AQ3 Minimise emissions of greenhouse gases and contribute to a reduction and avoidance of human-induced global climate change AQ4 Reduce car dependency within the plan area by way of an integrated approach to sustainable urban transport.	SOE3 Health and Wellbeing SOE5 Air Quality SOE4 Climate SOE6 Nature SOE 8 Marine SOE9 Clean Energy SOE 11 Water Services SOE12 Circular Economy SOE13 Landuse	SD Goal 9. Build resilient infrastructure, promote inclusive and sustainable industrialisation and foster innovation SD Goal 12. Ensure sustainable consumption and production patterns SD Goal 13. Take urgent action to combat climate change and its impacts.

SEA Topic	Principles for the LAP and SEA	EPA Irelands Environment 2020 Key Messages	United Nations Sustainable Development Goals
Material Assets	Guiding Principle: Sustainable and efficient use of natural resources. MA1 Avoid and minimise waste generation MA2 Maximise re-use of material resources and use of recycled materials MA3 Minimise energy consumption and encourage use of renewable energy MA4 Promote sustainable transport patterns and modes. MA5 To maximise the capacity of wastewater collection networks and treatment plants by excluding surface water run-off from the sewage network through the use of Sustainable Urban Drainage Systems and Blue/Green infrastructure.	SEO3 Health and Wellbeing SOE 5 Air Quality SOE 8 Marine SOE9 Clean Energy SOE 13 Land use SOE 11 Water Services SOE 12 Circular Economy	SD Goal 9. Build resilient infrastructure, promote inclusive and sustainable industrialization and foster innovation SD Goal 12. Ensure sustainable consumption and production patterns SD Goal 13. Take urgent action to combat climate change and its impacts
Cultural Heritage	Guiding Principle: Safeguard cultural heritage features and their settings through responsible design and positioning of development. CH1 Minimise all forms of air pollution and maintain/improve ambient air quality. CH2 Minimise emissions of greenhouse gases and contribute to a reduction and avoidance of human-induced global climate change CH3 Reduce car dependency within the plan area by way of an integrated approach to sustainable urban transport.	SOE3 Health and Wellbeing SOE 12 Circular Economy SOE13 Landuse	SDG 11. Make cities and human settlements inclusive, safe, resilient and sustainable. SD 16: Promote peaceful and inclusive societies for sustainable development, provide access to justice for all and build effective, accountable and inclusive institutions at all levels
Landscape and Built Environment	Guiding Principle: Protect and enhance landscape character. L1 Ensure no significant disruption of historic/cultural landscapes and features through objectives of the County Development Plan. L2 Promote and enhance landscape character at county and local scale through sensitive siting and design	SOE3 Health and Wellbeing SOE 4 Climate SOE 5 Air Quality SOE 6 Nature SEO 8 Marine SOE 11 Water Services SOE 12 Circular Economy SOE 13 Land use	SDG 11. Make cities and human settlements inclusive, safe, resilient and sustainable. SD Goal 15. Protect, restore and promote sustainable use of terrestrial ecosystems, sustainably manage forests, combat desertification, and halt and reverse land degradation and halt biodiversity loss

4 Environmental Baseline

4.1 Introduction

This section of the Environmental Report examines the relevant significant characteristics of the current state of the environment in relation to Biodiversity, Flora and Fauna, Population, Human Health, Water, Air Quality, Climatic Factors, Material Assets, Cultural Heritage, Landscape, Green Infrastructure and Ecosystem Services, the interrelationship between these factors and the evolution of same in the absence of the LAP 2024-2030. The baseline description is focussed primarily on the plan area of Ballina, however, given the shared boundaries with neighbouring local authorities, there is potential for transboundary environmental impacts on water quality, biodiversity, etc.. In line with the SEA Directive, the potential significant aspects of the environment likely to be affected by the LAP 2024-2030 have been described and compiled using available datasets and the scoping process.

4.2 UN Sustainable Development Goals

Ireland is a signatory to the United Nations Sustainable Development Goals (SDGs). These goals (**Figure 4.1**) are a blueprint to achieve a better and more sustainable future for all. They address the global challenges we face, including poverty, inequality, climate change, environmental degradation, peace and justice. All countries are encouraged to develop national responses to the SDGs and incorporate them into planning and policy and these will inform the plan preparation process.

FIGURE 4-1 UNITED NATIONS SUSTAINABLE DEVELOPMENT GOALS (SDGS)

4.3 Natural Capital and Ecosystem Services

Natural Capital refers to the stock of natural resources that combine to yield a flow of benefits to people. Ecosystems provide a series of services for human wellbeing either directly (as food, medicinal extracts, and fuel), and indirectly by providing clean air and water. The true value of biodiversity and benefits derived from ecosystem services cannot be limited to a financial value, as many interdependencies between biodiversity, natural ecosystems and their benefits to human beings have not been fully understood[2]. **Figures 4.2 to 4.4** present key ecosystem services at plan level[3].

[2] *Ecosystems Services, Mapping and Assessment* | National Parks & Wildlife Service
[3] NPWS Pilot Ecosystem Mapping Project

FIGURE 4-2 ECOSYSTEM SERVICES- CARBON IN SOIL

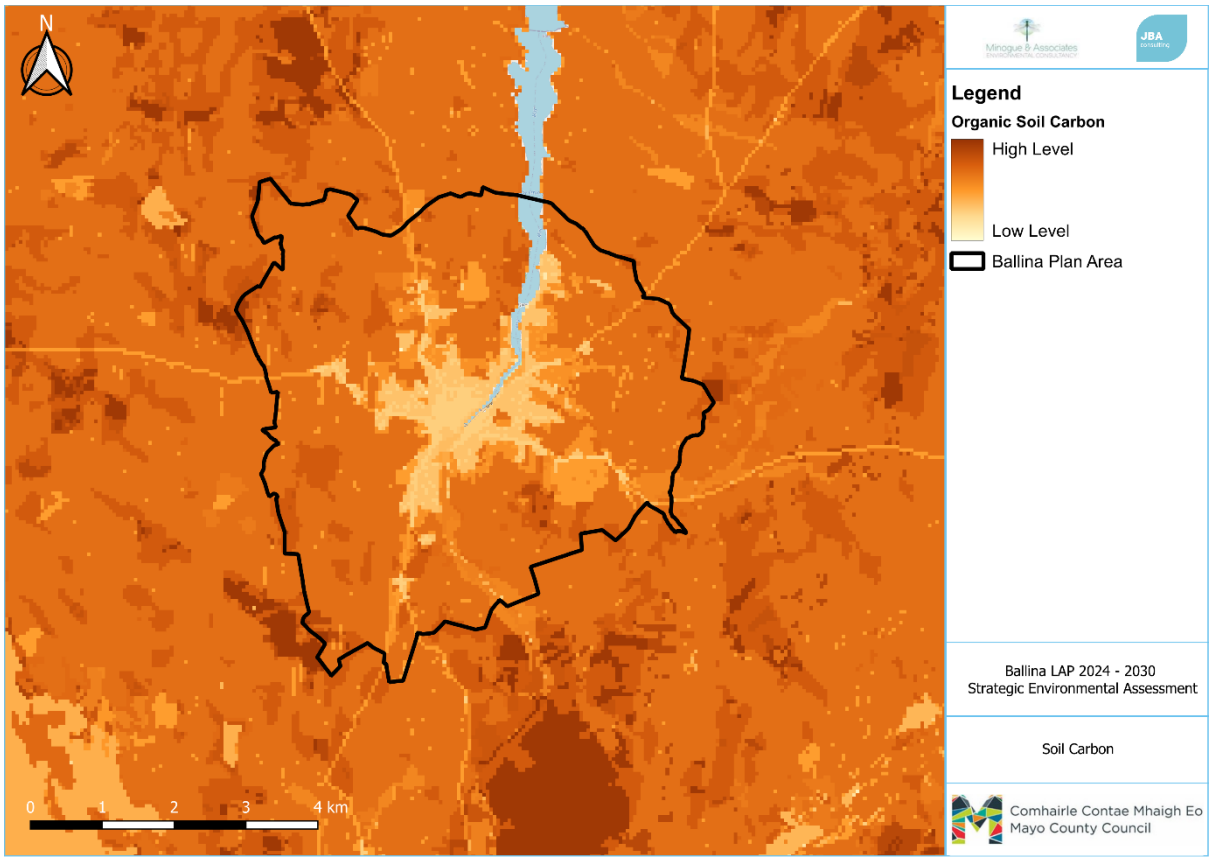


FIGURE 4-3ECOSYSTEM SERVICES- SOIL PERMEABILITY

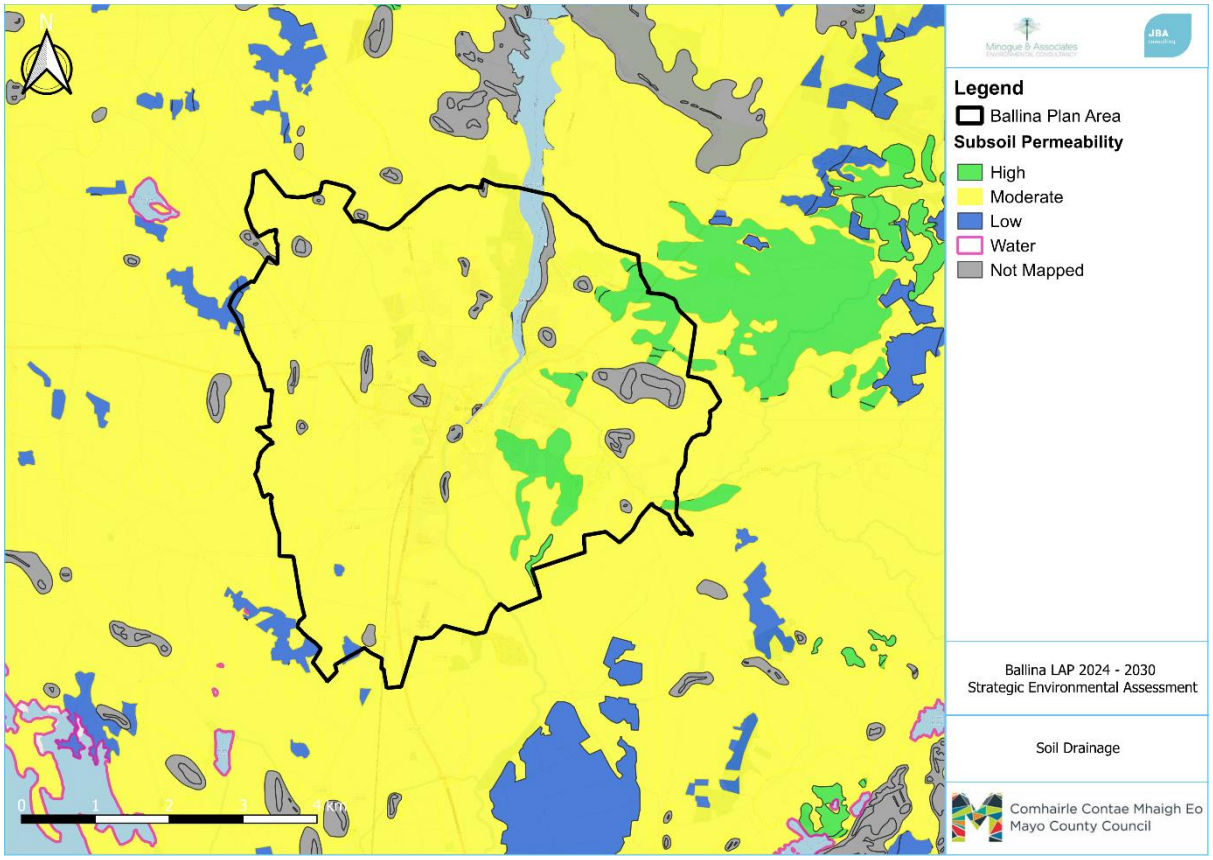
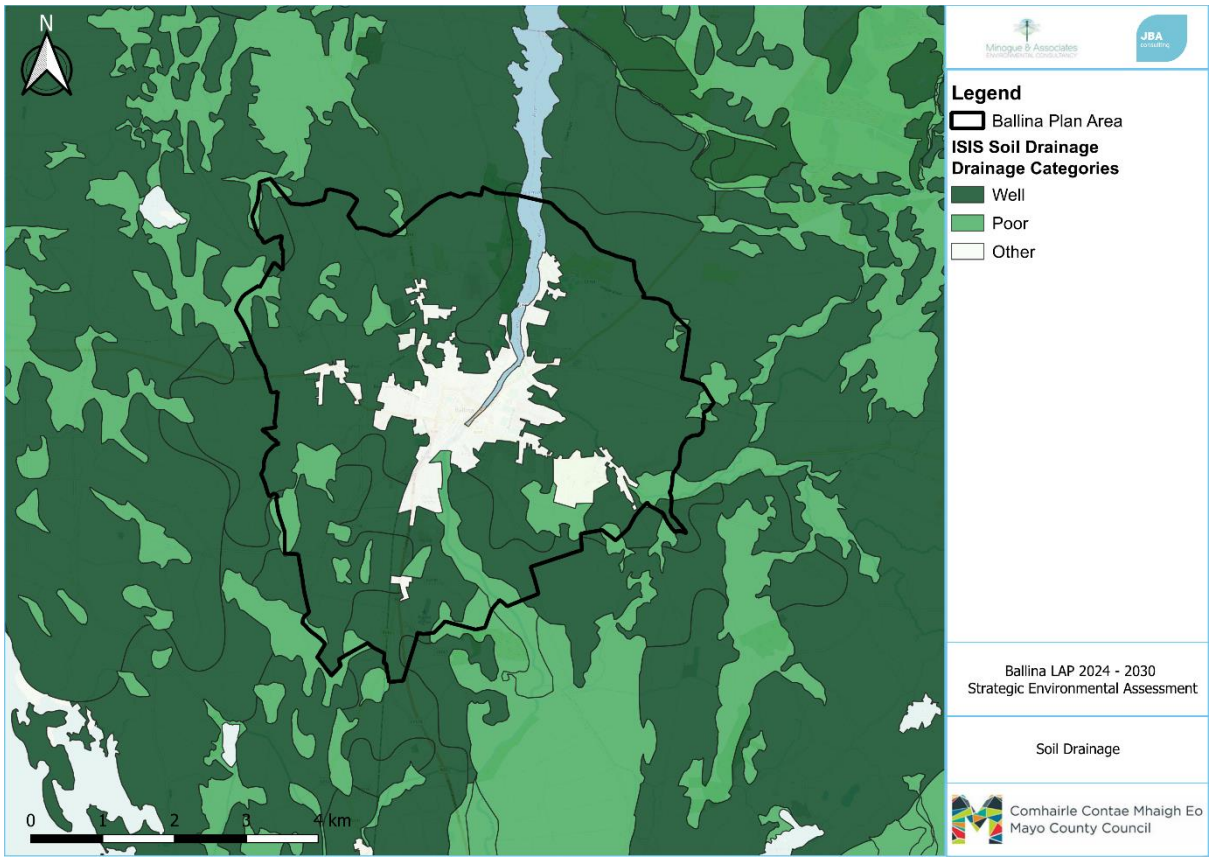


FIGURE 4-4 ECOSYSTEM SERVICES- SOIL DRAINAGE



4.3.1 Green and blue Network

Green and blue spaces are key in terms of natural capital and ecosystem services. Green and Blue infrastructure can also contribute to climate change adaptation and mitigation with co-benefits in terms of biodiversity, water quality, recreation, and human health[4]. There is strong policy support in the to protect and enhance recreation and amenity space reinforced through the recognition of the importance of the same throughout the COVID-19 pandemic[5]. Ballina plan area includes the blue space associated with the River Moy and Bunree Tributary that flows onto the Moy Estuary before entering the bay. Other elements include open space and riparian habitat associated with the rivers and estuaries, and woodland such as that around Belleek Castle.

4.4 Biodiversity, Flora and Fauna

The Plan area includes a range of important habitats and species. The Moy River winds through the centre of the town, and forms part of the Moy & Killala Bay Catchment along with the River Brosna. Both these rivers are important biodiversity corridors within the town and are given SAC status. Moy River supports important salmonid populations and Annex II species of Sea Lamprey, Brook Lamprey, Otter and Whiteclawed Crayfish. The surrounding landscape is rich in peatbogs and Annex I heathlands and fens. The riverside areas, such as reed beds along the Moy and woodland along the Brosna hold significant importance as well.

[4] Spatial Planning & Climate Action Delivering a Low Carbon & Climate Resilient Future Workshop Report Feb 2021 CARO
[5] "COVID-19 and Sheer Wellbeing 2020 Access to and Use of Blue/Green Spaces in Ireland during a Pandemic," 19.

Apart from their intrinsic ecological value as habitats for a variety of plant and animal species these elements of the environment provide direct and indirect benefits to the population of Ballina and its surrounds.

4.4.1 Overview of High Value Biodiversity and Designations

Ecologically sensitivities that contain rare and threatened habitats and species of national and international importance within the Ballina town include the following:

- Special Area of Conservation (SAC): River Moy (south-east-west), Killala Bay/Moy Estuary (north), Ox Mountains Bogs (east), Lough Hoe Bog (south east)
- Special Protection Area (SPA): Lough Conn and Lough Cullin (south-west), Killala Bay/Moy Estuary (north)
- Proposed Natural Heritage Area (pNHA): Killala Bay/Moy Estuary (north), Cloonagh Lough (west), Lough Conn and Lough Cullin (south-west), Lough Alick (south-west), Moy Valley (south), Lough Hoe Bog (east), Ox Mountains Bogs (east), Lough Nabrickkeagh Bog (east).
- Annex I Habitats associated with Killala Bay/Moy Estuary and eastern heathlands
- Extensive peat bogs surrounding plan area.
- Medium-high contribution to potential ecological networks
- Wetland and salt/inland marsh areas associated with Killala Bay/Moy Estuary and Lough Con
- Medium-high Terrestrial Biodiversity
- Small amounts of scattered forestry – greatest concentration in north (Belleek Wood)
- Salmonid River: Moy River

4.4.2 European Sites

A full assessment of the LAP 2024-2030 against the qualifying interests and conservation objectives of the designated sites is undertaken throughout the appropriate assessment process which has been undertaken in conjunction with the Plan preparation and SEA processes and is presented in the Natura Impact Report. Figure 4.5 and 4.6 presents maps of all SACs and SPAs respectively within 15km of the plan area.

FIGURE 4-5 SPECIAL AREAS OF CONSERVATION WITHIN 15KM FROM THE PLAN AREA

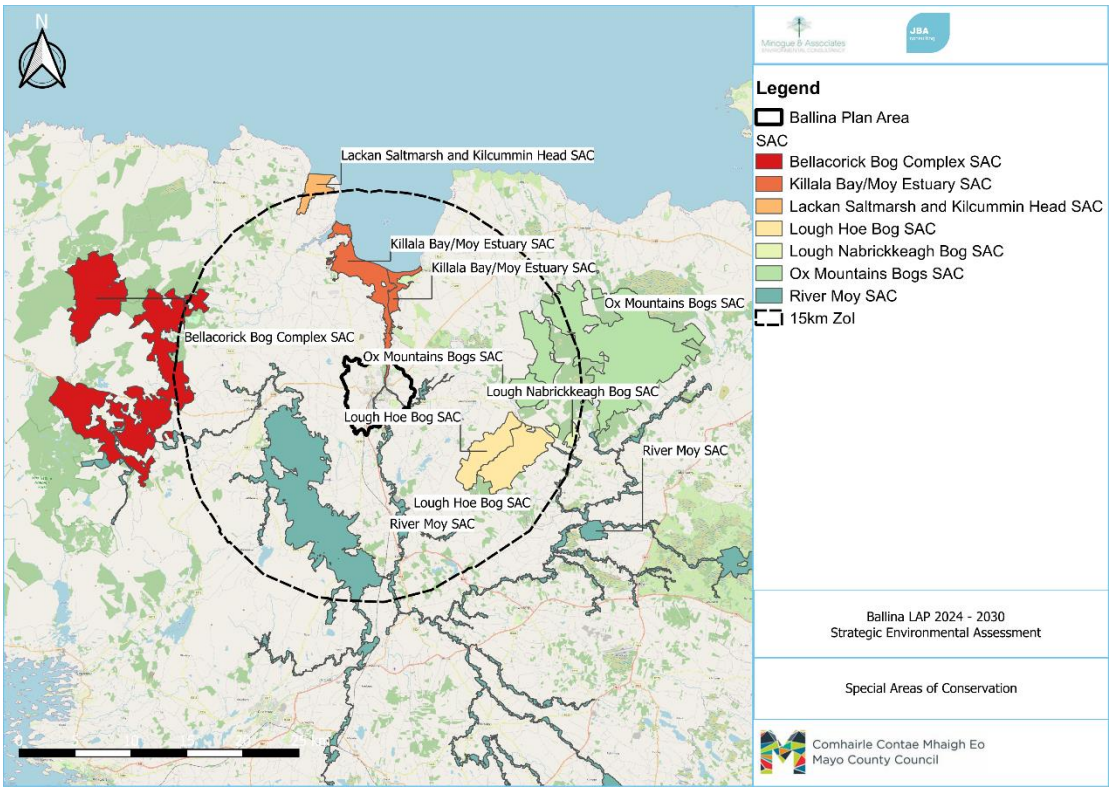
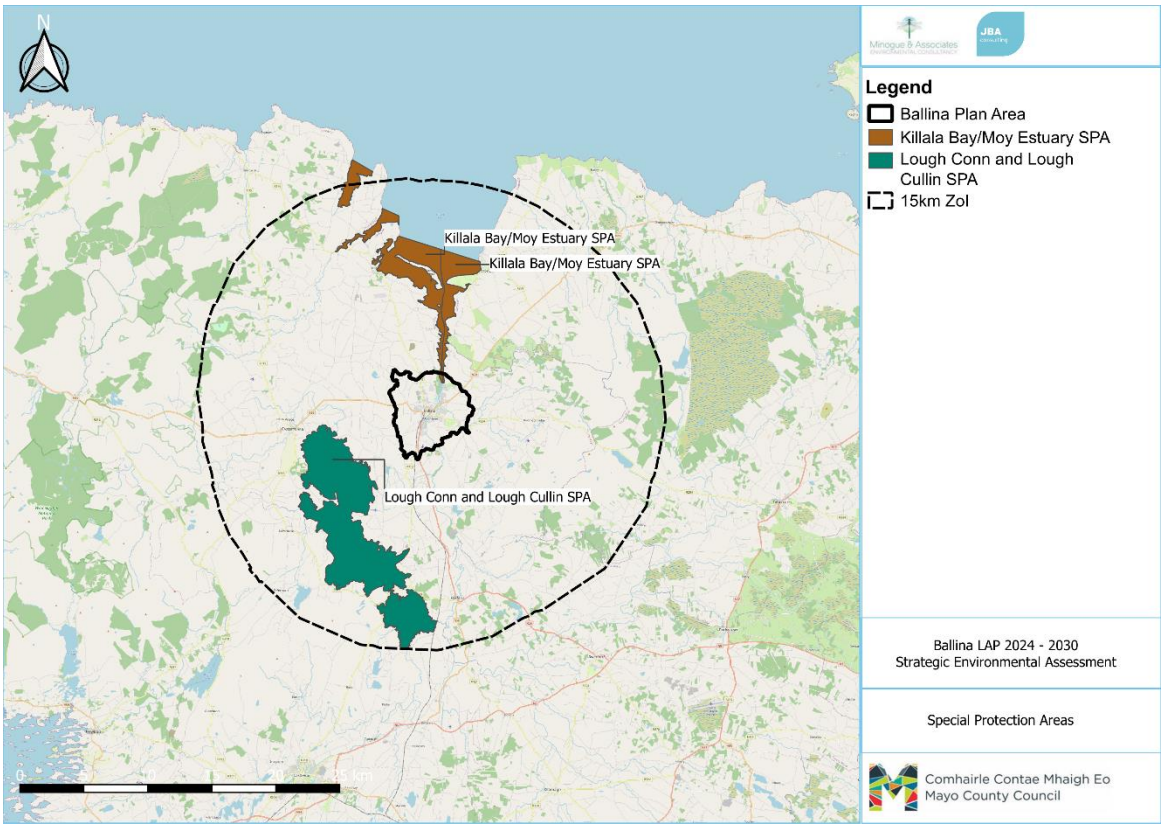


FIGURE 4-6 SPECIAL PROTECTION AREAS WITHIN 15KM FROM THE PLAN AREA

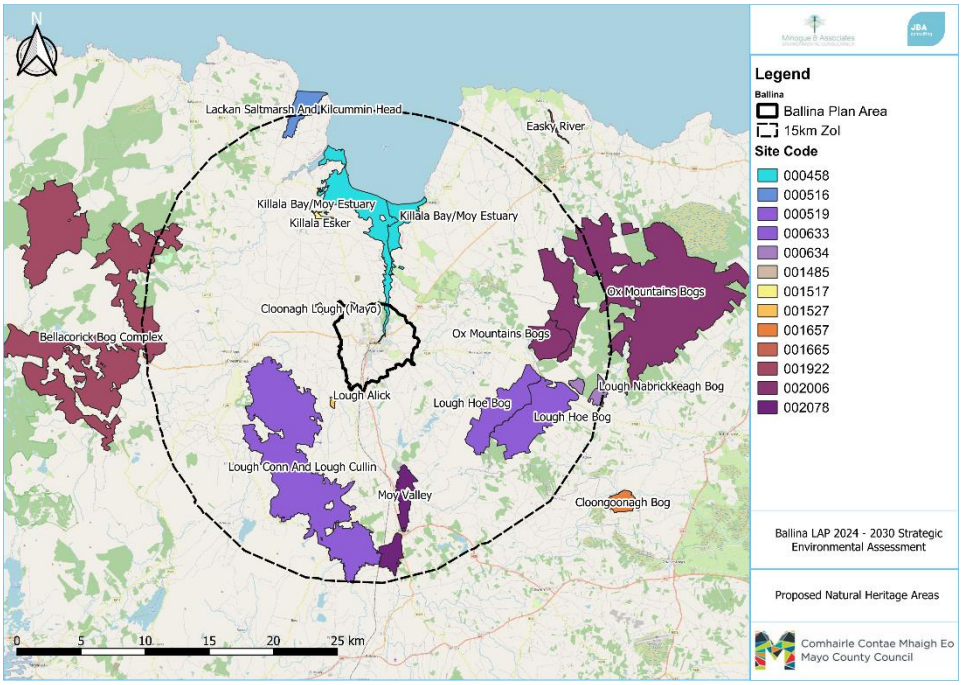


4.4.3 Natural Heritage Areas and proposed Natural Heritage Areas

Under the Wildlife Amendment Act (2000), Natural Heritage Areas (NHA) are designated to conserve and protect nationally important plant and animal species and their habitats. They are also important for the conservation of nationally important landforms, geological or geomorphological features. Article 10 of the Habitats Directive together with the Habitats Regulations 2011; place a high degree of importance on these sites as features that connect European sites. **Figure 4.7 and 4.8** presents these sites.

FIGURE 4-7 NATURAL HERITAGE AREAS IN THE PLAN AREA

FIGURE 4-8 PROPOSED NATURAL HERITAGE AREAS IN THE PLAN AREA



4.4.4 Land Cover Mapping: CORINE

The CORINE land cover mapping for Ballina for the year 2018 (most updated version) classifies land cover under different headings and indicates that the main land use is artificial surfaces consisting of both Continuous and Discontinuous Urban Fabric followed by Pastures and Mixed forests.

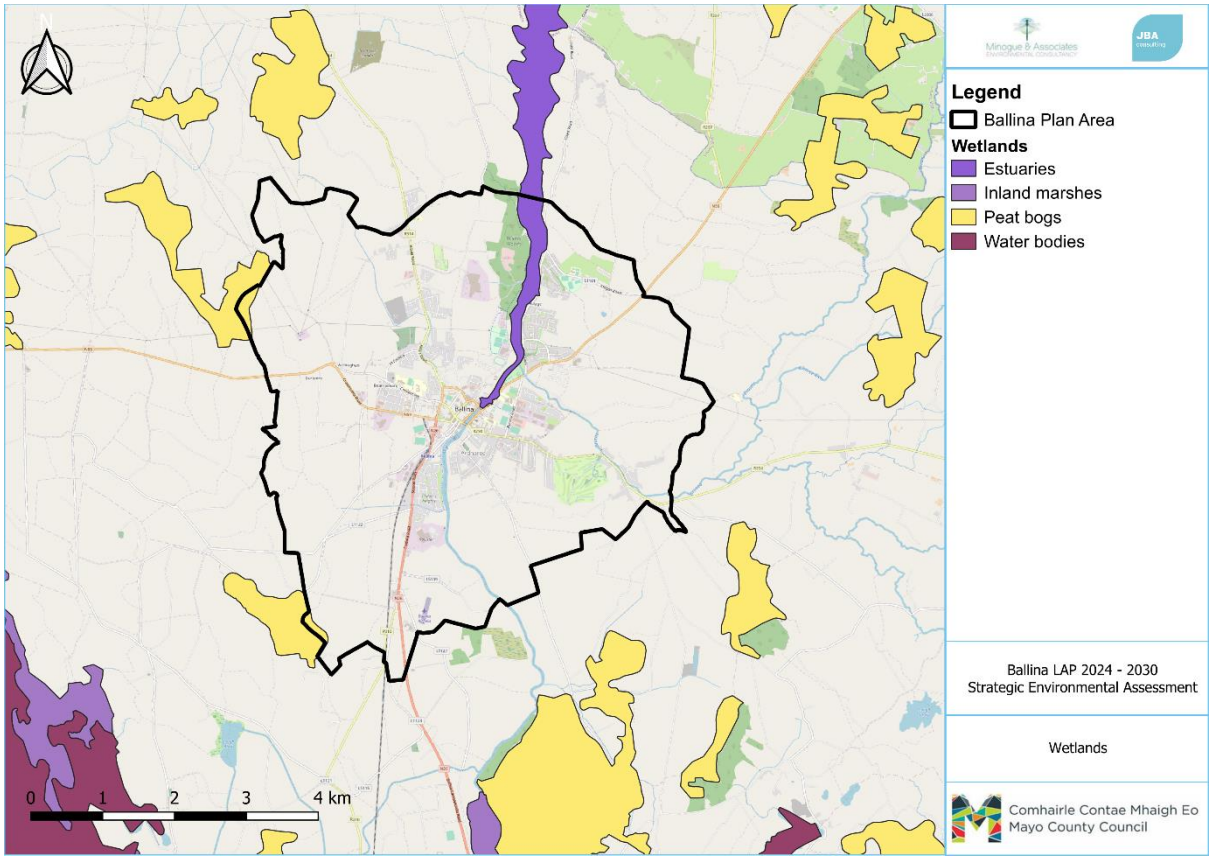
4.4.5 Ecological Networks

Article 10 of the Habitats Directive recognises the importance of ecological networks as corridors and stepping-stones for wildlife, including for migration, dispersal and genetic exchange of species of flora and fauna. Ballina has areas that are particularly important for biodiversity within the urban areas of including the Rivers Moy and Brosna, Belleek Woods, Belleek Cross Woodland, Leigue Cemetery, Ardnaree Woods, the Hollister Campus and the various parks, gardens and hedgerows within and surrounding the plan area and lands used for agriculture.

4.4.6 Wetlands

The value of wetlands includes their function in improving water quality, for floodwater storage whereby they can slow down the force of flood and storm waters as they travel downstream; habitat for wildlife; biodiversity support and provision of recreational and cultural heritage services. The role of wetlands is recognized as forming a vital element in addressing climate change effects by acting as carbon storage. Figure 4.9 presents a map of the wetlands present in the plan area, based on the Wetland Survey of Ireland database[6].

FIGURE 4-9 WETLANDS IN THE PLAN AREA



[6] www.wetlandsurveyireland.com Foss & Crushell. Accessed 8/9/2021

4.4.7 Invasive Species

Based on the review of biodiversity records available on biodiversityireland.ie indicated only one record of Three-cornered Garlic (Allium triquetrum) in 2018. Besides that, the plan area consists of there are few records of protected species including Common Frog (Rana temporaria), Smooth Newt (Lissotriton vulgaris), Eurasian Red Squirrel (Sciurus vulgaris), West European Hedgehog (Erinaceus europaeus), European Otter (Lutra lutra), Common Dolphin (Delphinus delphis), and Common Porpoise (Phocoena phocoena), etc..

4.4.8 Key issues - Biodiversity, Flora and Fauna

The key issues for consideration for biodiversity, flora and fauna in Ballina town are as follows:

- Natural heritage in Ballina and its immediate environs includes designated European sites, a wide range of natural features that make an essential contribution to the environmental quality, ecological biodiversity and investment potential of the town. Therefore, the protection and enhancement of non-designated aspects of biodiversity such as ecological corridors and linkages such as woodlands, hedgerows, and treelines is crucial.
- Habitat loss and fragmentation can occur as a result of development;
- Aquatic flora and fauna are vulnerable to all forms of pollution such as that which can occur as a result of agricultural run-off and industrial and municipal effluents. As identified under Section 3.18, several water bodies within and surrounding the area are “at risk” with regard to meeting legislative water quality objectives under the Water Framework Directive;
- Disturbance of wildlife, and particularly birds, occur as a result of inappropriately sited development and increased recreational pressure;
- Addressing impacts of climate change on habitats and species and increasing resilience at and adjacent to plan area via nature based solutions and landscape responses.
- The spread of invasive alien species is particularly important threat to local biodiversity as they compete for space and food.

The following recommendations were made in the pre-draft consultation process:

- Ballina should commit to a pollinator plan.
- The LAP should include specific policy/objective to implement the recommendations and actions as outlined within the Ballina Local Biodiversity Action Plan. With, that the specific objectives in the Biodiversity Plan should be reflected in the objectives of the LAP.
- MCC should consider leaving land untouched for rewilding initiatives.

4.5 Population and Human Health

4.5.1 Population

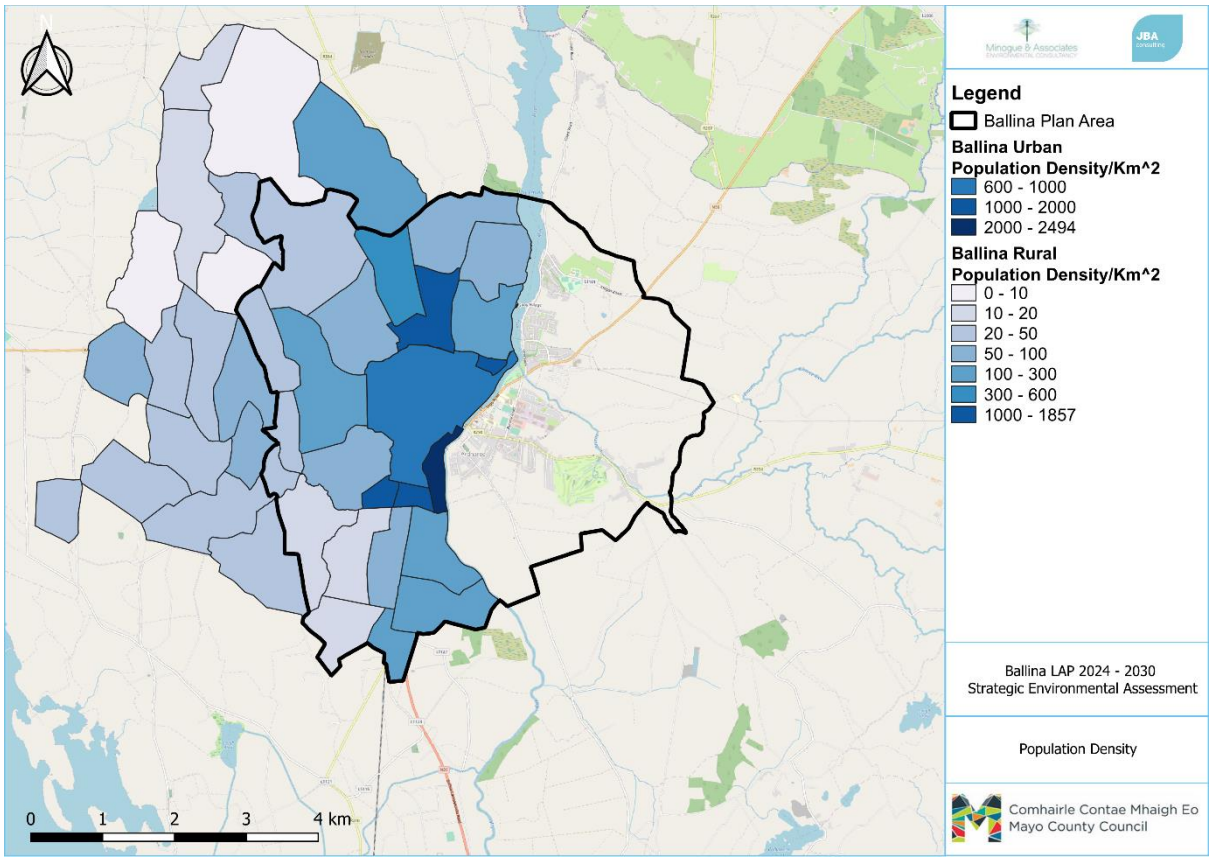
In the 2022 Census the total population of Ballina was identified as being of 10,556 persons. The Local Area Plan considers various development zoning and phasing options so as to comply with the Core Strategy as outlined within the Mayo County Development Plan (**Table 4.1**) and to ensure that suitable lands are brought forward for development during the plan period. **Figure 4.10** shows the population density of Ballina.

TABLE 4-1 CORE STRATEGY OUTLINED IN MCDP 2022-2028 FOR BALLINA

CSO Pop. 2016	Core Strategy 2021-2027 Pop. Allocation	Housing Units required	Density (per. Ha.)	Upto 30% of Residential Units into Built Up Footprint
10,171	12,150	773	30	232

The Regional Spatial and Economic Strategy 2020-2032 (RSES) for the Northern and Western Regional Assembly area recognises Ballina as a key town which has a strong focus on commerce and manufacturing with servicing and retail being the town's second principal function. One of the key future priorities for Ballina from the RSES 2020-2032, as recognised in the Core Strategy of the current Mayo CDP 2022-2028 includes: "*Regeneration within the town core particularly in the Market Square/Military Barracks area and regeneration of the riverside along the River Moy is crucial to facilitate an enterprise-led regeneration of the town centre*."

FIGURE 4-10 POPULATION DENSITY BALLINA



4.5.2 Human Health

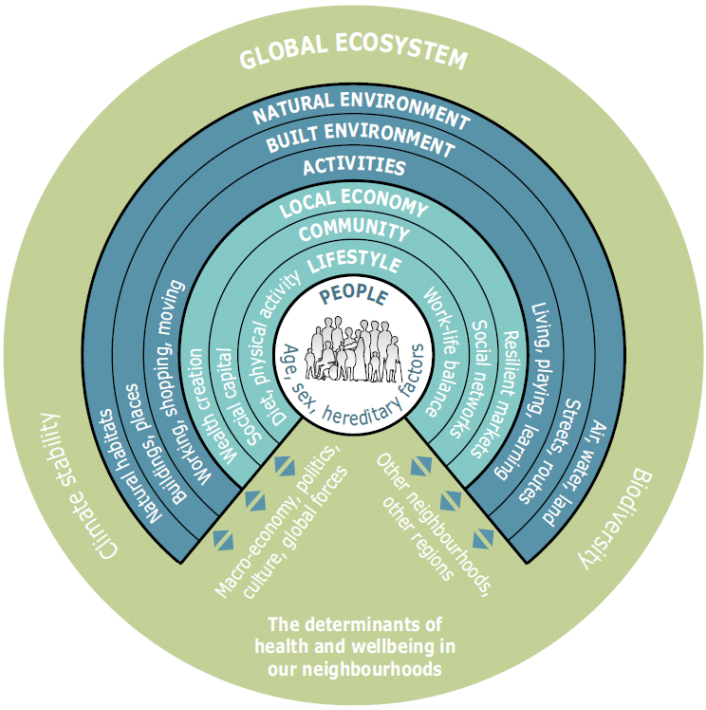
In terms of human health, where people live have a profound effect on their health. The Institute of Public Health states:

> '*Where people live affects their health. There are a number of elements of the living environment that influence health including the built environment, travel choices and the communities in which people live. The design, maintenance and location of buildings influence health. Similarly, public spaces and transport networks can facilitate health by providing opportunities for physical activity, social interaction and access to social goods'*.

Disadvantaged people are more likely to live in poor quality built environments and have limited access to transport and local amenities supporting healthy choices. This has further implications in regard to climate change and adaptation and mitigation to climate change including transport options, green infrastructure, energy provision and efficiencies and air quality emissions.

Poor air quality is a major health risk, causing lung diseases, cardiovascular diseases, and cancer. Health implications of poor air quality from transport impacts the lungs, liver & spleen[7]Children, the elderly and citizens suffering from asthma and respiratory conditions are most affected. As well as negative effects on health, air pollution has considerable economic impacts; cutting short lives, increasing medical costs, and reducing productivity through lost working days. Other environmental resources interact with human health and include material assets (wastewater and water services, energy, transport) , and water quality as well as access to green and blue space. **Figure 4.11** below identifies key factors that contribute to human health.

FIGURE 4-11 THE DETERMINANTS OF HEALTH AND WELL-BEING IN OUR NEIGHBOURHOODS[8]



Air Quality is summarized in Section 4.7.1, noise is summarized below:

The Environmental Noise Directive (END) (2002/49/EC) requires that each member state take action, with a view to preventing and reducing environmental noise where necessary, particularly where exposure levels can induce harmful effects on human health and to preserving environmental acoustic quality where it is good.

The assessment of impacts on human health cross references sections of the SEA as relevant along with considering aspects such as the Industrial Emissions Directive, Seveso and Flood Risk Assessments.

4.5.3 Key Issues- Population and Human Health

The following key issues have been highlighted for population and human health for Ballina

- There is a requirement for the provision of suitable and sufficient public toilets in the town.
- There is a requirement to develop safe and comprehensive cycle routes around and in the town.
- There is a need for a traffic management system for the town that flows through the town and makes services more accessible.

[7] Life Emerald 2023.

[8] SOURCE: HUMAN ECOLOGY MODEL OF A SETTLEMENT, BARTON AND GRANT, 2006

- The river should be made more of a feature- a boardwalk and activities such as boat trips/river cruises. A ferry from one side to the other was also suggested as a development opportunity, from the Quay to Belleek Woods.
- Adequately zoned and serviced land
- Town centre viability and regeneration
- Modal shift and permability
- EPA (2023) research identified that people in Ireland feel that 'others' - such as future generations or people far away - are more threatened by climate change than themselves in the here and now. This means that many people underestimate the immediate risks and already-occurring effects of climate change here in Ireland. The youngest adults (18-24 years) consistently exhibit significantly higher levels of concern, with young women most concerned about climate change. People in Ireland support climate change policies. Where opposition to climate policies arise, it appears to be driven by practical concerns, rather than by scepticism or suspicion of the science of climate change. 85% of respondents in County Mayo were worried about climate change.

4.6 Soil and Geology

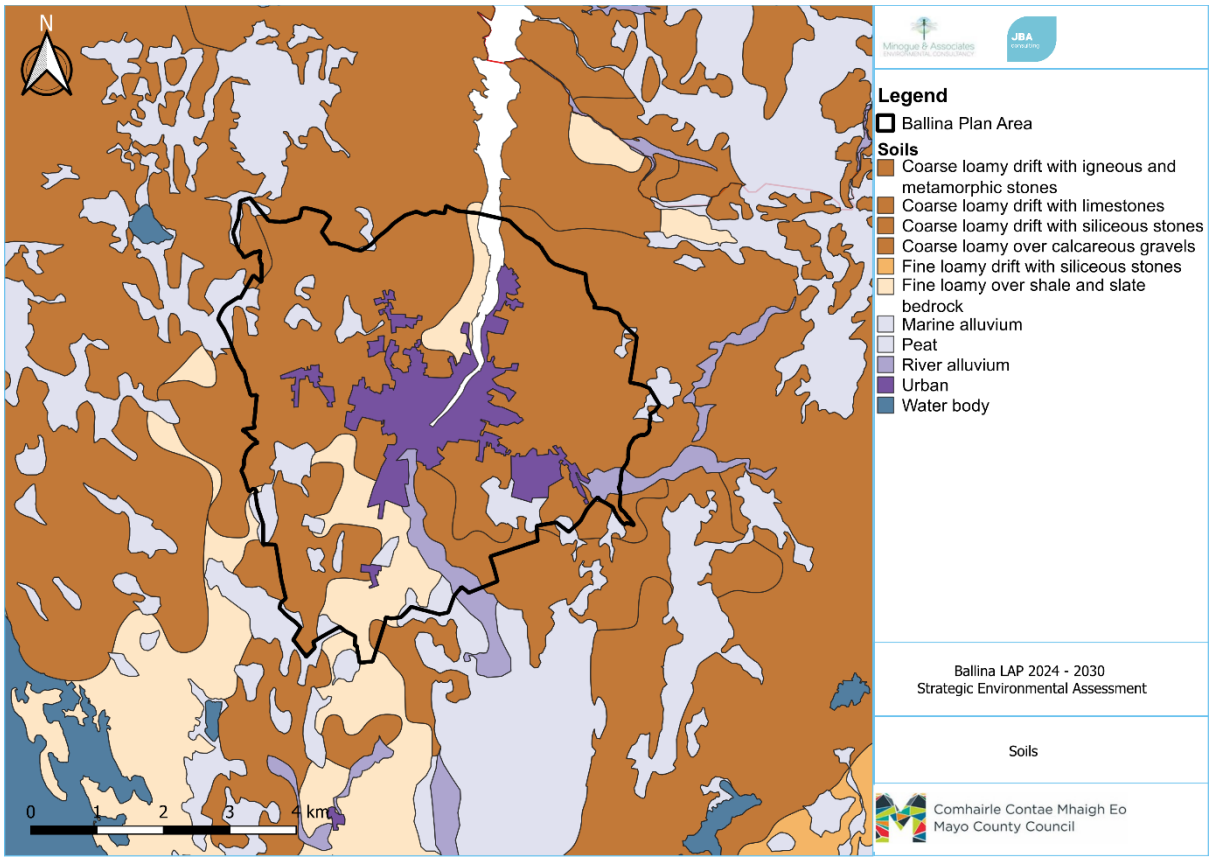
4.6.1 Soils

The majority of soils and sub-soils in the city are classified as 'Urban' and 'Made' respectively under the SIS National Soils, these are soils which have been disturbed, transported or manipulated by activity in the urban environment. The underlying bedrock aquifer is designated as 'Regionally Important Aquifer – Karstified'. Figure 4.12 shows the distribution of soil types across the plan area.

The soils and habitats of Ballina have been influenced by the area's underlying geology. The majority of the plan area is underlain by grey limestone and thin shale. Other parts are composed with dark fine-grained limestone and shale. There are a number of geological sites within or around the immediate environs of Ballina namely the Moy River and Killala Area.

The proposed EU Directive 2004/35/EC Directive offers protection to soil and indicates that this may be achieved through the rehabilitation of brown field sites, thus, reducing the pressure on development of green field site. It also states that soil should be used in a sustainable manner in order to ensure that it is available for future generations to come.

FIGURE 4-12 SOIL MAP FOR PLAN AREA



4.6.2 Geological Heritage

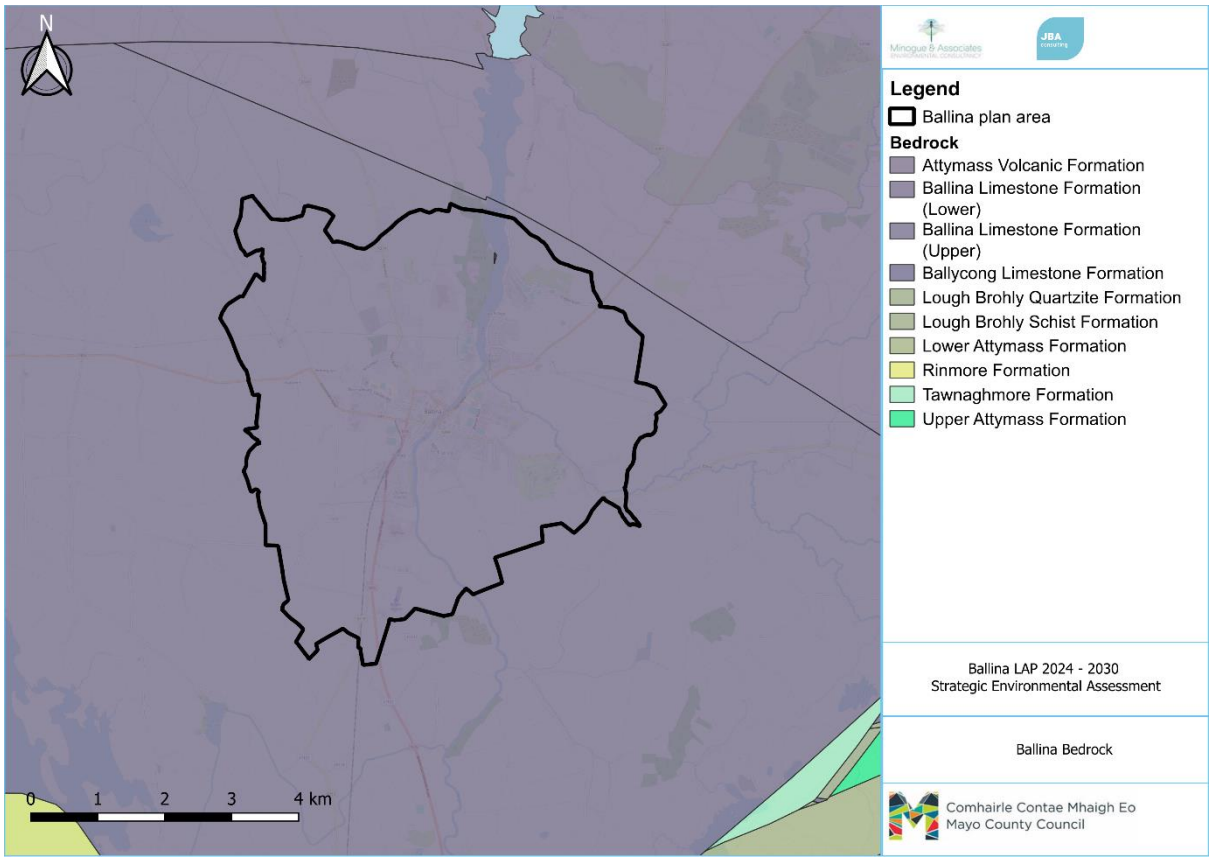
The Geological heritage audit[9] for Mayo County by Geological Survey Ireland was revised in 2019, and includes 2 County Geological Sites (CGSs) in the plan area as follows:

- River Moy - A 100km long river flowing into the Moy River Estuary at Ballina.
- Killala Area - An extensive area of ridges on the west side of the Moy Estuary at Killala.

Figure 4.13 present the bedrock maps for the plan area and environs respectively.

[9] Geological Survey Ireland Spatial Resources (arcgis.com)

FIGURE 4-13 BEDROCK GEOLOGY OF PLAN AREA



4.6.3 Geohazards

Geohazards can cause widespread damage to landscapes, wildlife, human property and human life. In Ireland, landslides, flooding and coastal erosion are the most prevalent of these hazards. A large portion of the plan area is made ground (urban areas) and other parts are considered to have low and low(inferred) landslide susceptibility[10].

4.6.4 Geothermal Energy

Geothermal energy harnesses the heat beneath the surface of the Earth for heating applications and electricity generation, and has proven to be secure, environmentally sustainable and cost effective over long time periods. Geothermal applications can range in depth from a few metres below the surface to several kilometres. Ireland has widespread shallow geothermal resources for small and medium-scale heating applications. Majority of the plan area is suitable for domestic, both small and large commercial and industrial heating with the surrounding area being probably suitable and requires site assessment to prove otherwise[11].

4.6.5 Key Issues- Soil and Geology

The key issues for consideration pertaining to soil and geology are as follows:

- Much of the plan area comprises an urban environment.
- Greenfield site pressures and demands: Greenfield development involves the building upon and thereby sealing off of soil, thus representing an environmental problem;

[10] https://dcenr.maps.arcgis.com/apps/webappviewer/index.html?id=b68cf1e4a9044a5981f950e9b9c5625c
[11] https://dcenr.maps.arcgis.com/apps/webappviewer/index.html?id=9ee46bee08de41278b90a991d60c0b9e

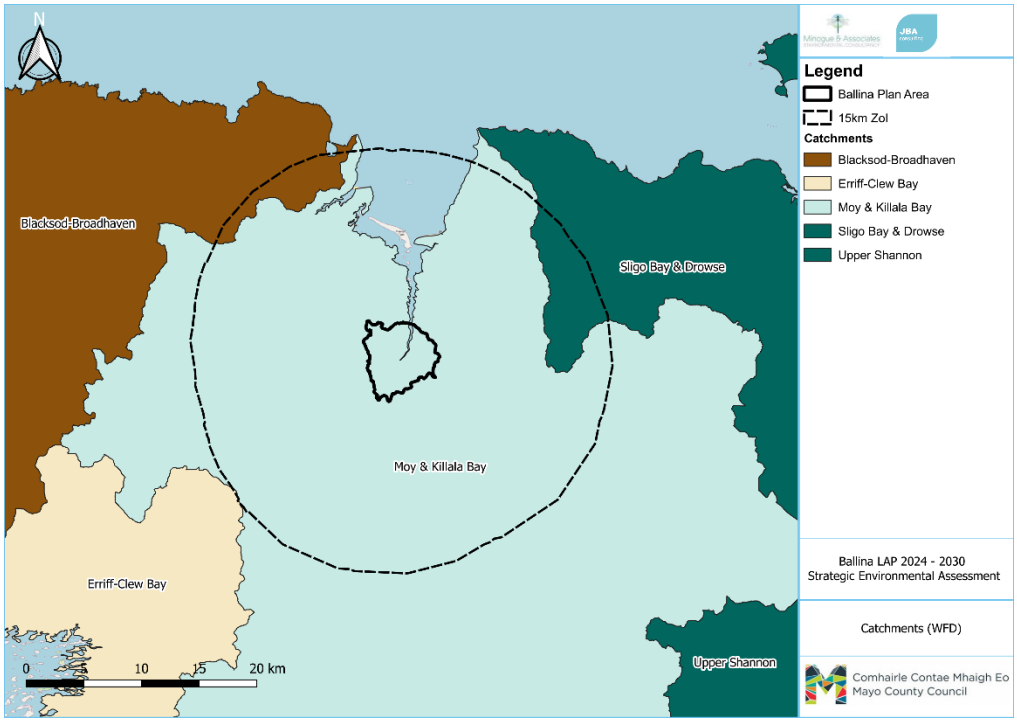
- Soil has the potential to be polluted and contaminated as a result of pollution from development which is not serviced by appropriate wastewater infrastructure and from agricultural sources;
- Soil erosion due mainly to surface erosion resulting from construction works and agricultural/forestry operations has potential to impact on water quality. In addition to water quality, these can impact on infrastructure and can have health and safety implications.. Maintaining and enhancing soil function and its carbon storage role where possible
- Retention of areas of greenfield in terms of open space, green infrastructure and biodiversity considerations
- Retention and creation of areas of greenfield in terms of open space, green infrastructure, permeability and biodiversity considerations.
- Sustainable management and use of soil and geology on site during construction processes.
- Reuse of existing buildings and brownfield land development.

4.7 Water Resources and Flooding

4.7.1 Water Framework Directive (WFD)

Ireland is required to produce a river basin management plan under the Water Framework Directive and the current plan is from 2018-2021. The upcoming RBMP 2022-2028 sets out the actions that Ireland will take to improve water quality and achieve 'good' ecological status in water bodies (rivers, lakes, estuaries and coastal waters) by 2027. The main catchment in the plan area is the Moy and Killala Bay Catchment (Code: 34) shown in **Figure 4.13**. This catchment covers an area of 2,345km². The lowland parts of the catchment are underlain by various types of limestones while the upland areas from the Ox Mountains and Croaghmoyle are underlain by a band of igneous and metamorphic rocks. Much of the lowland area south of Lough Conn exhibits a drumlin topography. The plan area is further divided into five sub-catchments which include Moy_SC_090, Moy_SC_100, Abbeytown_SC_010, Leaffony_SC_010 and Glenree_SC_010.

FIGURE 4-13 WFD CATCHMENT(S) IN BALLINA PLAN AREA

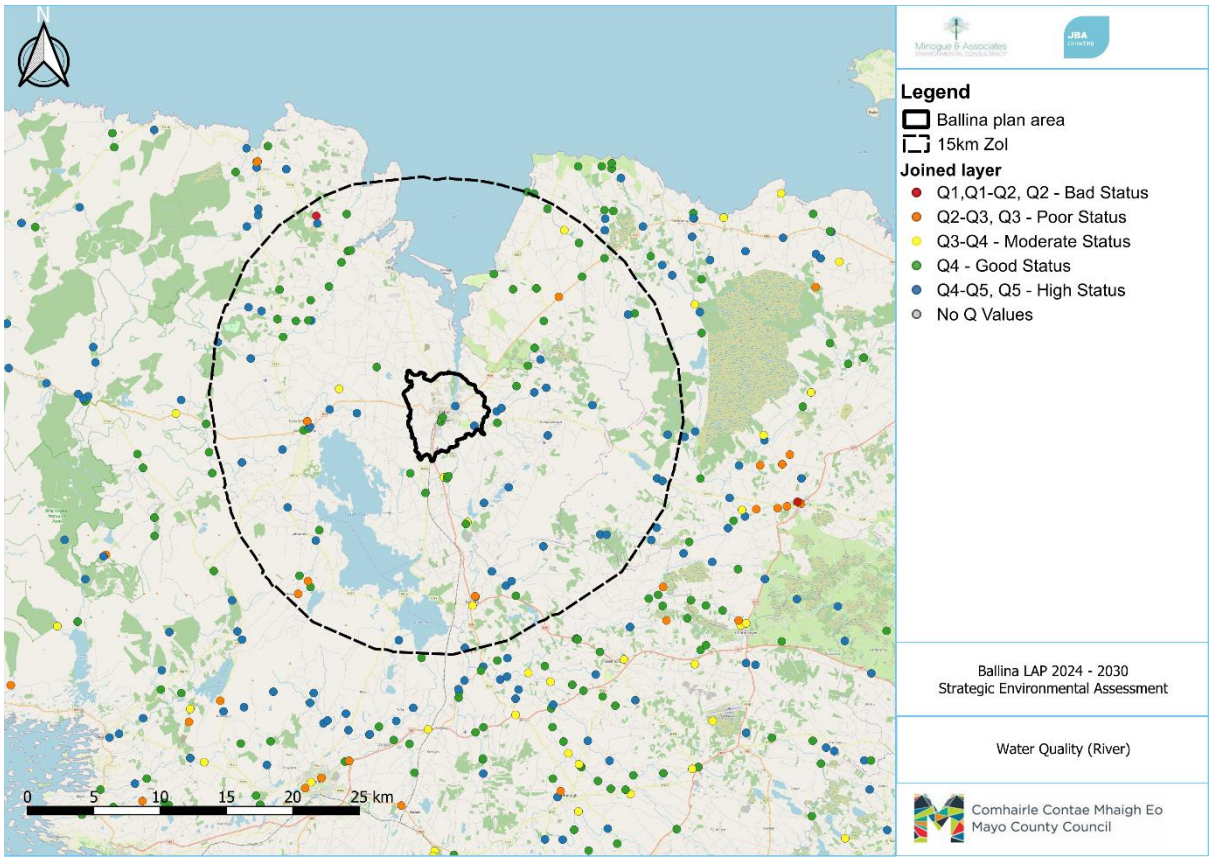


4.7.2 Surface Water Bodies

The Moy River and River Brosna which form the part of Moy River SAC and transverse the plan area and flow into the Killala Bay/Moy Estuary SAC. According to the WFD cycle 2 catchment assessment, River Moy (Moy_120) is Not At Risk with moderate ecological status. It has not met the WFD recommended chemical water status. The Glenree River (Glenree_030) is considered to have good ecological status and is Not At Risk. The main groundwater water-body in the plan area is - Ballina (IE_WE_G_0035). According to the Water Framework Directive the ground water-body is Not at Risk with a good ecological status at present.

The Q-values of surface water bodies within the plan area are mapped on **Figure 4.14** as shown below.

FIGURE 4-14 Q VALUES OF SURFACE WATER BODIES IN BALLINA

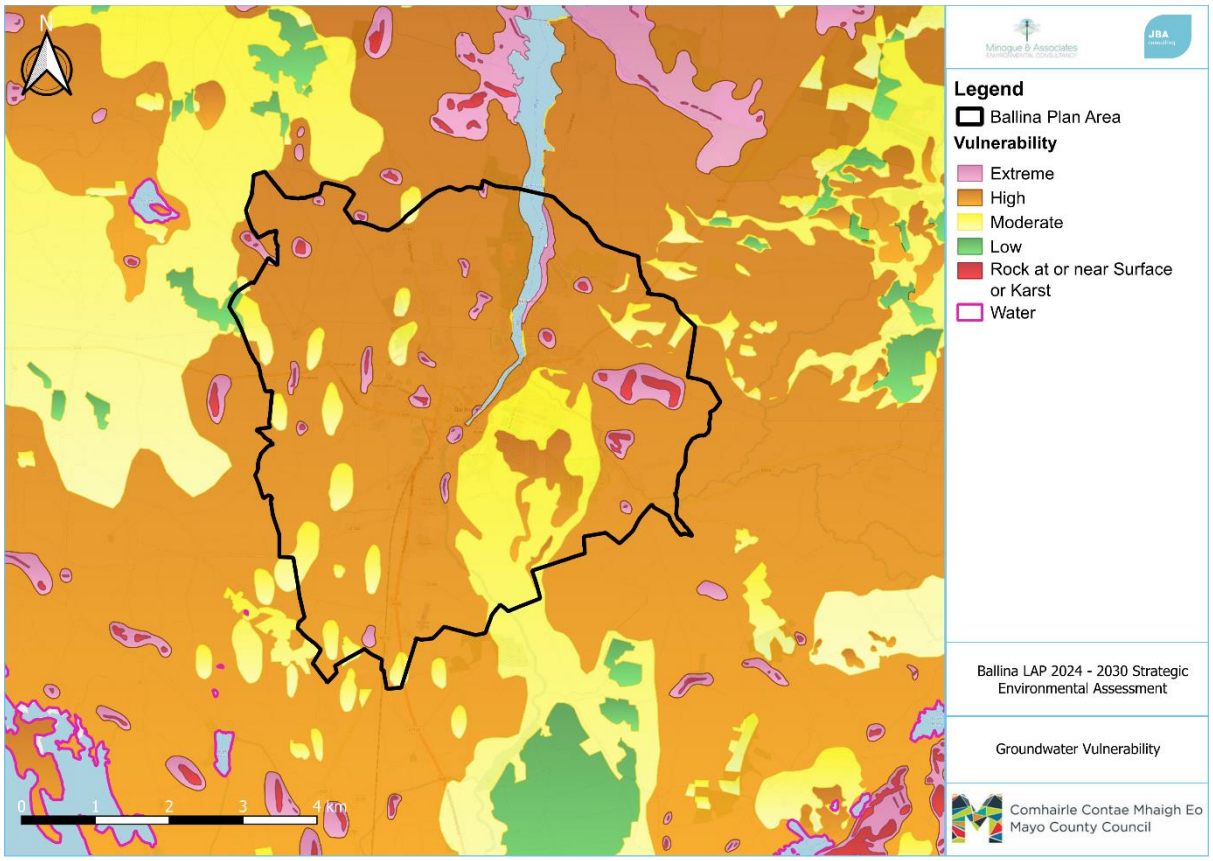


4.7.3 Groundwater

The quality of groundwater in the plan area is classified as good following a reliable assessment in accordance with Annex V of the WFD. In addition to this Directive and associated transposed regulations to protect and restore, wherever necessary, groundwater, additional legal instruments are also in existence which strengthen and support the WFD ultimate goal with respect to groundwater.

The Geological Survey of Ireland (GSI) rates aquifers according to their vulnerability to pollution. Aquifer vulnerability refers to the ease with which pollutants of various kinds can enter underground water. **Figure 4.15** highlights areas of extreme to high vulnerability. The diverse geology of the plan area, results in considerable parts of the plan area being classified as high or extreme vulnerability.

FIGURE 4-15GROUNDWATER VULNERABILITY IN PLAN AREA



4.7.4 Strategic Flood Risk Assessment

The Planning System and Flood Risk Management Guidelines (DoEHLG 2009) provide a methodology to incorporate flood risk identification and management into land use strategies. It also requires the alignment and integration of flood risk into the SEA process. Potential flood issues in the plan area are an important consideration in the preparation of the LAP 2024-2030. Therefore, the plan has been guided by the information on flood risk currently available and has been informed by the currently up to date flood risk information including Catchment Flood Risk Assessment and Management (CFRAM) studies. The Strategic Flood Risk Assessment highlights flood zones (**Figure 4.16)**.

Ballina lies at the mouth of the River Moy where it enters Killala Bay. There is a predominant risk of coastal flooding but the influence of fluvial flooding from the River Moy is a relevant consideration also. There are a number of tributaries which join the River Moy within the development limits of the town. Each of the tributaries presents a small fluvial risk in their own right but they are dominated by levels on the Moy over their lower reaches.

In February 2020, Mayo County Council in partnership with the OPW appointed RPS Consulting Engineers Ltd to further assess the CFRAM Study identify options and prepare a detailed scheme for Ballina which is economically viable, socially acceptable and environmentally sustainable. The entire scheme will be implemented in five different stages. The entire scheme will be implemented in five different stages. Stage I is currently ongoing which has commenced in March 2020 with stage II expected to begin in 2024. Currently the preferred scheme is being further developed to a level that is sufficiently detailed to allow the completion of the EIAR and planning application. At this stage the

details are therefore not finalised, but objectives should be put in place to safeguard likely infrastructure.

4.7.4.1 Nature Based solutions

Measures can be taken that aim to retain water on the landscape during periods of high rainfall and flood by mimicking the functioning of a natural landscape, thereby reducing the magnitude of flood events and providing complementary ecosystem services. In general, nature-based measures aim to:

- Reduce the rate of runoff during periods of high rainfall;
- Provide flood storage in upper catchment areas; and
- Use natural materials and "soft" engineering techniques to manage flooding in place of "hard" engineering in river corridors.

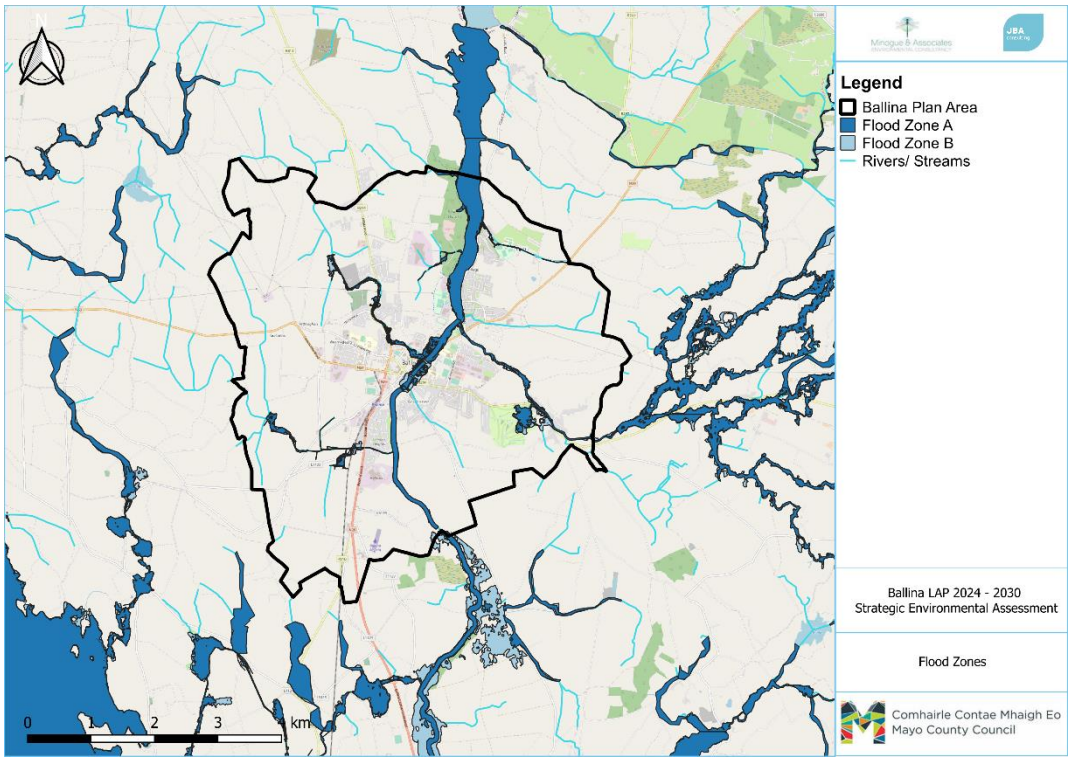
Nature-based measures to control flooding typically focus on the use of porous surfaces in developments (Sustainable Urban Drainage Systems or SUDS), planting of native vegetation communities/assemblages that are tolerant of both wet and dry conditions and reversing the impacts of over-engineered river corridors (river restoration) to reduce the peak of flood events by mimicking the function of a natural catchment landscape. In addition to providing flood relief benefits, nature-based solutions can provide an array of ecosystem services including silt and pollution control for runoff entering the river system, improved riparian and in-river habitats, localised temperature reduction during periods of extreme heat, reduced maintenance requirements in engineered systems, groundwater recharge, and carbon sequestration.

These measures can be implemented across an array of scales, for instance across a catchment as part of a wider flood relief scheme, or on a site-specific basis as part of a landscaping or green infrastructure plan. Nature-based solutions can provide flood mitigation benefits and ecosystem services across all scales if given adequate planning, and should be considered during the site layout and design stages of a development. The Nature-based Solutions to the Management of Rainwater and Surface Water Runoff in Urban Areas – Best Practice Interim Guidance Document (2022) provides guidance in making appropriate planning and design decisions to incorporate nature based solutions and climate change adaptation to urban spatial planning.

The drainage design shall ensure no increase in flood risk to the site, or the downstream catchment. Reference should be made to the MCDP and LAP for further policy and objectives. Considerable detail on the process and design of SuDS is also provided in C753[12], the Dublin SuDS Manual and the Greater Dublin Strategic Drainage Study.

[12] C753, The SUDS Manual, CIRIA (2015)

FIGURE 4-16 STRATEGIC FLOOD RISK ASSESSMENT



4.7.5 Key Issues- Water Resources and Flooding

The above descriptions identify a number of sensitivities with regard to the status of water bodies within the Ballina plan area. The following key issues are identified with regards to water resources and flooding:

- Climate change and reduce our carbon footprint to help achieve the national target of zero emissions by 2050 and a target of 7% per annum between 2021 and 2030.
- Flood risk management and appropriate measures.
- Nature based solutions, green and blue network to support water management, flood risk and provide co benefits to other environmental receptors.
- Control/avoid introduction of alien and invasive species.

The following recommendations were made in the pre-draft consultation process:

- Address the impacts of climate change by adapting Irish Water assets to be resilient to climate change and mitigate climate change impacts by reducing carbon footprint.
- The inclusion of policies/objectives on the use of Sustainable Urban Drainage Systems and Green/Blue Infrastructure in new developments and retrofitted into existing developed areas.
- The inclusion of built heritage as a part of climate change mitigation and implement climate change risk assessments for the historic structures and sites in the local authority's functional area.
- Specific targets with regards to reducing GHG emissions, transport emissions and reducing energy demands in civic buildings of Ballina.
- Key indicators for monitoring of progress of climate action must be outlined to ensure progress is achieved.
- Identification of infrastructure in Ballina which is vulnerable to climate change and implementation of proactive adaptation measures to ensure lone term resilience.

- Awareness in general public should be raised and climate action initiatives should be introduced.
- A water usage audit of public buildings should be carried and water conservation measures implemented.

4.8 Air Quality and Climatic Factors

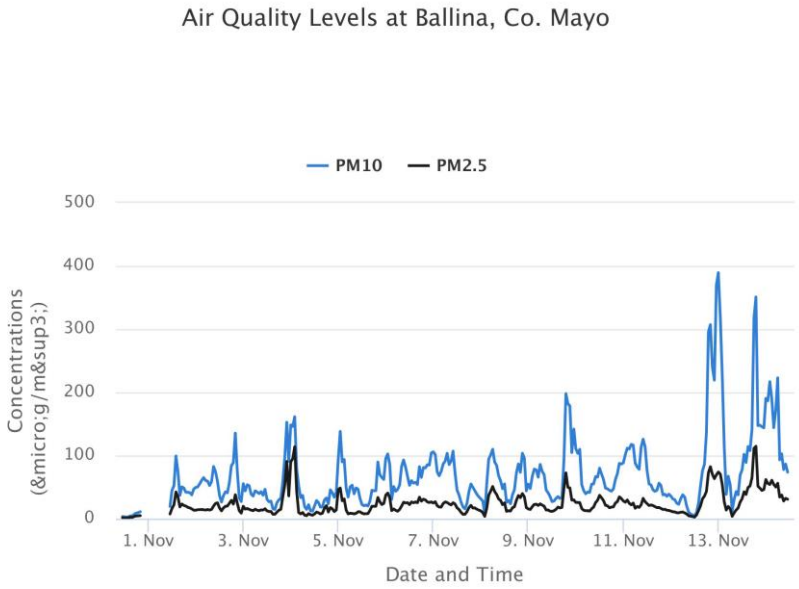
4.8.1 Air Quality

The quality of air is a crucial factor in determining the health of an ecosystem. Polluted air impacts the natural environment, affecting the quality of fresh water, soil, and ecosystems, as well as damage to the built environment. The EPA has developed four zones to represent all of the potential 'types' of air quality background that are likely to exist in Ireland. These four zones are stated in the Air Quality Regulations (2002) and are as follows (**Table 4.1**):

TABLE 4-1 AIR QUALITY ZONES FOR IRELAND

Zone A:	Dublin Conurbation
Zone B:	Cork Conurbation
Zone C:	Other Cities and Large Towns comprising Galway, Limerick, Waterford, Clonmel, Kilkenny, Sligo, Drogheda, Wexford, Athlone, Ennis, Bray, Naas, Carlow, Tralee and Dundalk (usually towns with populations greater than 15,000 people)
Zone D:	Rural Ireland, i.e. the remainder of the State excluding Zones A, B and C

Ballina falls into Zone D. The Ballina monitoring station measure PM10 and PM 2.5 (particulate matter) and the graph below shows the most recent data for a 14 day period upto 14th November 2023. Local air quality issues arising in relation to the burning of solid fuel for domestic heating and traffic.



4.8.2 Climate Change

Ireland must invest in structural and behavioural change to enable the transition to a climate neutral, climate-resilient country. These changes include the rapid decarbonisation of energy and transport and the adoption of sustainable food production, management and consumption systems. In December 2022, the government published Climate Action Plan 2023 (CAP23). It is the first updated plan since the introduction of the Climate Action and Low Carbon Development (Amendment) Act

2021. CAP23 aims to keep Ireland's emissions within its mandatory carbon budget and achieve the legally binding target of reducing emissions by 51% (from a 2018 baseline) by 2030.

Sectoral emissions ceilings refer to the total amount of greenhouse gas emissions that each sector of the economy is allowed to produce during a specific time period. In Ireland the sectoral emissions ceilings set out the maximum emissions that are permitted from each sector to ensure that Ireland remains within its carbon budgets. These sectors are:

- Electricity
- Transport
- Built Environment (Residential, Commercial & Public Sector)
- Industry & Other
- Agriculture
- Land Use, Land Use Change and Forestry (LULUCF)

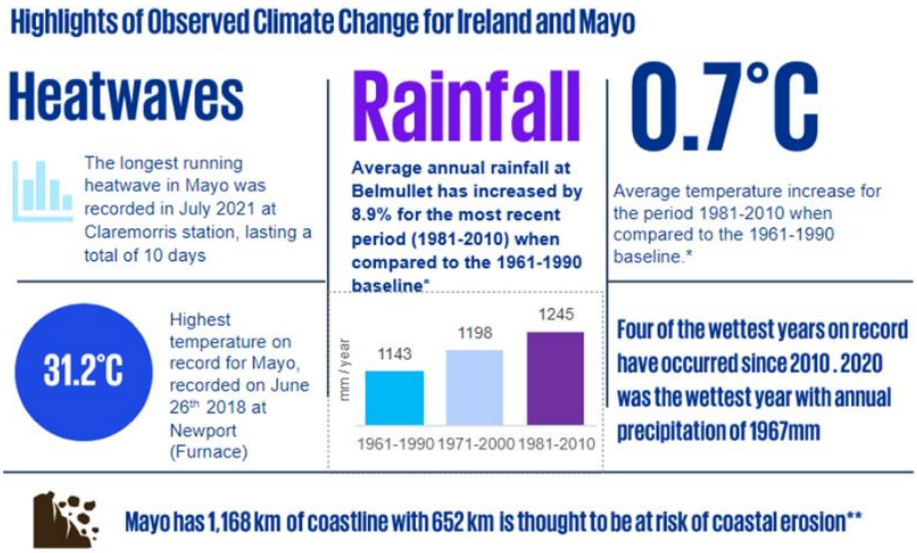
Table 4.2 provides a summary of Co. Mayo emissions in comparison to National emissions. GHG emissions for County Mayo in 2019 totalled 2,631 ktCO2e, 4% of the national total. As Mayo is a predominately rural county emissions from agriculture and land use, land use change and forestry (LULUCF) form a higher % of our county emissions than the national average while industrial, commercial and transport are lower than the national average. This is to be expected as Mayo covers 8% of the size of the Republic of Ireland, but just 4% of the population resides in the county. Mayo County Council's own emissions account for 7 ktCO2e, less than 1% of the county's emissions.

TABLE 4-2 COUNTY MAYO EMISSIONS, NATIONAL EMISSIONS AND AS % OF NATIONAL EMISSIONS

Emissions Category	County Mayo Emissions (ktCO2e)	National Emissions[1] (ktCO2e)	*Mayo Emissions as % of National Emissions*
Residential	357 (14%)	9,552 (15%)	*4%*
Commercial services	89 (3%)	4,618 (7%)	*2%*
Manufacturing	261 (10%)	6,737 (10%)	*4%*
Industrial processes	24 (1%)	2,267 (3%)	*1%*
Transport	220 (8%)	12,196 (19%)	*2%*
Waste	27 (1%)	991 (2%)	*3%*
Agriculture	1,132 (43%)	22,134 (33%)	*5%*
LULUCF	521 (20%)	6,657 (10%)	*8%*
Total	2,631 (100%)	65,152 (100%)	*4%*

Figure 4.17 presents the extreme climate events in County Mayo, from the draft Climate Action Plan 2024 -2029.

Figure 4-17 EXTREME CLIMATE EVENTS IN CO MAYO



4.8.3 Key Issues- Air and Climatic Factors

The following issues for air and climate have been considered in relation to Ballina:

- The LAP should identify pollution hotspots in the locality and aim to reduce pollution through local actions.
- The plan should align with national climate action commitments as well as relevant sectoral, regional and local adaptation/mitigation plans.
- The LAP should take into account the relevant aspects and key actions of the EPA document 'Ireland's Environmental – An Assessment 2020' and the UN Sustainable Goals when preparing the LAP as this will ensure alignment with Ireland's environmental protection ambitions.
- Ballina should aim to become a carbon neutral town and the new plan should set specific targets on reducing greenhouse gases through a range of measure such as reducing energy demands in civic buildings, promoting Ballina as a sustainable energy community through increased usage of renewable energy, encourage energy audits for local industry, implement suds and avoid development in flood areas.
- The use of green infrastructure should be considered by MCC as mitigation for air pollution issues.

4.9 Material Assets

Material assets are defined as the critical infrastructure essential for the functioning of society. This section presents the baseline as it relates to transport, waste management, water services infrastructure and energy.

4.9.1 Water and Wastewater

In co-operation with Uisce Éireann, the Council will contribute towards compliance with the European Union (Drinking Water) Regulations Drinking Water Regulations 2014 (as amended) and seek to undertake any remedial action as required. Ballina's drinking water is supplied by the Ballina Water Resource Zone. It is envisaged that there is adequate capacity to cater for the projected population increase of 1,979 over the Plan period 2021-2027.However, an upgrade to provide additional capacity is likely to be required beyond the lifetime of the Plan.

Ballina benefits from a public wastewater treatment system located in the north of the settlement catering for a population equivalent to 10,171. The facility is well within design capacity of 25,000 pe. 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. See **Table 4.**3 below:

TABLE 4-3 EXISTING CAPACITY OF BALLINA WWTP[13]

Capacity - today (PE)	Load - in 2021~~1~~3 (PE)	Headroom (PE)
25,000	~~15,888~~ 14,731	~~9,112~~ 10,269

4.9.2 Waste Management

Mayo is located within the Connacht-Ulster Waste Management Region, governed by the Waste Management Plan 2015-2021 (or superseding plan). Mayo County Council is the regional lead authority, acting on behalf of the other authorities with responsibility for the successful implementation of the plan. The plan incorporates policies and objectives for waste management within the region. Refuse collection in Ballina is currently carried out by a number of private contractors and Mayo County Council operate recycling facilities for glass and cans at several locations throughout the town. The Council will continue to encourage and facilitate recycling at appropriate locations while also seeking to minimise waste through its environmental education programme and the Green-Schools programme. The nearest civic amenity centre is located at Rathroeen, which is located between Ballina and Killala, and provides recycling facilities for a comprehensive range of waste materials.

The Climate Action Plan includes specific targets combatting waste including reductions in household waste, landfill reliance, plastics and food waste. It also sets out ambitious recycling targets for municipal, plastic and packaging waste.

The Circular economy relates to a transition from carbon heavy, linear resource use. Circular economy systems:

- keep the added value in products for as long as possible and aim to eliminate waste.
- keep resources within the economy when a product has reached the end of its life, so that they can be productively used again and again and hence create further value.

A recent OECD study found that Ireland has a circular material use rate of 1.8 per cent, relative to an EU average of 12.8%. Systemic change is needed across all economic sectors to shift the focus to designing out and reducing waste and promoting reuse and recycling.

4.9.3 Energy Infrastructure and Communications

A secure and resilient supply of energy is critical to the functioning of Ballina. With increases in population and economic growth, the demand for energy intensifies. The main energy networks serving Ballina are electricity and gas. The Council is also cognisant of national policy, which seeks to promote renewable energy use and generation at appropriate locations within the built and natural

[13] Updated following Uisce Eireann submission

environment, to meet national objectives towards achieving a carbon neutral and climate resilient economy by 2050.

4.9.4 Transportation

The new plan intends to builds on existing policy to integrate land use with transportation and community services, promoting the reduction of travel distances and the use of public transport, walking and cycling.

The Ballina Local Transport Plan (LPT) will run concurrently with the LAP and is aimed at providing a functional and active travel network from the town centre outwards. It has been prepared in collaboration with the National Transport Authority. The Local Transport presents an evidence-based assessment of the town, which takes into consideration the location, land-use and transport infrastructure and provides a suite of recommendations for various modes of travel to serve forecasted travel demand based on population and employment growth targets for Ballina.

A key aim of the Ballina LTP is to improve the integration between Land Use and Transport Planning. It provides an appraisal of the current transport environment bringing sustainable transport considerations to the forefront. In particular, the LTP provides alternatives to car-base travel, including the promotion of active travel and alternative technologies, as well as a strategy for the delivery of sustainable transport. It provides a suite of necessary supporting infrastructure/measures and services, in line with land uses, through a range of design solutions and specific measures aimed at enhancing the physical public realm and transport network.

A primary aim of the Ballina LAP is to promote a compact development, through regeneration of brownfield/infill sites in the town centre and by densification and consolidation of established neighbourhoods within the plan area. This will have the effect of reducing or avoiding the need for longer distance trips and tie in with active travel alternatives to private car use. The Ballina LTP examines existing and proposed transport infrastructure and services across all modes of transport including public transport, active modes (walking and cycling), the general vehicular network, as well as other complimentary measures. It provides recommendations for the necessary interventions and measures required to effectively facilitate the anticipated increase demand arising from growth. The approach taken to achieve a more sustainable transport sector is based on the Avoid-Shift-Improve principle as set out in National Sustainable Mobility Policy

4.9.5 Mineral Resources

An active quarry, Mullafarry Quarry is located at Killala Rock, Mullafarry, Killala. The plan area consists of one mineral locality of clay and brick. One mineral locality consisting of sand and gravel is located close to the plan area in the east in the townland of Behybeg.

4.9.6 Issues- Material Assets

The following key issues are identified in terms of materials assets:

- All developments should be subject to robust site / route selection and appropriate environmental assessment.
- Infrastructure design of road upgrades should include the provision of bus/cycle lanes to encourage active and sustainable transport modes.
- MCC should investigate how much traffic congestion is due to local traffic undertaking journeys of under 2k.
- Pedestrian and cycling facilities should be provided along busy routes to promote a modal shift away from the car to walking or cycling. Other suggestions include improving public

transport infrastructure, park and ride facilities, specify maximum standards for parking, new developments produce travel plans, encourage school travel plans, provide shower facilities at public buildings in the town.

- MCC should invest in some small-scale initiatives to improve customer experience with regards to public transport in Ballina.
- MCC should implement waste prevention measures with local and community groups and provide easily accessible public bins and implement an education campaign to highlight food waste management options.
- To ensure plan is consistent with the need for proper planning and sustainable development, adequate critical infrastructure should be in place to serve and future development during the lifetime of the plan.
- Development in the vicinity of Irish Water assets should be in accordance with Irish Water Standard Details and Codes of Practise, and Diversion Agreements will be required where an Irish Water asset is diverted or altered.
- To maximise the use of existing water services, there should be sequential development in areas with existing water services infrastructure and spare capacity.

4.10 Landscape

Regeneration within the town core particularly in the Market Square/Military Barracks area and regeneration of the riverside along the River Moy is crucial to facilitate an enterprise-led regeneration of the town centre. However, as with any developments there is the potential for negative impacts such as habitat loss from expanding capacity of commercial estates. As the surrounding landscape is rich in peatbogs and Annex I heathlands, degradation or loss of these sensitive habitats would be significantly detrimental to biodiversity in the area.

High-quality open spaces and amenity areas are essential for a good quality of life and are key components of sustainable communities. Green infrastructure includes nature conservation areas, parks, open space, rivers, floodplains, wetlands, woodlands, farmland and town greenways which support and improve environmental conditions in a way that facilitates environmental, economic and societal benefits.

The new Ballina Local Area Plan includes measures to improve the public realm by including harmonising signage and reducing overall visual clutter by adopting a consistent approach in terms of street furniture, lighting and paving.

The Landscape Appraisal for County Mayo identifies and describes the landscape character of each part of the County (Landscape Character Areas) and Scenic Routes and Views). The county is divided into six policy areas, relating to landscape protection and capacity to absorb development. According to draft MCDP, the plan area lies in both Policy Area 4- Drumlins and Inland Lowland and 4A- Lakeland Sub-area. The Landscape Appraisal includes a Landscape Sensitivity Matrix that provides a general indication of the likelihood of success of planning applications for each development type, in each policy area. The Landscape Appraisal for County Mayo will be reviewed over the lifetime of the Plan following publication of the statutory guidelines for Planning Authorities on local Landscape Character Assessments, as detailed in the National Landscape Strategy 2015-2025.

4.10.1 Key Issues- Landscape

Landscape interacts with a number of SEA topics, including biodiversity, population and human health, cultural heritage and climatic factors. The issues pertinent to Ballina's landscape are as follows:

- Promoting development that respects the towns's existing landscapes and townscape and incorporate the principles of good urban design that facilitates the functioning of successful places.
- Protecting key views and vistas.
- Enhancing existing landscape features and elements that contribute to local character.
- Integrate green and blue infrastructure considerations where possible.
- Enhancing the public realm and connectivity around the plan area.
- Amenities and services including open space and play areas.

The following recommendations were made in the pre-draft consultation process:

- The LAP should also adopt a clear sequential approach to the zoning of lands that seeks to consolidate the physical extent of the town, so that lands identified for residential development in proximity to the town core are prioritised over land more removed from the town core, promoting compact growth in accordance with NPO 3 and RPO 3.2.
- The plan should support compact growth and better integration of transport and land-use planning.
- A 'greening' strategy should be implemented for Ballina to improve its appearance, function and biodiversity.

4.11 Cultural Heritage

4.11.1 Archaeological Heritage

Archaeological heritage is defined as including structures, places, caves, sites, features or other objects, whether on land, underwater or in inter-tidal zones. The Record of Monuments and Places (RMP) is an inventory, put on a statutory basis by amendment to the National Monuments Act 1994, of sites and areas of archaeological significance, numbered and mapped. In Ballina, there are currently 9 entries to the Record of Monuments and Places (RMP)[14].

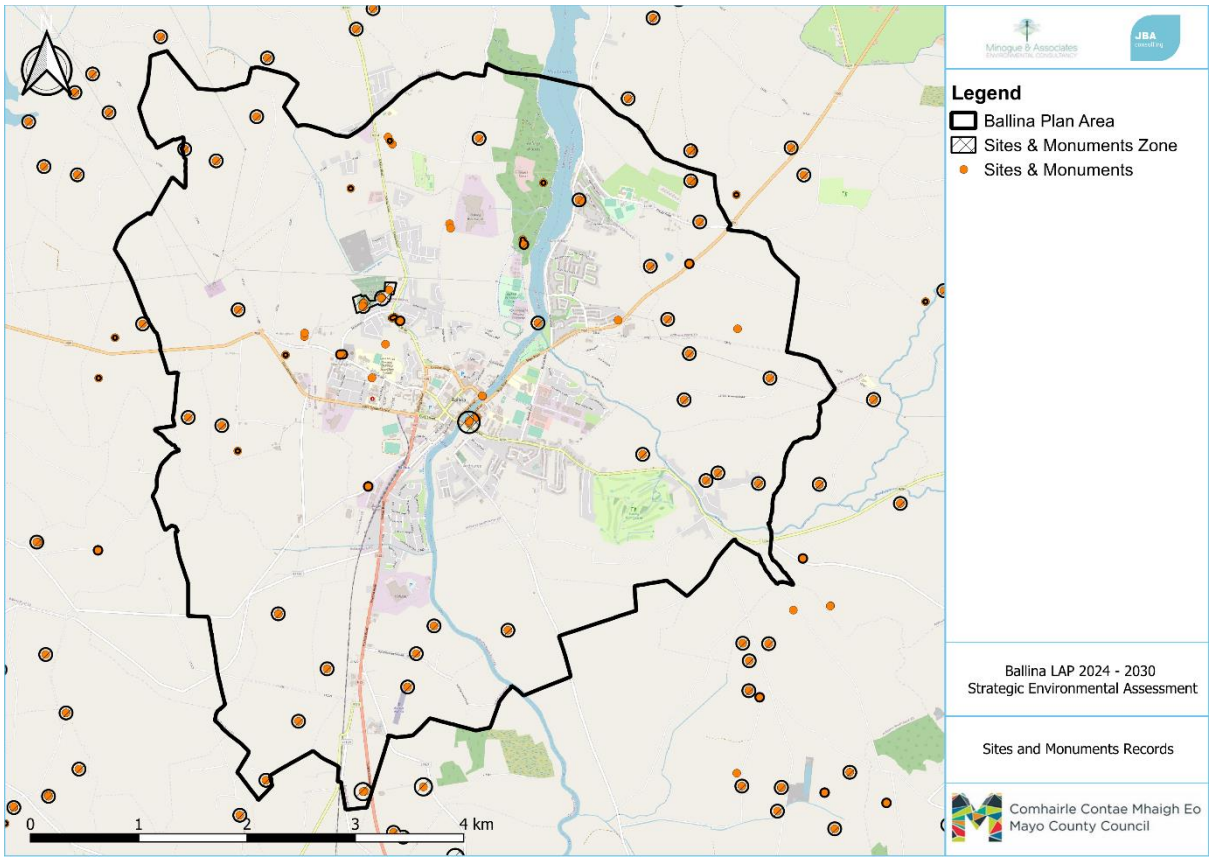
4.11.2 Built Heritage

Ballina retains a character very typical of the larger traditional Irish market town and possesses many mid-19th century vernacular structures, mews buildings, mills and buildings of note which make a positive contribution to the townscape. The Record of Protected Structures (RPS) is legislated under Section 12 and Section 51 of the Planning and Development Act 2000 (as amended). Under the current Town and Environs Plan Pearse Street is a conservation zone and the town has 47 Protected Structures (**Figure 4.18**).

There are currently two Architectural Conservation Areas (ACAs) within the plan area, namely Pearse Street and Crocketstown Architectural Conservation Area as shown in **Figure 4.19**.

[14] https://www.archaeology.ie/sites/default/files/media/pdf/Archaeology-RMP-Mayo-manual-(1996)-0035.pdf

FIGURE 4-18 SITES AND MONUMENTS RECORD



4.11.3 Key Issues- Cultural Heritage

The key issues for consideration pertaining to cultural heritage for Ballina are:

- Enhancing cultural and linguistic heritage.
- Recognition of intangible cultural heritage and practices.

The following recommendations were made in relation to cultural heritage in the pre-draft consultation process:

- The opportunities provided by heritage – led regeneration through the identification core built-heritage assets and new uses for vacant buildings, i.e. trans-generational housing, innovation hubs and community resources within existing structures needs to be supported.
- The Collaborative Town Health Check Programme methodology should be adopted to allow engagement with the local community vital to developing policy and measures to revitalise existing places, historic building stock, to attract new uses and people to the town.
- The support of local craftsmen and traditional skills are integral to embedding the concept of a circular economy within towns.
- Objectives for the protection of built heritage character, reuse of urban buildings and their historical context with appropriate infill to their character and scale is recommended as part of the future revitalisation of the town centre.
- The built environment in Ballina should be explored to identify areas where green planting can be integrated to improve the quality of the urban environment.

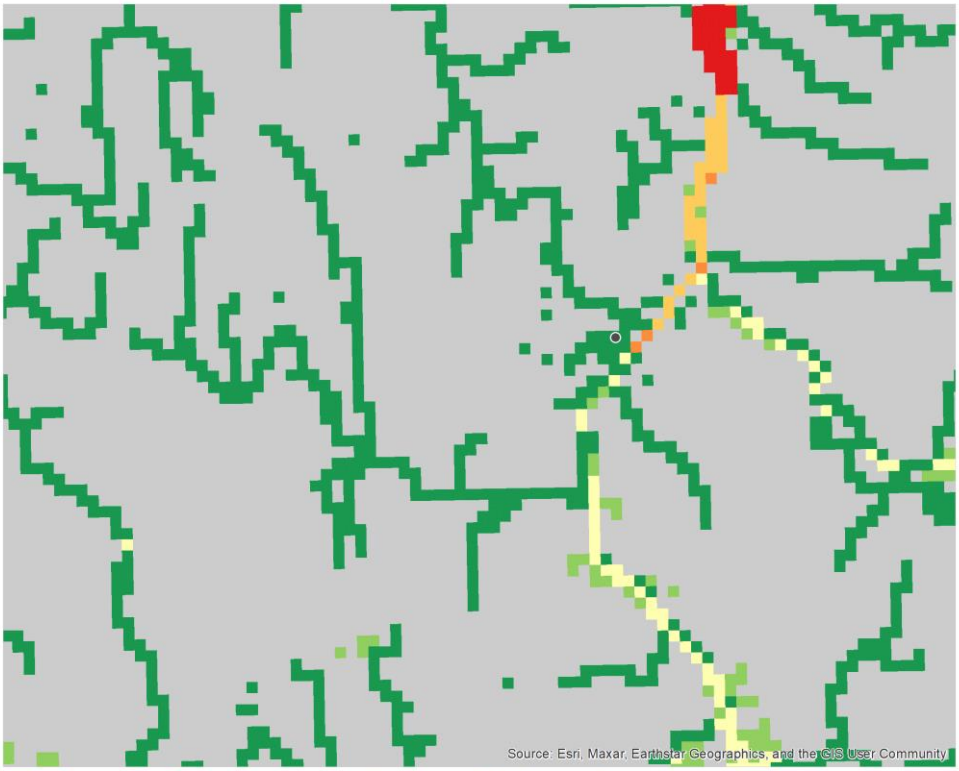
4.12 Inter-relationships

Environmental sensitivity mapping was prepared to inform the overall assessment of the LAP 2024-2030 and to aggregate different environmental themes to help identify areas of greater and lesser environmental sensitivity. The key datasets used to inform this sensitivity mapping were as follows.

- Ecological Designations (SAC, SPAs, NHAs and pNHAs)
- Annex 1 habitats
- Surface Water quality and
- Architectural Conservation Areas.

The environmental sensitivities map shows the level of overlap of environmental sensitivities and the range of physical environmental factors. It is important to note that the environmental factors not reflected on this map, e.g., those that are point specific, like protected structures, were not included as it was considered by their inclusion; it would potentially give a visual misrepresentation of sensitivity when considering potential areas for future growth. Also, important to note is that the physical extent of the environmental sensitivity can extend beyond the defined area on the map, as the potential impact can be generated at a location remote from the mapped area. For example, a development outside of a designated site boundary does not mean that it cannot impact on it. The mapping also highlights the interaction of key environmental parameters, whilst all environmental parameters interact with each other to an extent, key interactions as shown below relate to water, biodiversity and climate change. All the parameters interact with Population and Human Health.

ESM Results



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*This map is an aggregate result based on the variables and user defined weights listed below.
Warning: Please note that weights are only to be used to emphasize the relative significance of an environmental aspect - applying weights to more than two themes would magnify, and possibly overstate, the overall sensitivity.

Air & Climactic	**Weight:**	**Variables:**
Biodiversity, flora and fauna	**Weight: 2**	**Variables:** *Annex I Habitats,Natural Heritage Areas,Special Areas of Conservation,Special Protection Areas*
Cultural Heritage	**Weight: 1**	**Variables:** *National Inventory of Architectural Heritage (NIAH)*
Population and Human Health	**Weight:**	**Variables:**
Soils and Geology	**Weight:**	**Variables:**
Water	**Weight: 1**	**Variables:** *WFD River Status*

4.13 Evolution of the environment in the absence of the LAP 2024-2030

The SEA legislation requires that consideration be given to the likely evolution of the current baseline where implementation of the LAP 2024-2030 does not take place. Table 4.4 presents the likely evolution of the LAP 2024-2030 in the absence of the plan.

TABLE 4-4 EVOLUTION OF THE ENVIRONMENT IN THE ABSENCE OF THE PLAN

SEA	Evolution of same
Biodiversity, Flora and Fauna	In the absence of a Local Area Plan, there would be no framework to guide where development should occur and planning applications would be assessed on a case-by-case basis with no overall vision for the plan area. Flora and fauna, habitats and ecological connectivity would be protected under a number of largely independent strategic actions relating to biodiversity and flora and fauna protection. The evolution of biodiversity and fauna would be dependent on the rate and extent of any such developments which would take place. There would be limited considerations of the inter-connections between such things as climate change and biodiversity and therefore no provisions made to contend with future climate change. Developments along or adjacent to the River Moy and associated habitats could result in a reduction in ecological connectivity within and between a number of habitats. Pollution of water bodies as a result of any future development along river catchments would likely to adversely impact aquatic biodiversity and flora and fauna including salmonid species and other species protected under Annex II of the Habitats Directive. In the absence of a Local Area Plan, any Greenfield development would adversely impact upon biodiversity and flora and fauna by replacing natural or semi-natural habitats with artificial surfaces.
Population, Human health	The County Development Plan Core Strategy has identified a target population growth for Ballina. In order to properly plan for the sustainable development of the plan area, it is essential that this is done at a local level in the form of a local area plan. In the absence of a Local Area Plan there would be no framework directing developments to appropriate locations and this would have the potential to result in adverse impacts upon environmental components which would negatively affect human health.
Air Quality and Climate	In the absence of a Local Area Plan there would be no framework for the location of new development and, as a consequence development would be likely to occur in a piecemeal fashion, spread out across wider areas than otherwise maybe the case. This would result in significant increases in travel related emissions in the air. While increases in the use of catalytic convertors, cleaner fuels, better engine technology and maintenance is generally reducing the pollution emitted per motor vehicle, this reduction is more than likely offset by the increases in the number of cars as well as the increase in the volume of incidences of traffic congestion. Increases in the number of cars as well as the increases in volume and increased traffic congestion may lead to increases in air and noise pollution in the future. In the absence of a Local Area Plan the realisation of objectives relating to energy efficiency, renewable energy and a reduction in transport related emissions contained within the Local Area Plan would be made more difficult. If new development or an intensification of existing land uses were to occur in the plan area adverse impacts upon air quality and noise levels, and resultant impacts on human health, would likely to arise if unmitigated.
Water Resources including flood risk	The replacing of semi-natural land cover types with artificial, more impervious surfaces is likely to lead to cumulative increases in the run-off and peak flow conditions in the local river bodies. These cumulative increases may have the potential to, especially in combination with the occurrence of severe rainfall events, result in flooding. Uncoordinated development in the absence of a local area plan could lead to the contamination of groundwater. Significant adverse impacts upon the biodiversity and flora and fauna of the area could potentially rise.
Soil and Geology	In the absence of a Local Area Plan there would be no framework for future development nor protection of the soil and geology within the environment of the town. There would be no framework for the provision of infrastructure, such as those relating to waste water treatment to serve existing and future development, therefore, soil would have the potential to be polluted and contaminated as a result of development which is not serviced appropriately by adequate waste water infrastructure. A key objective to rehabilitate brown field and derelict sites opposed to developing greenfield sites may not be achieved which will result in potential subsequent impacts

SEA	Evolution of same
	not only on soil quality, but on biodiversity, groundwater quality and water supply and consequently potential impacts on public health.
Material Assets	Existing objectives that relate to this parameter would apply. Many of the measures in the LAP 2024-2030 are identified with a view to minimising adverse effects of climate change on material assets and responding and facilitating behavioural and modal change in energy use and transport. An integrated sustainable land use and transportation strategy may not be advanced in such a holistic manner in the absence of the plan. The current legislation which provides for the protection and enhancement of the water resources and quality at European, National, Regional and County level will protect and maintain existing water bodies in the Plan area. However, there would not be a planning framework to regulate aid and control development in accordance with specific local issues in relation to potable water, wastewater treatment, flooding and development. This could result in significant impacts across a range of environmental parameters including biodiversity, water, human health, landscape and soil and geology.
Landscape	In the absence of the Local Area Plan there would be no framework within which to regulate aid or manage future developments. A lack of development objectives would lead to uncontrolled developments with no framework to identify specific locations for developments. Development would occur on an ad-hoc basis which would have a cumulative impact on the landscape and development pressures would invariably be on a number of specific locations. The Local Area Plan will include objectives that provide for the preservation, protection and enhancement of the landscape as part of an integrated sustainable approach to future development within the plan area. In the absence of a plan, this would remove this protection and enhancement measures for the landscape, potentially leading to its fragmentation, loss and deterioration.
Cultural Heritage	Ballina has a significant assembly of cultural heritage and extensive and effective legislation and guidance from international and national level affording both the architectural or archaeological elements a high level of protection. However, in the absence of a Local Area Plan there may not be a framework within which to regulate aid or control development which may lead to uncontrolled development resulting in losses and or deterioration in the cultural assets of the plan area. The relationship between the public realm, townscape and cultural heritage features and intangible cultural heritage would not be considered in the same level of detail in the absence of the plan. The opportunity to promote, support and reuse existing buildings and improve energy efficiencies in older buildings and plan for climate change effects on structures may not be maximised. The cultural heritage of the plan area would suffer due to insufficient monitoring and guidance. Ultimately, the potential for fragmentation, loss, and/or deterioration of cultural heritage would occur of this irreplaceable resource.
Inter-relationships	The potential for in combination effects arising due to the absence of the plan would be potentially significant. Evolution of the environment in the absence of the plan could generate effects in terms of loss of ecological connectivity and non-designated habitats. Disturbance to biodiversity, flora and fauna through unregulated development and poor design such as increasing light levels, emissions from transport, energy. Flood events particularly around coastal and fluvial flooding with interactions across all SEA parameters. Effects of climate change on critical infrastructure, combined with loss of opportunity to adapt and embed nature-based solutions and strengthening the green and blue network. Risk of not meeting/contributing to reduction in carbon emissions. Potential adverse effects on water quality for estuarine, freshwater and groundwater with accompanying interactions across all SEA parameters. Increased greenfield development with release of carbon in soil as well as other ecosystem services that soil provides. Aligned to this would be the risk of not achieving compact growth and not meeting the Climate Action Plan, NPF and RSES targets in this regard.

5 Strategic Environmental Objectives

5.1 Introduction

The purpose of the SEA Objectives is to ensure that the assessment process is transparent and robust and that the LAP 2024-2030 considers and addresses potential significant environmental effects. These objectives are derived from the principles identified through the plan, policy and programme review in Chapter Three and Annex A. These SEOs formed part of the SEA Scoping report issued to statutory authorities. There were no scoping submission recommendations for the SEOs listed below. The SEOs formulated for this SEA for the Draft Ballina Local Area Plan 2024-2030 area are broadly in line with those of the Draft Mayo County Development Plan 2021-2027 and are set out in **Table 5.1**.

TABLE 5.1 SEOS FOR BALLINA LAP 2024-2030 IN LINE WITH THE MCDP 2022-2028

SEA Topic	Strategic Environmental Objectives
Biodiversity, Flora and Fauna	BFF1: Conserve and enhance biodiversity at all levels.
	BFF2: Avoid and minimise effects on nationally and internationally rare and threatened species and habitats through sensitive design and consultation, recognising ecological connectivity.
	BFF3: Avoid and minimise habitat fragmentation and seek opportunities to improve habitat connectivity.
	BFF4: Ensure careful consideration of non-native invasive and alien species issues particularly as they relate to waterbodies.
	BFF5: Promote green and blue infrastructure networks, including riparian zones and wildlife corridor.
Population, Human Health	PH1: Protect, enhance and improve people's quality of life based on high quality residential, community, educational, working and recreational environments and on sustainable travel patterns.
	PH2: To protect human health from hazards or nuisances arising from incompatible land uses/developments.
Water	W1: Protect and enhance the status of aquatic ecosystems and, with regard to their water needs, terrestrial ecosystems and wetlands directly depending on the aquatic ecosystem (quality, level, flow).
	W2: Maintain or improve the quality of surface water and groundwater (including estuarine) to status objectives as set out in the Water Framework Directive (WFD), the National River Basin Management Plan and POMS.
	W3: Reduce the impact of polluting substances to all waters and prevent pollution and contamination of ground water by adhering to aquifer protection plans and to maintain and improve the quality of drinking water supplies.
	W4: Promote sustainable water use and water conservation in the Plan area and to maintain and improve the quality of drinking water supplies.
	W5: Protect flood plains and areas of flood risk from development through avoidance, mitigation and adaptation measures.
Soil and Geology	SG1: To maximise the sustainable re-use of the existing built environment, derelict, disused and infill sites (brownfield sites), rather than greenfield sites.
	SG2: Conserve, protect and avoid loss of diversity and integrity of designated habitats, geological features, species or their sustaining resources in designated ecological sites.
Material Assets	MA1: Avoid and minimise waste generation.

	MA2: Maximise re-use of material resources and use of recycled materials.
	MA3: Minimise energy consumption and encourage use of renewable energy.
	MA4: Promote sustainable transport patterns and modes.
	MA5: To maximise the capacity of wastewater collection networks and treatment plants by excluding surface water run-off from the sewage network through the use of Sustainable Urban Drainage Systems and Blue/Green infrastructure
Air Quality and Climate	AQ1: Recognise the ecosystems functions of habitats in and around the plan area and promote nature-based solutions to climate change mitigation and adaptation.
	AQ2: Minimise all forms of air pollution and maintain/improve ambient air quality.
	AQ3: Minimise emissions of greenhouse gases and contribute to a reduction and avoidance of human-induced global climate change.
	AQ4: Reduce car dependency within the plan area by way of an integrated approach to sustainable urban transport.
Cultural Heritage	CH1: Conserve, preserve and record architectural and archaeological heritage.
	CH2: Avoid and minimise effects on historic environment features through sensitive design and consultation.
	CH3: Support and enhance both tangible and intangible cultural heritage.
Landscape and Built Environment	L1: Ensure no significant disruption of historic/cultural landscapes and features through objectives of the County Development Plan.
	L2: Promote and enhance landscape character at county and local scale through sensitive siting and design.

6 Consideration of Alternatives

6.1 Introduction

One of the critical roles of the SEA is to facilitate an evaluation of the likely environmental consequences of a range of alternative development scenarios, in this case the LAP 2024-2030. These alternative development scenarios should meet the following considerations:

- Take into account the geographical scope, hierarchy and objectives of the plan –**be realistic**
- Be based on socio-economic and environmental evidence – **be reasonable**
- Be capable of being delivered within the plan timeframe and resources –**be implementable**
- Be technically and institutionally feasible – **be viable.**

This chapter presents the approach to considering and assessing the alternatives for the Plan

- Section 6.2 summarises how the alternative scenarios were developed;
- Section 6.3 presents the alternative scenarios;
- Section 6.4 explains how the assessment of alternatives was undertaken;
- Section 6.5 presents the alternative scenarios
- Section 6.6 presents the evaluation of the alternatives for potential environmental effects.

6.2 Development of Alternative Scenarios

In developing, refining and assessing the alternatives for the LAP, the toolkit included in Developing and Assessing Alternatives in Strategic Environmental Assessment Good Practice Guidance (EPA 2015) was utilised. In addition to the above, the LAP will function within the policy hierarchy established by national, regional and county strategic plans, as well as relevant legislation. Discussions helped shape the development of the LAP alternatives outlined below.

6.3 Alternative Scenarios for LAP

In the case of the Draft Ballina LAP, possible alternatives include different land uses and scales of development which were examined:

1. **Continuation of Existing LAP land use zonings and policies/objectives (The Do-Nothing Scenario)**. Continue with the existing LAP in its current context.

2. **Town centre consolidation:** This approach would be to focus explicitly on the densification of the town centre with intensification of land uses and focus on employee intensive sectors.

3. **Town centre consolidation and designation of future development lands in a tiered structure:** Promotion of development lands within the town centre for development and the designation of secondary and edge of centre areas where this type of development is considered appropriate in certain circumstances. This scenario will promote infilling within the built-up footprint of the town with a 10-minute walking distance to the town centre. This scenario would also promote the development of neighbourhood centres to provide a level of retail services locally.

In considering these alternatives, regard was given to the Preferred Alternative (Alternative 3 – the Strategic Planning Approach) identified for the Mayo County Development Plan 2022-2028. This is based on the following:

- Greater consistency with the requirements of the NPF and NW RESS
- This approach identifies areas under pressure from urban generated rural housing and aims to more strategically approach rural housing in line with NPF and NW RESS requirements around compact growth and sustainable communities
- Developing existing settlements, compact growth, serviced settlements are more robustly planned for under this Scenario.
- Key towns are planned for and will be subject to LAP in line with the RPOs of the NW RESS. The Tier II and III can be planned for in terms of town centre opportunity sites, public realm and permeability enhancements that increase the attractiveness of town and village centre living whilst efficiencies in terms of existing infrastructure area maximised and reduced reliance on private or individual septic tanks and wells.
- Smarter Travel policies, reduction in commuting, increased walking and cycling can fit better within this scenario;
- By a hierarchy of settlements, this approach can identify at settlement level opportunities for enhancing green and blue infrastructure, particularly where towns and villages have been subject to habitat surveys.
- Rural housing trend likely to continue albeit more slowly with this scenario but within a stronger policy framework and hierarchy with a more robust criteria-based approach
- This scenario directs development to town and village centres;
- This approach allows for better protection of designated sites and achievement of WFD targets as serviced led development is directed to settlements.
- Reuse of brownfield and infill sites promoted in this scenario. This scenario performs strongest in terms of cultural heritage as it promotes reuse of older and historical buildings and the embodied carbon within these structures. Indirect, positive interactions with population and human health and landscape SEOs under this scenario also.

Ultimately, within this scenario, the Land use zoning has been applied in a way that primarily seeks to achieve sustainable and compact growth, taking into account the various requirements set out in the higher-level NPF and Northern and Western RSES. Requirements relating to land use zoning provided for by the NPF and RSES have significantly limited the availability of alternatives for the various settlements.

6.4 Assessment of Potential Effects for Each Alternative Scenario

This Section presents the assessment of potential environmental effects for each Alternative Scenario. This is undertaken by assessing each alternative against the SEOs presented in Chapter 5 of this SEA ER. It is informed by the environmental baselines as well as the policy review. The assessment of Alternatives is categorised as follows:

Positive	
Neutral	
Uncertain	
Negative	

6.5 Summary Evaluation against SEOs

Strategic Environmental Objectives	Alternative 1: Continuation of Existing LAP land use zonings and policies/objectives (The Do-Nothing Scenario). Continues with the existing LAP in its current context.	Alternative 2: Town centre consolidation. This approach would be to focus explicitly on the densification of the town centre with intensification of land uses and focus on employee intensive sectors.	Alternative 3: Town centre consolidation and designation of future development lands in a tiered structure.
Biodiversity, Flora and Fauna			
BFF1: Conserve and enhance biodiversity at all levels	Negative	Negative	Positive
BFF2: Avoid and minimise effects on nationally and internationally rare and threatened species and habitats through sensitive design and consultation, recognising ecological connectivity	Positive	Uncertain	Positive
BFF3: Avoid and minimise habitat fragmentation and seek opportunities to improve habitat connectivity	Negative	Neutral	Positive
BFF4: Ensure careful consideration of non-native invasive and alien species issues particularly as they relate to waterbodies	Negative	Neutral	Positive
BFF5: Promote green and blue infrastructure networks, including riparian zones and wildlife corridor	Negative	Neutral	Positive

Strategic Environmental Objectives	Alternative 1: Continuation of Existing LAP land use zonings and policies/objectives (The Do-Nothing Scenario). Continues with the existing LAP in its current context.	Alternative 2: Town centre consolidation. This approach would be to focus explicitly on the densification of the town centre with intensification of land uses and focus on employee intensive sectors.	Alternative 3: Town centre consolidation and designation of future development lands in a tiered structure.
Population and Human Health			
PH1: Protect, enhance and improve people's quality of life based on high quality residential, community, educational, working and recreational environments and on sustainable travel patterns.	Negative	Negative	Positive
PH2: To protect human health from hazards or nuisances arising from incompatible land uses/developments.	Negative	Negative	Positive
Water			
W1: Protect and enhance the status of aquatic ecosystems and, with regard to their water needs, terrestrial ecosystems and wetlands directly depending on the aquatic ecosystem (quality, level, flow)	Negative	Uncertain	Positive
W2: Maintain or improve the quality of surface water and groundwater (including estuarine) to status objectives as set	Neutral	Neutral	Positive

Strategic Environmental Objectives	Alternative 1: Continuation of Existing LAP land use zonings and policies/objectives (The Do-Nothing Scenario). Continues with the existing LAP in its current context.	Alternative 2: Town centre consolidation. This approach would be to focus explicitly on the densification of the town centre with intensification of land uses and focus on employee intensive sectors.	Alternative 3: Town centre consolidation and designation of future development lands in a tiered structure.
out in the Water Framework Directive (WFD), the National River Basin Management Plan and POMS			
W3: Reduce the impact of polluting substances to all waters and prevent pollution and contamination of ground water by adhering to aquifer protection plans and to maintain and improve the quality of drinking water supplies	Negative	Uncertain	Positive
W4: Promote sustainable water use and water conservation in the Plan area and to maintain and improve the quality of drinking water supplies	Negative	Uncertain	Positive
W5: Protect flood plains and areas of flood risk from development through avoidance, mitigation and adaptation measures	Neutral	Uncertain	Positive
Soil and Geology			
SG1: To maximise the sustainable re-use of the existing built	Uncertain	Positive	Positive

Strategic Environmental Objectives	Alternative 1: Continuation of Existing LAP land use zonings and policies/objectives (The Do-Nothing Scenario). Continues with the existing LAP in its current context.	Alternative 2: Town centre consolidation. This approach would be to focus explicitly on the densification of the town centre with intensification of land uses and focus on employee intensive sectors.	Alternative 3: Town centre consolidation and designation of future development lands in a tiered structure.
environment, derelict, disused and infill sites (brownfield sites), rather than greenfield sites.			
SG2: Conserve, protect and avoid loss of diversity and integrity of designated habitats, geological features, species or their sustaining resources in designated ecological sites	Uncertain	Positive	Positive
Material Assets			
MA1: Avoid and minimise waste generation	Uncertain	Negative	Positive
MA2: Maximise re-use of material resources and use of recycled materials	Uncertain	Uncertain	Positive
MA3: Minimise energy consumption and encourage use of renewable energy	Uncertain	Uncertain	Uncertain
MA4: Promote sustainable transport patterns and modes.	Negative	Negative	positive
MA5: To maximise the capacity of wastewater collection networks and treatment plants by	Uncertain	Uncertain	Uncertain

Strategic Environmental Objectives	Alternative 1: Continuation of Existing LAP land use zonings and policies/objectives (The Do-Nothing Scenario). Continues with the existing LAP in its current context.	Alternative 2: Town centre consolidation. This approach would be to focus explicitly on the densification of the town centre with intensification of land uses and focus on employee intensive sectors.	Alternative 3: Town centre consolidation and designation of future development lands in a tiered structure.
excluding surface water run-off from the sewage network through the use of Sustainable Urban Drainage Systems and Blue/Green infrastructure			
Air Quality and Climate			
AQ1: Recognise the ecosystems functions of habitats in and around the plan area and promote nature-based solutions to climate change mitigation and adaptation.	Uncertain	Uncertain	Positive
AQ2: Minimise all forms of air pollution and maintain/improve ambient air quality.	Uncertain	Uncertain	Neutral
AQ3: Minimise emissions of greenhouse gases and contribute to a reduction and avoidance of human-induced global climate change	Uncertain	Uncertain	Positive
AQ4: Reduce car dependency within the plan area by way of an integrated approach to	Negative	Negative	Positive

Strategic Environmental Objectives	Alternative 1: Continuation of Existing LAP land use zonings and policies/objectives (The Do-Nothing Scenario). Continues with the existing LAP in its current context.	Alternative 2: Town centre consolidation. This approach would be to focus explicitly on the densification of the town centre with intensification of land uses and focus on employee intensive sectors.	Alternative 3: Town centre consolidation and designation of future development lands in a tiered structure.
sustainable urban transport			
Cultural Heritage			
CH1: Conserve, preserve and record architectural and archaeological heritage	Positive	Positive	Positive
CH2: Avoid and minimise effects on historic environment features through sensitive design and consultation	Negative	Positive	Positive
CH3: Support and enhance both tangible and intangible cultural heritage	Negative	Positive	Positive
Landscape and Built Environment			
L1: Ensure no significant disruption of historic/cultural landscapes and features through objectives of the County Development Plan	Negative	Uncertain	Positive
L2: Promote and enhance landscape character at county and local scale through sensitive siting and design	Negative	Uncertain	Positive

6.5.1 Preferred Alternative

As the above assessment table shows, the preferred alternative from an environmental strategic perspective is Alternative 3, Town Centre consolidation and designation of future development lands in a tiered structure. This provides the greatest positive environmental effects and is consistent with national and regional planning policy.

7 Assessment of Significant effects

7.1 Introduction

The purpose of this section of the Environmental Report is to predict and evaluate as far as possible the environmental effects of the LAP.

SEA is an iterative process and the LAP has taken consideration of environmental issues raised during the SEA process to date. These issues have been incorporated into the LAP and the principal purpose of this chapter is to discuss the evaluation of these. The discussion of likely impacts is grouped around each of the following environmental parameters as described in Chapter Four:

- Biodiversity, Flora & Fauna
- Population & Human Health
- Water
- Soil & Geology
- Air and Climatic Factors
- Cultural Heritage
- Material Assets
- Landscape
- In-combination and cumulative effects.

The individual evaluation of relevant requirements contained in the LAP is presented in Annex A. The identification of impacts through the evaluation matrix and discussion of significant impacts detailed below, in turn informs the development of mitigation measures presented in Chapter Eight, Mitigation Measures. Table 7.1 below identifies the significant environmental issues that were identified for all alternatives considered through the SEA process.

TABLE 7-1 OVERALL EVALUATION OF SIGNIFICANT EFFECTS OF THE LAP

SEA theme	Significant positive effects	Significant adverse effects, if unmitigated
Biodiversity, Flora and Fauna	The natural environment includes those spaces outside of the built environment such as open spaces, lakes, rivers and agricultural land. Despite the fact that the plan area is primarily urban in character, the town and its environs, have developed around the River Moy SAC and other European Sites within the plan area are; • River Moy SAC (within Plan area) • Killala Bay/Moy Estuary SAC (within Plan area) • Killala Bay/Moy Estuary SPA (within Plan area) The inclusion of specific policies (NEP1 & NEP2) will provide protection of these and other important habitats that may not be designated but function as important ecological corridors and stepping stones. These features are supplemented by a range of oppen spaces and parks, woodland associated with Bellek castle and important estuarine habitats, which all combine to form an attractive physical environment that distinguish Ballina from most other urban centres of its size. Apart from their intrinsic ecological value as habitats for a variety of plant and animal species these elements of the environment provide direct and indirect benefits to the population of Ballina and its surrounds. They are places where people can engage in recreational activities such as walking, swimming, water related activities and playing formal and informal field sports. These areas also provide a visual amenity that enhances the attractiveness of the town as a place in which to live and work. Due to increased utilisation of lands within the existing development boundary and use of existing utilities and brownfield sites reduces pressure and need for greenfield land development (DSO 1 Development Strategy; HSCP1).	Loss of/damage to biodiversity in designated sites (including European Sites and Wildlife Sites) and Annexed habitats and species, listed species, ecological connectivity and non-designated habitats; and disturbance to biodiversity and flora and fauna in the absence of detailed surveys and assessment. In addition to this the would be - A reduction in water quality can impact water dependant habitats. Therefore, site selection and the appropriate environmental assessment will be vital to ensure that the integrity of these habitats are not impacted. - Lack of protection for non-designated aspects of biodiversity such as ecological corridors and linkages, and ensure control and manage measures for invasive species. - This lack of protection would also affect hedgerows and treelines, amenity development and greenways, bats, and lighting issues.

SEA theme	Significant positive effects	Significant adverse effects, if unmitigated
	Embedding nature-based solutions to climate change – allows for co-benefits with other environmental parameters including biodiversity, water and human health (NEP 3 Designated Sites policy; CAP6 Climate Action policies; and NEP 3Ecological Corridor Objective; NEP5 Trees and hedgerows policy; NEO3 Trees and hedgerows objective; HSCO5 Residential Density, Design & Mix Objective). Promotion of pedestrianisation and cycle friendly town with modal shift contributes to air quality improvements at local level and noise level reductions with positive effects on urban wildlife. Positive effects on water quality arising from nature-based solutions from micro to macro scale. This can reduce pressure on stormwater overflows and conserve water, thus reducing abstraction pressures on water dependent habitats and species.	
Population and Human health	Land use planning (e.g., residential, community, education, work, recreation, transport) impacts on the everyday lives of people and can either hinder or help promote healthy sustainable environments and communities. This will be important to protect, enhance and improve quality of life for the local population and/or those visiting the area. For example, the provision of safe walking routes and cycle-ways, parks, playgrounds, safe routes to school, public transport facilities, etc. result in direct and indirect health benefits and allow for healthier transportation choices to be made by communities above private motor car (MTP1 Sustainable Mobility Policy; and MRT 4,) as well as the interactions with the Local Transport Plan which will run concurrently with the LAP. Many of the policies identified in the LAP 2024-2030 give rise to long term positive effects on population and human health both by responding and adapting to the impacts of climate change, promoting town centre, compact living, enhancing access to open space and improving the public	Activities associated with construction and operation, particularly in environmentally sensitive areas may result in emissions to air and water; with accompanying adverse effects on local health and well-being. Maintaining negative trends in terms of GHG emissions and resource use such as waste ultimately impacts in the immediate to long term on population and human health through climate change impacts on supporting infrastructure, extreme weather events and declining environmental quality .

SEA theme	Significant positive effects	Significant adverse effects, if unmitigated
	realm (DSO6 Development Strategy Objective, NEP1 Designated Sites Policy; CAO3 Climate Action Objective; Sustainable Communities and Town Centre Policy such as: HSCP 2 Promote healthy place-making, increase the liveability factor of Ballina, encourage the most efficient use of land, and ensure a mixture of residential unit types that are designed and constructed on the principles of universal design, life-long adaptability and energy efficiency. ; NEO3 Trees and Hedgerows Objective; HSCP6 Density, Design & Mix Policy; HSCO4 Density, Design & Mix Objective; HSCP 7 Age Friendly Objective; HSCO3 Residential Development Objective). In turn longer positive interactions with population and human health in facilitating. access to additional well-designed green and blue space Adaptation to climate change by reducing reliance on fossil fuel for heating as well as transport (CAP 1 to 10 will also interact positively with actions in the Draft Climate Action Plan once approved). Reuse of existing buildings represents embedding existing carbon in existing buildings. (TCP2: Seek to develop and improve areas within the town in need of regeneration, renewal and redevelopment. The Council will seek to apply, where appropriate, the provisions of the Urban Regeneration and Housing Act, Derelict Sites Act, and use Compulsory Purchase Orders and other active land management instruments, as appropriate, to facilitate regeneration, housing supply, employment opportunities and community facilities. TCP3: Protect the visual character, built & cultural heritage, ambience and vitality of the traditional heart of the town centre to meet the retailing and service needs of the area, in addition to offering a pleasant and attractive environment for shopping, business, tourism, recreation and living.	

SEA theme	Significant positive effects	Significant adverse effects, if unmitigated
	TCP4: Actively encourage, support and facilitate environmental and public realm improvements in Ballina to address environmental quality, urban design, safety, identity and traffic impact. As well as positive interactions relating to landscape, cultural heritage and soil and geology.	
Water	The Mayo CDP 2022-2028 includes a range of provisions and measures to address and minimise the adverse, including measures around green infrastructure, flood risk management and development control. This LAP further enhances and strengthen these through the flood resilience actions and nature-based solutions in particular (IESP 1 & IESP 2 Water Quality and Water Framework Directive; IESP 4 and 5 Flood Risk Management IESP5 Drinking water Wastewater Policy). Additional tree planting and a focus on riparian habitats provide for positive effects as they reduce soil run off and allow for water attenuation and filtration (NEP 1). Again, this provides for longer, positive effects associated with linear habitat creation and ecological connectivity. The introduction of Sustainable Drainage Systems (SuDS) has a number of benefits including heat reduction through evaporation and flood prevention, particularly during periods of high rainfall when surface water runoff increases in urban areas. SuDS mimic natural drainage by storing, infiltrating and slowing the flow of water. The impervious surface in urban environments has lower infiltration and evaporation than natural environments and greater surface run-off. Measures around SuDS, and other natural water retention measures are particularly positive, creating long term direct positive effects on water resources, as well as soil and biodiversity, landscape and population (CAP1Climate Action Policy).	A reduction in water quality in groundwater, springs and watercourses associated with the construction phase of new developments (short to medium term impacts) Surface water runoff from impermeable surfaces leading to reduced water quality in groundwater springs or surface waters affecting qualifying habitats and species downstream (impacts can range from short to long term); Changes in the flow rate of watercourses arising from an increased footprint of impermeable surfaces within the Plan area - increasing the extent of impermeable surfaces will result in a decrease in infiltration and an increase in runoff. Generally, land use practices can result in water quality impacts and whilst surface water impacts may be identified quickly, impacts to groundwater can take much longer to ascertain due to the slow recharge rate of this water resource. Water quality impacts can also have human health impacts in the case where bacterial or chemical contamination arises.
Soil and Geology	Soil quality and function may be enhanced through particular measures associated with flood resilience and nature-based solutions.	Given the historical and recent land use associated with a number of town centre sites, the potential for contamination soil presents a risk in the absence of mitigation.

SEA theme	Significant positive effects	Significant adverse effects, if unmitigated
	The promotion of brownfield and town centre sites embeds existing geological resources and reduces requirements for additional geological resources and greenfield development (DSO1 Development Strategy Objective; Policies included in Chapter Four Town Centre and Regeneration Strategy, EPD 11 and architectural heritage policies as well as DSO 1. The support for reuse of existing buildings, and promotion of brownfield over greenfield sites is supported through national, regional and county policy and actions relating to these are supportive of such policy measures and positive for soil and geology SEOs with indirect positive measures for water, habitats and species, and human health. The recognition of ecosystem services and green infrastructure further recognises the essential role and function that soil plays in terms of biodiversity, landscape, human health and climate change adaptation and mitigation (CAP 1 Climate Action Policy; NEP3 Ecological Corridor Policy;) The LAP also recognises and supports the ecosystem services approach which identifies CAP1 (Climate Action Policy) areas within the Plan area that show the greatest carbon retention in the soil. Micro and macro nature-based solutions ranging from green roofs to larger nature water retention measures all serve to reduce the volume and rate of flow of water, thus impacting positively in terms of potential loss of soil associated with increased surface water runoff and extreme weather events.	
Material Assets	Many of the measures in the LAP are identified with a view to minimising adverse effects of climate change on material assets, and also responding and facilitating behavioural and modal change in energy use and transport (all infrastructure and climate action policies and objectives).	In the absence of mitigation, the opportunity to embed reuse of existing buildings and brownfield development would not occur. This would also be the case with the reduction of waste and modal shift in transport which contribute to the reduction of greenhouse gases.

SEA theme	Significant positive effects	Significant adverse effects, if unmitigated
Air Quality	Will contribute positively to climate change adaptation through the following: • Blue and green infrastructure giving rise to increased surface water storage and potential carbon sequestration (CAP1 Climate Action Policy • Focus on energy efficiency and innovation (CAP3 Climate Action Policy; CAO4 Climate Action Objective; NEO2 Ecological Corridor Objective; • Other energy related measures are all identified as positive in relation to this SEO such as energy masterplan CAP 10. These will also interact positively with the actions in the draft CAP 2024 - 2020. Key measures relating to behavioural change around transport and the increase in walking/cycling and public transport measures are essential in addressing transport emissions over the lifetime of the strategy and beyond (Local transport plan will run concurrently and interact positively) Recognising the ecosystems functions of soil, water and biodiversity is a key element in the Nature Based solutions theme and is an important acknowledgement that also provides for positive effects across a number of SEOs.	In the absence of mitigation, the opportunity to embed meaningful actions in the plan that are needed to deliver the overall vision and aims is lost. Particularly in the areas of urban greening, and nature-based solutions which offer co and multiple benefits in responding to climate change whilst enhancing the overall environmental quality of the plan area of Ballina.
Cultural Heritage	Long term positive effects associated with the town centre use and intensification of use (Chapter 6 Housing and Sustainable Communities - Residential Density, Design & Mix Objective) The relationship between the urban realm, townscape and cultural heritage features and intangible cultural heritage (BEP1-BEP5 Built Heritage Conservation Policy; BEP6 Architectural Heritage and Record of Protected Structures Policy; BEP7 Archaeological Heritage Policy; BEP9 & BEP10 Placemaking & Views & Prospects Policy; BEO 1-BEO1 Built Heritage Conservation Objective; BEO2-BEO5 Architectural Heritage and Record of Protected Structures Objective; BEP 8 Archaeological Heritage Objective).BEP	In the absence of mitigation, potential adverse effects particularly in relation to the townscape setting and context of architectural conservation areas. Statutory legislation will apply in terms of sites/ structures designated as such but erosion or loss of vernacular or industrial heritage features may be an issue. The new LAP policies relating to placemaking and reuse of buildings will provide mitigation for same.

SEA theme	Significant positive effects	Significant adverse effects, if unmitigated
	7 is particularly positive across a number of parameters with positive interactions for CH, CC, L, PHH and SG SEOs *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*	
Landscape	Long term positive effects are identified in the LAP for landscape primarily through the public realm enhancement (*BEP 10 Encourage and facilitate improvements to the physical fabric and environment of the town, including streetscape, street furniture, landscaping (hard and soft), signage and wirescape, while recognising that both private and public developments can contribute to effective public realm)* Town Centre policies), green and blue infrastructure (NEP1 Designated Sites Policy), increased tree planting (NEP3 Trees and hedgerow objective), etc. Many of the measures in the LAP require a landscape level response such as recognition of green and blue infrastructure and corridors and this an important approach to take when responding to climate change (CAP 1 & CAP2 Climate Action Policy;). Public realm enhancement and reuse of existing buildings are also consistent with landscape SEOs. Overall, positive effects identified for Landscape SEOs, as landscape change can be considerable with climate change effects in terms of changing water levels, habitat change, transport measures and adaptation measures such as flood risk management. An increase in open space, green infrastructure, public realm and permeability would all create long term positive effects for the Landscape SEOs.	In the absence of mitigation, the varied landscape, and historical townscape an inherent part of Ballina's natural heritage requires protection in its own right. Therefore, the landscape must be protected against possible development, which would undermine or change its character. It is paramount to Ballina's future development only takes place where visual intrusion is minimal, particularly within areas of elevated topography or sparse vegetation. The consideration of modal shift, increased pedestrianisation and cycling are all positive but require consideration to avoid visual clutter associated with excessive infrastructural and signage. The public realm enhancements offer a good opportunity to embed urban greening measures to avoid an over hardscaped public realm design.

7.2 Summary Evaluation of Land use Zonings – Ballina

7.2 presents a summary of the SEA assessment, please see Annex A for more detailed assessment.

TABLE 7-1 SEA EVALUATION OF LANDUSE ZONINGS

Chapter 11 Land Use Zoning - Land Use Zoning Objectives
SFRA below

Zoning Objective	Indicative Primary Vulnerability	Flood Risk Commentary
Agriculture	Water compatible / less vulnerable	JT cannot pass for less vulnerable buildings in Flood Zone A, avoidance principle must be used.
Strategic Enterprise & Employment	Less / highly vulnerable	For highly vulnerable development in Flood Zone A or B. For less vulnerable development in Flood Zone A.
Enterprise & Employment	Less / highly vulnerable	For highly vulnerable development in Flood Zone A or B. For less vulnerable development in Flood Zone A.
Community Services Facilities	Less / highly vulnerable	Consideration to be given to flood risks and sequential use of land to ensure highly vulnerable uses are located within areas at lowest risk of flooding.
Existing Residential	Highly Vulnerable	JT required for within Flood Zone A and B.
New Residential	Highly Vulnerable	JT required for within Flood Zone A and B.
Industry	Less vulnerable	Appropriate use in Flood Zone B, but JT will be needed in Flood Zone A.
Open Space/Recreation & Amenity	Water compatible / Less vulnerable	For water compatible JT not needed. Land use appropriate and should be retained. For less vulnerable development in Flood Zone A.
Infrastructure & Utility	Less / highly vulnerable	For highly vulnerable development in Flood Zone A or B. For less vulnerable development in Flood Zone A.
Transport Infrastructure	Less / Highly Vulnerable	For highly vulnerable development in Flood Zone A or B. For less vulnerable development in Flood Zone A.
Town Centre\ Edge of Town Centre	Less / Highly Vulnerable	For highly vulnerable development in Flood Zone A or B. For less vulnerable development in Flood Zone A.
Tourism & Leisure	Less / Highly Vulnerable	For highly vulnerable development in Flood Zone A or B. For less vulnerable development in Flood Zone A.
Quay Development	Water compatible	JT not needed for water compatible.

It is an Objective of the Council to implement the following land use zoning objectives for lands in Ballina:

LUZ 1:Objective: Ensure that development progresses in accordance with the land use zoning objectives as set out in Table 11.1 and the Land Use Matrix contained in Table 11.2.

Chapter 11 Land Use Zoning - Land Use Zoning Objectives **SFRA below**									
LUZ 2 - **Town Centre Inner (TCI) & Outer (TCO)** Objective: To maintain and enhance the vitality, viability and environment of the town centre and provide for appropriate town centre uses.	⇳	⇧	⇳	⇧	⇧	⇧	⇳	⇧	⇳
SEA Comment:Town centre viability and support for appropriate uses, and design features will provide positive long-term effects. Promotion of the Town Centre development under the Town Centre policies and objectives is positive in relation to population and human health, soil and geology, material assets and cultural heritage SEOs in particular. The majority of the LAP policies and objectives supports the town centre by improving the connectivity within the centre, enhance public realms, and upgrade the fabric of the streetscape. It is important that environmental assessments are carried out if required. The NIR screened this in. There are a number of zones which are located immediately adjacent to or within the River Moy SAC and Killala Bay/Moy Estuary SAC, and one immediately adjacent to the Killala Bay / Moy Estuary SPA. Developments could lead to additional discharges of surface water/foul into these European sites, as well as construction-related impacts through pollution incidents. None of the zone sites are likely to act as functionally linked land to the Killala Bay/Moy Estuary SPA or Lough Conn and Lough Cullin SPA due to the land being within an urban area. The SFRA provided the following in relation to this Town Centre landuse zoning: Indicative primary vulnerability: Less / highly vulnerable. SFRA commentary: For highly vulnerable development in Flood Zone A or B. For less vulnerable development in Flood Zone A.									
LUZ 3 - Enterprise & Employment Objective: To provide land for industrial, enterprise and employment uses.	⇳	⇧	⇳	⇳	⇳	⇳	⇳	⇳	⇳
SEA Comment: Most of these lands are on either agricultural lands or are areas of existing land-use activities and are located at the edge or fringe of the town centre. Subject to implementation of appropriate mitigation measures in the Mayo CDP and draft LAP and in particular appropriate environmental and ecological assessment- no significant adverse effects are identified for this zoning. It is likely to impact positively population and human health of the area. The one site within the boundary of the River Moy SAC would require ecoloigal assessment and AA given its location within the SAC. NIR: screened this in. The majority of sites have been identified as having the potential to result in likely significant effects upon River Moy SAC, Killala Bay/Moy Estuary SAC and Killala Bay/Moy Estuary SPA. Impacts identified are primarily the potential for construction related pollution, although there is also the potential for additional discharges through foul and surface waters impacting the river catchment. None of the zone sites are likely to act as functionally linked land to the Killala Bay/Moy Estuary SPA or Lough Conn and Lough Cullin SPA because of their urban nature and/or lack of wetland habitat. One of the sites is also within the boundary of the River Moy SAC and therefore works could directly impact upon its designated habitats The SFRA provided the following in relation to this Enterprise and Employment landuse zoning: Indicative primary vulnerability: Less vulnerable. SFRA commentary: Appropriate use in Flood Zone B, but JT will be needed in Flood Zone A.									
LUZ 4 – Enterprise and Employment - Strategic Objective: To provide land for industrial, enterprise and employment uses considered to be of national or regional strategic importance. To promote the development of high value business and technology uses to reinforce Ballina's role as a Key Town for large, innovative, companies in sectors including, science and technology-based industry in life sciences, bio-pharma, IT, internationally traded services and Research and Development. Developments within this zoning must demonstrate that they are of national or regional strategic importance 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. This zoning shall also provide for office park developments, storage facilities and logistics that	⇳	⇧	⇳	⇳	⇳	⇳	⇳	⇳	⇳

Chapter 11 Land Use Zoning - Land Use Zoning Objectives **SFRA below**									
are ancillary to the primary uses outlined above.									
SEA Comment: This relates to one site in the north east of the plan area. As above. NIR screened this in. Although located at some distance from the European Sites there is potential for likely significant effect upon River Moy SAC, Killala Bay/ Moy Estuary SAC and SPA and Lough Conn and Lough Cullin SPA. Impacts identified are primarily the potential for construction related pollution, although there is also the potential for additional discharges through foul and surface waters impacting the river catchment and also operational impacts depending on the type of development. The site is unlikely to act as functionally linked land to the Killala Bay/Moy Estuary SPA or Lough Conn and Lough Cullin SPA because of its urban nature and lack of wetland habitat.									
LUZ 5 - Educational Objective: To provide for the protection of lands for schools and educational uses.	0	0	0	0	0	0	0	0	0
SEA Comment: There are a small number of Educational zoning sites which fall in proximity to the River Moy SAC and Killala Bay/Moy Estuary SAC (Figure 5-4). Construction related impacts through pollution could impact these SACs, as well as the downstream Killala Bay/Moy Estuary SPA. There is also potential for impacts through increased foul and surface water discharge into the river catchment. None of the zone sites are likely to act as functionally linked land to the Killala Bay/Moy Estuary SPA or Lough Conn and Lough Cullin SPA because of their urban nature and/or lack of wetland habitats. These largely confirm existing landuse uses associated with education.									
LUZ 6 – New Residential Objective: To provide for high quality new residential development and other services incidental to residential development.	⇳	⇧	⇳	⇳	⇳	⇳	⇳	⇧	⇳
These are located primarily between the River Moy and north west central part of the plan area. Positive in terms of proximity to town centre and existing facilities which can support modal shifts and permeability. All of these zones have been screened in at this stage of the assessment as having the potential to cause likely significant effect upon River Moy SAC, Killala Bay/Moy Estuary SPA, Lough Conn and Lough Cullin SPA and Killala Bay/Moy Estuary SAC. The impact pathways identified include potential pollution impacts during construction, potential for increases in recreational disturbance and increases in visitor numbers to the designated sites. None of the zone sites are likely to act as functionally linked land to the Killala Bay/Moy Estuary SPA or Lough Conn and Lough Cullin SPA because of their urban nature and/or lack of wetland habitat									
Luz 8 Strategic reserve residential	⇳	⇧	⇳	⇳	⇳	⇳	⇳	⇧	⇳
SEA Comment: Application of policy SO 9 and measures in the MCDP will apply. Where existing woodland habitat or hedgerows are presents, these should be retained and incorporated where possible. All of these zones have been screened in as having the potential to cause likely significant effect upon River Moy SAC, Killala Bay/ Moy Estuary SAC and SPA and Lough Conn and Lough Cullin SPA. The impact pathways identified potential for pollution impacts during construction, potential for increases in recreational disturbance and increases in visitor numbers to the designated sites. None of the zone sites are likely to act as functionally linked land to the Killala Bay/Moy Estuary SPA or Lough Conn and Lough Cullin SPA because of their urban nature and/or lack of wetland habitat.									
LUZ 9 Community services/facility	⇳	⇧	⇧	⇳	⇧	⇧	⇳	⇧	⇧
SEA Comment: Positive impacts are identified for population and human health, transport and air quality for these zonings with mitigable impacts for the SEOs in relation to soil and biodiversity.									

Chapter 11 Land Use Zoning - Land Use Zoning Objectives **SFRA below**									
NIR;Three of these fall within close proximity to the Killala Bay/Moy Estuary SAC and River Moy SAC and upstream of the Killala Bay/Moy Estuary SPA so have been identified as having the potential to cause likely significant effects upon Killala Bay/Moy Estuary SAC and River Moy SAC. Impacts identified were the potential for construction related pollution and the additional discharges of surface/foul water.									
LUZ 10 - Recreation and Amenity Objective: To protect and improve the provision, attractiveness, accessibility and amenity value of public open space, amenity and recreation.	⇳	⇧	⇧	⇳	⇧	⇧	⇳	⇳	⇳
SEA Comment: Generally, impacts are positive for a range of parameters including soil and geology, population and human health, flood risk, water quality and landscape. The opportunity to enhance these areas through public realm improvements and/or green and blue infrastructure measures contribute positively longer term to biodiversity, water and climate change adaptation SEOs also. However, given that much of the zoning abuts the River Moy, disturbance effects associated with increased human presence, domestic animals, lighting etc required careful consideration and avoidance should additional proposals arise. There are a number of sites which are located immediately adjacent to the River Moy. The majority of these have the potential to cause significant effects upon River Moy SAC, Killala Bay/ Moy Estuary SPA and SAC. The impact pathways identified potential for pollution impacts during construction, potential for increases in recreational disturbance and increases in visitor numbers to the designated sites. None of the zone sites are likely to act as functionally linked land to the Lough Conn and Lough Cullin SPA because of their urban nature and/or lack of wetland habitat.									
LUZ 11 - Agriculture Objective: To reserve land for agricultural and rural uses and to preserve the amenity of the town setting.	⇳	⇧	⇧	⇳	⇧	⇧	⇳	⇳	⇳
SEA Comment: Confirms existing land use. Agricultural activities may have positive impacts or contribute to averse effects particularly on water quality, air and biodiversity depending on the nature, scale and type of agricultural activities. However, the agriculture zones are within the catchments of River Moy SAC and Killala Bay/ Moy Estuary SAC, or in some cases immediately within the boundaries of the River Moy SAC (Figure 5-9). Continuing to permit or promoting new agricultural activities in this catchment could therefore lead to increased diffuse and point-source pollution and nutrient input into these SACs in the future unless efforts are made to control these activities effectively and could also lead to direct impacts to habitats within the River Moy SAC, and the downstream Killala Bay/Moy Estuary SAC and SPA.									
LUZ 13 - Infrastructure & Utilities Objective: To provide land for public infrastructure and public utilities.	⇳	⇧	⇧	⇳	⇳	⇳	⇳	⇧	⇧
SEA Comment:The impacts are identified as overall positive, particularly for PHH, W, MA and interrelationship SEOs in particular as it aims to provide essential public utilities as appropriate in line with the enhanced development of Ballina as a whole. Two sites have been identified as having the potential to cause likely significant effect upon River Moy SAC and Killala Bay/Moy Estuary SAC and SPA, through potential construction related pollution impacts, due to their proximity to the River Moy. None of the zone sites are likely to act as functionally linked land to the Killala Bay/Moy Estuary SPA or Lough Conn and Lough Cullin SPA because of their urban nature and/or lack of wetland habitat.									

Chapter 11 Land Use Zoning - Land Use Zoning Objectives **SFRA below**									
The SFRA provides the following assessment of Infrastructure and Utilities landuse zoning. Indicative primary vulnerability: Less / highly vulnerable For highly vulnerable development in Flood Zone A or B. For less vulnerable development in Flood Zone A.									
LUZ 14 - Quay Development Zone/Marine Related Tourism Objective: The objective of the Marine related Tourism land use is to provide for marine related tourism development whilst having regard to the existing natural and built environment. Land uses generally permitted in this zone include tourist accommodation, open space, small scale retail units for the sale of marine related goods, sailing club ,restaurants, marina, pontoons, moorings, boat yards, bathing facilities, public utilities, parking, information boards and sporting and leisure facilities.	⇳	⇧	⇧	⇳	⇳	⇳	⇳	⇧	⇧
SEA Comment: Positive for PHHs subject to application and adherence to Mayo CDP 2022 -2028 and draft LAP protective measures. Given the potential uses permitted, careful design to avoid unnecessary light pollution, noise and landscape impacts with accompanying disturbance to PHH, BFF SEOS in particular. The zone is located immediately adjacent to and slightly within the Killala Bay/Moy Estuary SAC and SPA . The impact pathways identified potential for pollution impacts during construction, potential for increases in recreational disturbance and increases in visitor numbers to the SAC and SPA.									
LUZ 15 - Tourism and Related (Leisure) Objective: To provide, maintain and enhance tourist related facilities	⇳	⇳	⇳	⇳	⇳	⇳	⇳	⇳	⇳
SEA: largely conforms with existing use, There are sites which are located immediately adjacent to the River Moy and therefore have the potential to cause significant effects upon River Moy SAC, Killala Bay/ Moy Estuary SPA and SAC. The impact pathways identified potential for pollution impacts during construction, potential for increases in recreational disturbance and increases in visitor numbers to the designated sites. None of the zone sites are likely to act as functionally linked land to the Lough Conn and Lough Cullin SPA because of their urban nature and/or lack of wetland habitat.									
LUZ 16 - Ancillary Uses Objective: To ensure that developments ancillary to the parent use of a site are considered on their merits irrespective of what category the ancillary development is listed under in the zoning matrix of this County Development Plan.	⇳	⇳	⇳	⇳	⇳	⇳	⇳	⇳	⇳
LUZ 17 - Established Use/Non-Conforming Uses Objective: To generally support reasonable extensions and improvements to premises that accommodate established/non-conforming uses, where it is considered by the Planning Authority that the proposed development would not be injurious to the amenities of the area and would be consistent with the proper planning and sustainable development of the area.	⇳	⇳	⇳	⇳	⇳	⇳	⇳	⇳	⇳
SEA Comment: These should be mitigated at project level through application of development management and control and adherence to Mayo CDP 2022 -2028 and draft LAP objectives									

7.2.1 Opportunity Sites

In summary, these are consistent with national and regional policy objectives in terms of town centre first, support for brownfield regeneration. Specific mitigation measures are recommended in relation to enhancing ecological connectivity through landscape proposals, as well as appropriate ecological surveys. Please see Annex A for more details.

7.1.1 Local Transport Plan

In compliance with objective MTO 1 of the CDP and regional policy objective RPO 6.17 of the RSES, a Local Transport Plan (LTP) has been prepared forBallina (Ballina LTP). This plan is provided as an Appendix to the Ballina LAP and will run concurrently with the LAP. As such it is being assessed through the SEA and AA processes.

The LTP is aimed at providing a functional and active travel network from the town centre outwards. It has been prepared in collaboration with the NTA and runs concurrent with this Plan. The Local Transport presents an evidence-based assessment of the town, which takes into consideration the location, land-use and transport infrastructure and provides a suite of recommendations for various modes of travel to serve forecasted travel demand based on population and employment growth targets for Ballina. A key aim of the LTP is to improve the integration between Land Use and Transport Planning. It provides an appraisal of the current transport environment bringing sustainable transport considerations to the forefront. In particular, the LTP provides alternatives to car-based travel, including the promotion of active travel and alternative technologies, as well as a strategy for the delivery of sustainable transport. It provides a suite of necessary supporting infrastructure/measures and services, in line with land uses, through a range of design solutions and specific measures aimed at enhancing the physical public realm and transport network.

As part of Part 2 of the Area Based Transport Assessment (ABTA) process, a suite of objectives was developed to enable significant modal shift to walking, cycling and public transport in order to reduce emissions and align with national policies.

The objectives of the LPT and actions are assessed in Annex A of this SEA ER but in summary:

Many of the short term measures are short term interventions that relates primarily to behaviour change, decluttering and make the town a more attractive and safe space for pedestrians, cyclist and more supportive of public transport options for travel. Positive effects across all SEOs and positive synergistic effects. For cycling and walking projects where they relate to existing built land and artificial surface habitats impacts are as above. Certain actions such greenways and road development require careful design and assessment through robust environmental and ecological assessments processes to avoid adverse impacts particularly on BFF and W SEOs.

Please see Annex A of this SEA ER for further assessment detail.

7.2 Cumulative and In-combination Effects

This section of the Environmental Report provides an outline of the potential cumulative effects on the environment as a result of implementation of the LAP 2024-2029.

Cumulative effects are referred to in a number of SEA Guidance documents and are defined in the EPA SEA Process Checklist as "effects on the environment that result from incremental changes caused by the strategic action together with other past, present and reasonably foreseeable future actions. These effects can result from individually minor but collectively significant actions taking place over time or space". These effects can be insignificant individually but cumulatively over time and from a number of sources can result in the degradation of sensitive environmental resources. The assessment of cumulative effects is a requirement of the SEA Directive (2001/42/EC).

The 2004 Guidelines produced by the DECLG outlines that the SEA process is in a good position to address cumulative effects for which the Environmental Impact Assessment process is not equipped to deal with. Due to the strategic nature of the SEA process a forum is provided in which cumulative effects can be addressed. The EPA Strive Report 2007-2013 on 'Integrated Biodiversity Impact Assessment' describes cumulative effects as incremental effects resulting from a combination of two or more individual effects, or from an interaction between individual effects – which may lead to a synergistic effect (i.e. greater than the sum of the individual effects), or any progressive effect likely to emerge over time.

- Cumulatively and in combination, several of the LAP Actions encourage a modal shift and in turn gives rise to indirect positive effects, for example by creating more physical activity in terms of travel to work and school, positively affecting air quality with accompanying benefits to both population and human health .

- In addition, this can create a reduction in emissions associated with Particulate Matter and Nitrogen Dioxide. This benefits both human health as well as Biodiversity, flora and fauna and surface water features.

- The majority of the Flood Risk management policies are identified as being consistent and positive across all SEOs, in particular measures that promote natural based solutions such as tree planting and SUDs are all positive across all parameters and can provide multi-functional benefits in the landscape.

- Landuse effects are identified particularly for certain energy and transport measures; including active travel, renewable energy, infrastructure. In the absence of mitigation adverse effects could arise but the compliance with the statutory land use plans through the Mayo CDP 2022 -2028 and draft LAP will provide appropriate protection.

The support for town centre first approach, reuse of existing buildings and brownfield development all interact positively to make the town more dynamic, attractive, and contribute to placemaking and an attractive place to live and work; given the River Moy and Killala Bay location within the plan area, the setting of the town is extremely attractive and merits robust protection and appropriate management underpinned by robust ecological and environmental surveys and assessments.

- In turn, positive short to medium term effects are identified in the case of significant reductions in emissions from transport and residential energy with cross cutting positive effects on air quality with accompanying positive effects on human health, water, habitats and climate.

- A key challenge is assessing how the pace of climate change impacts interact with policies and landuse zonings over the plan lifetime, potential cascading effects and ensuring that the monitoring of the LAP is accurate, frequent and able to influence remedial actions.

TABLE 7-2 POTENTIAL CUMULATIVE AND IN COMBINATION EFFECTS PLANS AND PROGRAMMES

Plan	Comment	Cumulative Effects
Northern and Western Regional Economic and Spatial Strategy 2019-2031;	These plans were subject to full SEA and AA and concluded that subject to full adherence and implementation of measures likely significant effects were not identified.	No in-combination impacts were predicted as a result of implementation of the Plans.
Mayo County Development Plan 2022 2028	The Mayo County Development Plan was adopted in 2022 and was prepared in accordance with the Planning and Development Act 2000, and was subject to full SEA, AA and SFRA. The plan sets out the overall strategy for planning and sustainable development for the county. Chapter 10 of the plan outlines the aims of the Mayo County Council to protect and enhance the natural heritage and biodiversity of designated and non-designated ecological sites and sets out the policies and objectives for this. The BallinaLAP complements the implementation of the current MCDP.	No in-combination impacts were predicted as a result of implementation of the Plans.
Mayo County Local Economic and Community Plan (LECP) 2017 - 2022;	These plans were subject to full SEA and AA and concluded that subject to full adherence and implementation of measures likely significant effects were not identified.	No in-combination impacts were predicted as a result of implementation of the Plans.
County Mayo Climate Change Adaptation Strategy 2019-2024 Current draft Climate Action plan 2024-2029 on display	Mayo Council Climate Change Adaptation Strategy (2019-2024 and any subsequent versions). This Plan has been subject to SEA/AA screening Draft CAP subject to full SEA and AA	No in-combination impacts were predicted as a result of implementation of the Plans.

8 Material Alterations.

This chapter presents an assessment of the proposed material alterations that were assessed under the SEA screening process as requiring full SEA. The SFRA and AA assessments have been considered in this assessment process. A number of material alterations were identified through the SEA Screening (Annex B) as requiring full SEA. These proposed Material Alterations are not consistent with many SEOs and are identified as giving rise to likely significant effects. In particular they do not align with sustainable development and are identified as generating direct effects across a range of SEOS by liberalising the approach to housing in terms of compact growth, rural housing criteria and national and regional policies as identified in the National Planning Framework and RESS. Effects are identified as direct, indirect, and cumulative for short to long term.

Key effects include:

- Increase in new residential zoning on lands not identified as such, zoned agriculture or recreation and amenity currently and some at a distance from town centre – significant conflict with Core Strategy, National Planning Framework, North West RESS and existing Mayo CDP and LAP policies.
- Increase of carbon emissions associated with lost opportunity for integrated landuse and transport and maximizing non vehicular trips associated with compact growth.
- Cumulatively potential effects re soil sealing, increased run off, erosion of existing linear woodland habitat, run off to surface waters.
- Not contributing to the 30% town centre target for new residential provision
- Cumulatively loss of foraging habitat and connectivity through cumulative loss of non designated habitats and linear features such as stonewalls and hedgerows.
- Potential effects on wildlife and biodiversity, through severance effects, loss of connectivity, habitat fragmentation and supporting resources in particular water including surface and groundwater.
- Potential effects arising from above on mobile species and habitats.
- Potential effects associated with material assets and the additional costs and burdens associated with services such as wastewater, water supply, transport, waste management etc.
- Issues in provision of above services and poor efficiencies by not utilising and maximising serviced lands and a service led development approach.
- Increasing nutrient loading on water bodies and contribution to declining water quality.
- Loss of local landscape character, setting of architectural heritage with accompanying landscape impacts.
- Effects on population and human health arising from the above.

A number of proposed Material Alterations in Table 8.1 overleaf are assessed and specific mitigation measures are recommended to reduce, avoid and /or ameliorate potential significant environmental effects, these are presented in blue font. In some cases, mitigation is not appropriate and avoidance of the material alteration is recommended through the SEA process.

TABLE 8-1 MATERIAL ALTERATIONS SEA EVALUATION

Proposed Alteration Number	MA 14
Submission Number	Elected Member Motion
Section/Heading/Page No.	Section 6.10, Residential Density, Mix and Design Policy, P-75
Proposed Material Alteration	
Insert new objective HSCO 7 as follows: *"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."*	
SEA comment: this MA proposes liberalization of the approach to housing provision and additional serviced lands outside those provided for in the core strategy. This MA 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 Ballina LAP Policies and Objectives. The provision of this policy 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. Potential loss of local habitats and increase in soil sealing as well as potential increasing reliance upon private transport in contradiction to national, regional, county policy and the Local Transport Plan for Ballina. . Cumulative adverse impacts identified. This MA is not recommended for inclusion on the above grounds. Should this MA be adopted in the final LAP, the following full implementation and adherence to the following policies would apply: Mayo CDP 2022-2028: *SO9 Ecological Impact Assessment, Appropriate Assessment, Strategic Environmental Assessment and Strategic Flood Risk Assessment.* *a) To ensure the assessment of all planning applications in the Plan area have regard to the information, data and requirements of the Appropriate Assessment Natura Impact Report, SEA Environmental Report and Strategic Flood Risk Assessment Report contained in Volume 5 of the Mayo CDP 2022-2028.* *b) To require project planning to be fully informed by ecological and environmental constraints at the earliest stage of project development and any necessary assessment to be undertaken, including Ecological Impact Assessments (EcIA) and assessments of disturbance to species protected under the Wildlife Act and/or the Flora Protection Act and of Habitat IV species protected under the Habitats Directive.* *c) Ensure that proposals for developments located within identified or potential flood risk areas, or which may exacerbate the risk of flooding elsewhere, are assessed in accordance with the provisions of the Flood Risk Management Guidelines (DoEHLG/OPW 2009) and Circular PL2/2014 (or any updated/superseding document), the relevant policies, objectives and guidelines within this plan and shall also take account of the National CFRAM Programme Flood Hazard Mapping and Flood Risk Management Plans when they become available.*	

Mayo CDP 2022-2028 Natura Impact Report Mitigation:

Projects stemming from the Mayo County Development Plan will apply a range of standard processes and measures that will mitigate potential environmental impacts. While the applicability of processes and particular measures will be dependent on the nature and scale of each project, examples of typical processes and measures that will be implemented where applicable at the different stages of project implementation are set out in the below sections.

It must also be noted that some Aims, Objectives, Strategies and policies of the Plan will increase the levels of environmental protection afforded to Natura 2000 sites and their conservation objectives e.g., Strategic Objective SO 9 8:

"Appropriate Assessment, Strategic Environmental Assessment and Strategic Flood Risk Assessment

a) To ensure the assessment of all planning applications in the Plan area have regard to the information, data and requirements of the Appropriate Assessment Natura Impact Report, SEA Environmental Report and Strategic Flood Risk Assessment Report contained in Volume 5 of the Mayo CDP 2022-2028.

b) To require project planning to be fully informed by ecological and environmental constraints at the earliest stage of project development and any necessary assessment to be undertaken, including assessments of disturbance to species protected under the Wildlife Act and/or the Flora Protection Act.

c) To comply with the objectives and requirements of the Habitats Directive, specifically Article 6(3) and where necessary 6(4), Birds, Water Framework, and all other relevant EU Directives and all relevant transposing national legislation.

d) Ensure that proposals for developments located within identified or potential flood risk areas, or which may exacerbate the risk of flooding elsewhere, are assessed in accordance with the provisions of the Flood Risk Management Guidelines (DoEHLG/OPW 2009) and Circular PL2/2014 (or any updated/superseding document), the relevant policies, objectives and guidelines within this plan and shall also take account of the National CFRAM Programme Flood Hazard Mapping and Flood Risk Management Plans when they become available."

9.1 Project Mitigation: Consenting Process

As set out in Section 8.2 of the Mayo CDP 2022-2028 NIR, the consenting process for the progression of measures, actions or projects supported, guided or recommended within the Plan involving physical works, will require the applicable environmental assessments. Also, the consenting authorities may set out specific environmental conditions as part of the project approval.

9.2 Project Mitigation: Pre-Construction / Detailed Design

For the detailed design of projects that may arise as a result of the Plan, where options are available, the design should use a hierarchy to mitigation measures along the following principles:

- *Avoidance: avoid creating the potential impact where feasible.*
- *Mitigation: minimise the potential impact through mitigating measures*
- *Enhancement: Enhance the environment to better than pre-project conditions, where reasonably possible.*

The progression of any projects that may arise as a result of the Plan, through the detailed design phase can entail a series of surveys to inform the design, where the scale of surveys would be proportionate to the complexity and potential impacts of the project. These can include:

• engineering structure surveys,

• topographical surveys,

• habitat and species surveys

• ornithological surveys,

• bat surveys,

• fish surveys,

• water quality surveys,

• archaeological surveys,

• landscape and visual assessments,

• land valuation surveys and

• other surveys as deemed necessary to prepare a project.

Where necessary, Wildlife Derogation Licences will be sought from Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs.

The scope of any necessary EIS will contain a WFD assessment, which will include a hydro- morphological assessment, to more clearly consider and support the Water Framework Directive (WFD) objectives. This WFD assessment will inform the project level AA regarding likely significant effects and adverse impacts on the site integrity of Natura 2000 sites in respect of their conservation objectives and if necessary, appropriate mitigation measures will be implemented at project level to ensure adverse effects will not occur.

9.2.1 Project Mitigation: Construction Stage

For large and complex projects and sites, where environmental management may entail multiple aspects, a project specific Construction Environmental Management Plan (CEMP) may be developed. This will form a framework for all environmental management processes, mitigation measures and monitoring and will include other environmental requirements such as invasive species management measures, if applicable .

A designated environmental officer and project ecologist will be appointed, as appropriate for the project.

Biosecurity measures may be required and should be considered depending on the location and conditions on-site.

9.2.2 Project Monitoring

The Plan, with its associated SEA and plan-level AA, sets out a series of monitoring requirements, in connection with the SEA objectives and the predicted effects of the Plan.

For measures involving physical works, the project-level EIA and AA, where conducted, will set out the specific monitoring required for each measure.

Ballina LAP 2024 -2030

Placemaking Policies

It is a policy of the Council to:

BEP 9 Promote the regeneration of Ballina town centre by making better use of underutilised land and buildings, particularly within the existing built-up areas to achieve compact growth.

BEP 10 Encourage and facilitate improvements to the physical fabric and environment of the town, including streetscape, street furniture, landscaping (hard and soft), signage and wirescape, while recognising that both private and public developments can contribute to effective public realm

Policy NEP 1 • In seeking to protect and enhance the natural environment, Mayo County Council will seek to:

o 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.

o Protect and conserve non-designated habitats and species; and

o 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.

o 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 NEP 2:

- *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 NEO 1:

- *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 NEO 4:

- *Maintain a suitable buffer zone along the River Moy and other watercourses protecting them from inappropriate development.*

NEP 3 Protect, reinforce and strengthen the Green Infrastructure network in Ballina and to strengthen links to the wider regional network. This should be informed by appropriate ecological surveys and assessment.

Proposed Alteration Number	MA 15
Submission Number	Elected Member Motion

Section/Heading/Page No.	Section 6.10, Residential Density, Mix and Design Policy, P-75
Proposed Material Alteration	
Insert new objective HSCO 8 as follows: *"To support multi-generational housing developments, recognising current and future trends of 2 or 3 generations of a family sharing the same plot."*	
SEA comment: this MA proposes liberalization of the approach to housing provision and additional serviced lands outside those provided for in the core strategy. This MA 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 Ballina LAP Policies and Objectives. The provision of this policy 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. Potential loss of local habitats and increase in soil sealing as well as potential increased reliance upon private transport in contradiction to national, regional, county policy and the Local Transport Plan for Ballina. Cumulative adverse impacts identified. This MA is not recommended for inclusion on the above grounds. Should this MA be adopted in the final LAP, the following full implementation and adherence to the following policies would apply: Mayo CDP 2022-2028: *SO9 Ecological Impact Assessment, Appropriate Assessment, Strategic Environmental Assessment and Strategic Flood Risk Assessment.* *a) To ensure the assessment of all planning applications in the Plan area have regard to the information, data and requirements of the Appropriate Assessment Natura Impact Report, SEA Environmental Report and Strategic Flood Risk Assessment Report contained in Volume 5 of the Mayo CDP 2022-2028.* *b) To require project planning to be fully informed by ecological and environmental constraints at the earliest stage of project development and any necessary assessment to be undertaken, including Ecological Impact Assessments (EcIA) and assessments of disturbance to species protected under the Wildlife Act and/or the Flora Protection Act and of Habitat IV species protected under the Habitats Directive.* *c) Ensure that proposals for developments located within identified or potential flood risk areas, or which may exacerbate the risk of flooding elsewhere, are assessed in accordance with the provisions of the Flood Risk Management Guidelines (DoEHLG/OPW 2009) and Circular PL2/2014 (or any updated/superseding document), the relevant policies, objectives and guidelines within this plan and shall also take account of the National CFRAM Programme Flood Hazard Mapping and Flood Risk Management Plans when they become available.* *Mayo CDP 2022-2028 Natura Impact Report Mitigation:* *Projects stemming from the Mayo County Development Plan will apply a range of standard processes and measures that will mitigate potential environmental impacts. While the applicability of processes and particular measures will be dependent on the nature and scale of each project, examples of typical processes and measures that will be implemented where applicable at the different stages of project implementation are set out in the below sections.* *It must also be noted that some Aims, Objectives, Strategies and policies of the Plan will increase the levels of environmental protection afforded to Natura 2000 sites and*	

their conservation objectives e.g., Strategic Objective SO 9 8:

"Appropriate Assessment, Strategic Environmental Assessment and Strategic Flood Risk Assessment

a) To ensure the assessment of all planning applications in the Plan area have regard to the information, data and requirements of the Appropriate Assessment Natura Impact Report, SEA Environmental Report and Strategic Flood Risk Assessment Report contained in Volume 5 of the Mayo CDP 2022-2028.

b) To require project planning to be fully informed by ecological and environmental constraints at the earliest stage of project development and any necessary assessment to be undertaken, including assessments of disturbance to species protected under the Wildlife Act and/or the Flora Protection Act.

c) To comply with the objectives and requirements of the Habitats Directive, specifically Article 6(3) and where necessary 6(4), Birds, Water Framework, and all other relevant EU Directives and all relevant transposing national legislation.

d) Ensure that proposals for developments located within identified or potential flood risk areas, or which may exacerbate the risk of flooding elsewhere, are assessed in accordance with the provisions of the Flood Risk Management Guidelines (DoEHLG/OPW 2009) and Circular PL2/2014 (or any updated/superseding document), the relevant policies, objectives and guidelines within this plan and shall also take account of the National CFRAM Programme Flood Hazard Mapping and Flood Risk Management Plans when they become available."

9.1 Project Mitigation: Consenting Process

As set out in Section 8.2 of the Mayo CDP 2022-2028 NIR, the consenting process for the progression of measures, actions or projects supported, guided or recommended within the Plan involving physical works, will require the applicable environmental assessments. Also, the consenting authorities may set out specific environmental conditions as part of the project approval.

9.2 Project Mitigation: Pre-Construction / Detailed Design

For the detailed design of projects that may arise as a result of the Plan, where options are available, the design should use a hierarchy to mitigation measures along the following principles:

- *Avoidance: avoid creating the potential impact where feasible.*
- *Mitigation: minimise the potential impact through mitigating measures*
- *Enhancement: Enhance the environment to better than pre-project conditions, where reasonably possible.*

The progression of any projects that may arise as a result of the Plan, through the detailed design phase can entail a series of surveys to inform the design, where the scale of surveys would be proportionate to the complexity and potential impacts of the project. These can include:

- *engineering structure surveys,*
- *topographical surveys,*
- *habitat and species surveys*
- *ornithological surveys,*

• bat surveys,

• fish surveys,

• water quality surveys,

• archaeological surveys,

• landscape and visual assessments,

• land valuation surveys and

• other surveys as deemed necessary to prepare a project.

Where necessary, Wildlife Derogation Licences will be sought from Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs.

The scope of any necessary EIS will contain a WFD assessment, which will include a hydro- morphological assessment, to more clearly consider and support the Water Framework Directive (WFD) objectives. This WFD assessment will inform the project level AA regarding likely significant effects and adverse impacts on the site integrity of Natura 2000 sites in respect of their conservation objectives and if necessary, appropriate mitigation measures will be implemented at project level to ensure adverse effects will not occur.

9.2.1 Project Mitigation: Construction Stage

For large and complex projects and sites, where environmental management may entail multiple aspects, a project specific Construction Environmental Management Plan (CEMP) may be developed. This will form a framework for all environmental management processes, mitigation measures and monitoring and will include other environmental requirements such as invasive species management measures, if applicable .

A designated environmental officer and project ecologist will be appointed, as appropriate for the project.

Biosecurity measures may be required and should be considered depending on the location and conditions on-site.

9.2.2 Project Monitoring

The Plan, with its associated SEA and plan-level AA, sets out a series of monitoring requirements, in connection with the SEA objectives and the predicted effects of the Plan.

For measures involving physical works, the project-level EIA and AA, where conducted, will set out the specific monitoring required for each measure.

Ballina LAP 2024 -2030

Placemaking Policies

It is a policy of the Council to:

BEP 9 Promote the regeneration of Ballina town centre by making better use of underutilised land and buildings, particularly within the existing built-up areas to achieve compact growth.

BEP 10 Encourage and facilitate improvements to the physical fabric and environment of the town, including streetscape, street furniture, landscaping (hard and soft), signage and wirescape, while recognising that both private and public developments can contribute to effective public realm

Policy NEP 1 • In seeking to protect and enhance the natural environment, Mayo County Council will seek to:

o 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.

o Protect and conserve non-designated habitats and species; and

o 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.

o 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 NEP 2:

- *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 NEO 1:

- *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 NEO 4:

- *Maintain a suitable buffer zone along the River Moy and other watercourses protecting them from inappropriate development.*

NEP 3 Protect, reinforce and strengthen the Green Infrastructure network in Ballina and to strengthen links to the wider regional network. This should be informed by appropriate ecological surveys and assessment.

Proposed Alteration Number	MA 27
Submission Number	MYO-C92-1 - Ruairi O'Malley & Elected Member Motion
Proposal/Location	Rezone lands from Recreation and Amenity to New Residential (Belleek)
Proposed Material Alteration	

Draft Plan Zoning = New Residential (site outlined in black)

Proposed Material Alteration Zoning = New Residential (site outlined in red)

SEA comment: this is adjacent to Moy River and is not supported in the SEA process. New residential is an intensification of landuse and may give rise to adverse effects on BFF, W, MA SEOs in particular. It is not consistent with core strategy or other provisions and may result in cumulative effects around soil sealing, flood risk and disturbance to buffer zone and habitats of River Moy or mobile species dependant upon same.

Should this MA be adopted in the final LAP, the following full implementation and adherence to the following policies would apply:

Mayo CDP 2022-2028:

SO9 Ecological Impact Assessment, Appropriate Assessment, Strategic Environmental Assessment and Strategic Flood Risk Assessment.

a) To ensure the assessment of all planning applications in the Plan area have regard to the information, data and requirements of the Appropriate Assessment Natura Impact Report, SEA Environmental Report and Strategic Flood Risk Assessment Report contained in Volume 5 of the Mayo CDP 2022-2028.

b) To require project planning to be fully informed by ecological and environmental constraints at the earliest stage of project development and any necessary assessment to be undertaken, including Ecological Impact Assessments (EcIA) and assessments of disturbance to species protected under the Wildlife Act and/or the Flora Protection Act and of Habitat IV species protected under the Habitats Directive.

c) Ensure that proposals for developments located within identified or potential flood risk areas, or which may exacerbate the risk of flooding elsewhere, are assessed in accordance with the provisions of the Flood Risk Management Guidelines (DoEHLG/OPW 2009) and Circular PL2/2014 (or any updated/superseding document), the relevant policies, objectives and guidelines within this plan and shall also take account of the National CFRAM Programme Flood Hazard Mapping and Flood Risk Management Plans when they become available.

Mayo CDP 2022-2028 Natura Impact Report Mitigation:

Projects stemming from the Mayo County Development Plan will apply a range of standard processes and measures that will mitigate potential environmental impacts. While the applicability of processes and particular measures will be dependent on the nature and scale of each project, examples of typical processes and measures that will be implemented where applicable at the different stages of project implementation are set out in the below sections.

It must also be noted that some Aims, Objectives, Strategies and policies of the Plan will increase the levels of environmental protection afforded to Natura 2000 sites and their conservation objectives e.g., Strategic Objective SO 9 8:

"Appropriate Assessment, Strategic Environmental Assessment and Strategic Flood Risk Assessment

a) To ensure the assessment of all planning applications in the Plan area have regard to the information, data and requirements of the Appropriate Assessment Natura Impact Report, SEA Environmental Report and Strategic Flood Risk Assessment Report contained in Volume 5 of the Mayo CDP 2022-2028.

b) To require project planning to be fully informed by ecological and environmental constraints at the earliest stage of project development and any necessary assessment to be undertaken, including assessments of disturbance to species protected under the Wildlife Act and/or the Flora Protection Act.

c) To comply with the objectives and requirements of the Habitats Directive, specifically Article 6(3) and where necessary 6(4), Birds, Water Framework, and all other relevant EU Directives and all relevant transposing national legislation.

d) Ensure that proposals for developments located within identified or potential flood risk areas, or which may exacerbate the risk of flooding elsewhere, are assessed in accordance with the provisions of the Flood Risk Management Guidelines (DoEHLG/OPW 2009) and Circular PL2/2014 (or any updated/superseding document), the relevant policies, objectives and guidelines within this plan and shall also take account of the National CFRAM Programme Flood Hazard Mapping and Flood Risk Management Plans when they become available."

9.1 Project Mitigation: Consenting Process

As set out in Section 8.2 of the Mayo CDP 2022-2028 NIR, the consenting process for the progression of measures, actions or projects supported, guided or recommended within the Plan involving physical works, will require the applicable environmental assessments. Also, the consenting authorities may set out specific environmental conditions as part of the project approval.

9.2 Project Mitigation: Pre-Construction / Detailed Design

For the detailed design of projects that may arise as a result of the Plan, where options are available, the design should use a hierarchy to mitigation measures along the following principles:

- *Avoidance: avoid creating the potential impact where feasible.*
- *Mitigation: minimise the potential impact through mitigating measures*
- *Enhancement: Enhance the environment to better than pre-project conditions, where reasonably possible.*

The progression of any projects that may arise as a result of the Plan, through the detailed design phase can entail a series of surveys to inform the design, where the scale of surveys would be proportionate to the complexity and potential impacts of the project. These can include:

- *engineering structure surveys,*
- *topographical surveys,*
- *habitat and species surveys*
- *ornithological surveys,*
- *bat surveys,*
- *fish surveys,*
- *water quality surveys,*
- *archaeological surveys,*
- *landscape and visual assessments,*
- *land valuation surveys and*
- *other surveys as deemed necessary to prepare a project.*

Where necessary, Wildlife Derogation Licences will be sought from Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs.

The scope of any necessary EIS will contain a WFD assessment, which will include a hydro- morphological assessment, to more clearly consider and support the Water Framework Directive (WFD) objectives. This WFD assessment will inform the project level AA regarding likely significant effects and adverse impacts on the site integrity of Natura 2000 sites in respect of their conservation objectives and if necessary, appropriate mitigation measures will be implemented at project level to ensure adverse effects will not occur.

9.2.1 Project Mitigation: Construction Stage

For large and complex projects and sites, where environmental management may entail multiple aspects, a project specific Construction Environmental Management Plan (CEMP) may be developed. This will form a framework for all environmental management processes, mitigation measures and monitoring and will include other environmental requirements such as invasive species management measures, if applicable .

A designated environmental officer and project ecologist will be appointed, as appropriate for the project.

Biosecurity measures may be required and should be considered depending on the location and conditions on-site.

9.2.2 Project Monitoring

The Plan, with its associated SEA and plan-level AA, sets out a series of monitoring requirements, in connection with the SEA objectives and the predicted effects of the Plan.

For measures involving physical works, the project-level EIA and AA, where conducted, will set out the specific monitoring required for each measure.

Ballina LAP 2024 -2030

Placemaking Policies

It is a policy of the Council to:

BEP 9 Promote the regeneration of Ballina town centre by making better use of underutilised land and buildings, particularly within the existing built-up areas to achieve compact growth.

BEP 10 Encourage and facilitate improvements to the physical fabric and environment of the town, including streetscape, street furniture, landscaping (hard and soft), signage and wirescape, while recognising that both private and public developments can contribute to effective public realm

Policy NEP 1 • *In seeking to protect and enhance the natural environment, Mayo County Council will seek to:*

o 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.

o Protect and conserve non-designated habitats and species; and

o 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.

o 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 NEP 2:

- *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 NEO 1:

- *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 NEO 4:

- *Maintain a suitable buffer zone along the River Moy and other watercourses protecting them from inappropriate development.*

NEP 3 Protect, reinforce and strengthen the Green Infrastructure network in Ballina and to strengthen links to the wider regional network. This should be informed by appropriate ecological surveys and assessment.

Proposed Alteration Number	MA 29

Submission Number	MYO-C92-7– Eoin Durcan & Elected Member Motion
Proposal/Location	Rezone lands from Enterprise & Employment to New Residential
Proposed Material Alteration	

Draft Plan Zoning = Enterprise & Employment (Site outlined in red).

Proposed Material Alteration Zoning = New Residential (Site outlined in red).

This MA 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 Ballina LAP Policies and Objectives.

The provision of this MA 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. Potential loss of local habitats and increase in soil sealing as well as potential reliance upon private transport. Cumulative adverse impacts identified.

Should this MA be adopted in the final LAP, the following full implementation and adherence to the following policies would apply:

Mayo CDP 2022-2028:

SO9 Ecological Impact Assessment, Appropriate Assessment, Strategic Environmental Assessment and Strategic Flood Risk Assessment.

a) To ensure the assessment of all planning applications in the Plan area have regard to the information, data and requirements of the Appropriate Assessment Natura Impact Report, SEA Environmental Report and Strategic Flood Risk Assessment Report contained in Volume 5 of the Mayo CDP 2022-2028.

b) To require project planning to be fully informed by ecological and environmental constraints at the earliest stage of project development and any necessary assessment to be undertaken, including Ecological Impact Assessments (EcIA) and assessments of disturbance to species protected under the Wildlife Act and/or the Flora Protection Act and of Habitat IV species protected under the Habitats Directive.

c) Ensure that proposals for developments located within identified or potential flood risk areas, or which may exacerbate the risk of flooding elsewhere, are assessed in accordance with the provisions of the Flood Risk Management Guidelines (DoEHLG/OPW 2009) and Circular PL2/2014 (or any updated/superseding document), the relevant policies, objectives and guidelines within this plan and shall also take account of the National CFRAM Programme Flood Hazard Mapping and Flood Risk Management Plans when they become available.

Mayo CDP 2022-2028 Natura Impact Report Mitigation:

Projects stemming from the Mayo County Development Plan will apply a range of standard processes and measures that will mitigate potential environmental impacts. While the applicability of processes and particular measures will be dependent on the nature and scale of each project, examples of typical processes and measures that will be implemented where applicable at the different stages of project implementation are set out in the below sections.

It must also be noted that some Aims, Objectives, Strategies and policies of the Plan will increase the levels of environmental protection afforded to Natura 2000 sites and their conservation objectives e.g., Strategic Objective SO 9 8:

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c) To comply with the objectives and requirements of the Habitats Directive, specifically Article 6(3) and where necessary 6(4), Birds, Water Framework, and all other relevant EU Directives and all relevant transposing national legislation.

d) Ensure that proposals for developments located within identified or potential flood risk areas, or which may exacerbate the risk of flooding elsewhere, are assessed in accordance with the provisions of the Flood Risk Management Guidelines (DoEHLG/OPW 2009) and Circular PL2/2014 (or any updated/superseding document), the relevant policies, objectives and guidelines within this plan and shall also take account of the National CFRAM Programme Flood Hazard Mapping and Flood Risk Management Plans when they become available."

9.1 Project Mitigation: Consenting Process

As set out in Section 8.2 of the Mayo CDP 2022-2028 NIR, the consenting process for the progression of measures, actions or projects supported, guided or recommended within the Plan involving physical works, will require the applicable environmental assessments. Also, the consenting authorities may set out specific environmental conditions as part of the project approval.

9.2 Project Mitigation: Pre-Construction / Detailed Design

For the detailed design of projects that may arise as a result of the Plan, where options are available, the design should use a hierarchy to mitigation measures along the following principles:

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The progression of any projects that may arise as a result of the Plan, through the detailed design phase can entail a series of surveys to inform the design, where the scale of surveys would be proportionate to the complexity and potential impacts of the project. These can include:

• engineering structure surveys,

• topographical surveys,

• habitat and species surveys

• ornithological surveys,

• bat surveys,

• fish surveys,

• water quality surveys,

• archaeological surveys,

• landscape and visual assessments,

• land valuation surveys and

• other surveys as deemed necessary to prepare a project.

Where necessary, Wildlife Derogation Licences will be sought from Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs.

The scope of any necessary EIS will contain a WFD assessment, which will include a hydro- morphological assessment, to more clearly consider and support the Water Framework Directive (WFD) objectives. This WFD assessment will inform the project level AA regarding likely significant effects and adverse impacts on the site integrity of Natura 2000 sites in respect of their conservation objectives and if necessary, appropriate mitigation measures will be implemented at project level to ensure adverse effects will not occur.

9.2.1 Project Mitigation: Construction Stage

For large and complex projects and sites, where environmental management may entail multiple aspects, a project specific Construction Environmental Management Plan (CEMP) may be developed. This will form a framework for all environmental management processes, mitigation measures and monitoring and will include other environmental requirements such as invasive species management measures, if applicable .

A designated environmental officer and project ecologist will be appointed, as appropriate for the project.

Biosecurity measures may be required and should be considered depending on the location and conditions on-site.

9.2.2 Project Monitoring

The Plan, with its associated SEA and plan-level AA, sets out a series of monitoring requirements, in connection with the SEA objectives and the predicted effects of the Plan.

For measures involving physical works, the project-level EIA and AA, where conducted, will set out the specific monitoring required for each measure.

Ballina LAP 2024 -2030

Placemaking Policies

It is a policy of the Council to:

BEP 9 Promote the regeneration of Ballina town centre by making better use of underutilised land and buildings, particularly within the existing built-up areas to achieve compact growth.

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o 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 NEP 2:

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Objective NEO 1:

- *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 NEO 4:

- *Maintain a suitable buffer zone along the River Moy and other watercourses protecting them from inappropriate development.*

NEP 3 Protect, reinforce and strengthen the Green Infrastructure network in Ballina and to strengthen links to the wider regional network. This should be informed by appropriate ecological surveys and assessment.

Proposed Alteration Number	MA 30
Submission Number	MYO-C92-9 – Moytechnics Building Services on behalf of Ray & Margaret Collins & Elected Members Motion

Proposal/Location	Rezone lands
Proposed Material Alteration	

Draft Plan Zoning = Agriculture/Existing Residential (site outlined in Red)

Proposed Material Alteration Zoning = New Residential (Site location outlined in red)

This MA 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 Ballina LAP Policies and Objectives.

The provision of this MA 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. Potential loss of local habitats and increase in soil sealing as well as potential reliance upon private transport. Cumulative adverse impacts identified. Should this MA be adopted in the final LAP, the following full implementation and adherence to the following policies would apply:

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c) Ensure that proposals for developments located within identified or potential flood risk areas, or which may exacerbate the risk of flooding elsewhere, are assessed in accordance with the provisions of the Flood Risk Management Guidelines (DoEHLG/OPW 2009) and Circular PL2/2014 (or any updated/superseding document), the

relevant policies, objectives and guidelines within this plan and shall also take account of the National CFRAM Programme Flood Hazard Mapping and Flood Risk Management Plans when they become available.

Mayo CDP 2022-2028 Natura Impact Report Mitigation:

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- *water quality surveys,*
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- *landscape and visual assessments,*
- *land valuation surveys and*
- *other surveys as deemed necessary to prepare a project.*

Where necessary, Wildlife Derogation Licences will be sought from Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs.

The scope of any necessary EIS will contain a WFD assessment, which will include a hydro- morphological assessment, to more clearly consider and support the Water Framework Directive (WFD) objectives. This WFD assessment will inform the project level AA regarding likely significant effects and adverse impacts on the site integrity of Natura 2000 sites in respect of their conservation objectives and if necessary, appropriate mitigation measures will be implemented at project level to ensure adverse effects will not occur.

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9.2.2 Project Monitoring

The Plan, with its associated SEA and plan-level AA, sets out a series of monitoring requirements, in connection with the SEA objectives and the predicted effects of the Plan.

For measures involving physical works, the project-level EIA and AA, where conducted, will set out the specific monitoring required for each measure.

Ballina LAP 2024 -2030

Placemaking Policies

It is a policy of the Council to:

BEP 9 Promote the regeneration of Ballina town centre by making better use of underutilised land and buildings, particularly within the existing built-up areas to achieve compact growth.

BEP 10 Encourage and facilitate improvements to the physical fabric and environment of the town, including streetscape, street furniture, landscaping (hard and soft), signage and wirescape, while recognising that both private and public developments can contribute to effective public realm

Policy NEP 1 • In seeking to protect and enhance the natural environment, Mayo County Council will seek to:

o 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.

o Protect and conserve non-designated habitats and species; and

o 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.

o 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 NEP 2:

- *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 NEO 1:

- *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 NEO 4:

- *Maintain a suitable buffer zone along the River Moy and other watercourses protecting them from inappropriate development.*

NEP 3 Protect, reinforce and strengthen the Green Infrastructure network in Ballina and to strengthen links to the wider regional network. This should be informed by appropriate ecological surveys and assessment..

Proposed Alteration Number	MA 31
Submission Number	MYO-C92-10 – Donal Quinn and Elected Member Motion
Proposal/Location	Rezone lands from Enterprise and Employment to New Residential
Proposed Material Alteration	
 **Draft Plan Zoning = Enterprise & Employment (site outlined in red)**  **Proposed Material Alteration Zoning = Strategic Residential Reserve (Site location outlined in red)**	
Relatively small area of land propsed to amend zoning from enterprise and employment to new residential. This may not be fully serviced lands and may affect core strategy targets as well as not reflecting sequential development approach.	

Proposed Alteration Number	MA 33
Submission Number	MYO-C92-14– John Brogan & Elected Member Motion
Proposal/Location	Rezone lands from Recreation & Amenity to New Residential
Proposed Material Alteration	
	

Draft Plan Zoning = Recreation & Amenity (site outlined in red).

Proposed Material Alteration Zoning = New Residential (Site circled in black).

This may not be fully serviced lands and may affect core strategy targets as well as not reflecting sequential development approach. The loss of land identified for recreation and amenity represents a loss of potential services to the community and existing residential development. Full adherence to Mayo CDP 2022 -2028 and Ballina LAP environmental provisions would apply. Should this MA be adopted in the final LAP, the following full implementation and adherence to the following policies would apply:

Mayo CDP 2022-2028:

SO9 Ecological Impact Assessment, Appropriate Assessment, Strategic Environmental Assessment and Strategic Flood Risk Assessment.

a) To ensure the assessment of all planning applications in the Plan area have regard to the information, data and requirements of the Appropriate Assessment Natura Impact Report, SEA Environmental Report and Strategic Flood Risk Assessment Report contained in Volume 5 of the Mayo CDP 2022-2028.

b) To require project planning to be fully informed by ecological and environmental constraints at the earliest stage of project development and any necessary assessment to be undertaken, including Ecological Impact Assessments (EcIA) and assessments of disturbance to species protected under the Wildlife Act and/or the Flora Protection Act and of Habitat IV species protected under the Habitats Directive.

c) Ensure that proposals for developments located within identified or potential flood risk areas, or which may exacerbate the risk of flooding elsewhere, are assessed in accordance with the provisions of the Flood Risk Management Guidelines (DoEHLG/OPW 2009) and Circular PL2/2014 (or any updated/superseding document), the relevant policies, objectives and guidelines within this plan and shall also take account of the National CFRAM Programme Flood Hazard Mapping and Flood Risk Management Plans when they become available.

Mayo CDP 2022-2028 Natura Impact Report Mitigation:

Projects stemming from the Mayo County Development Plan will apply a range of standard processes and measures that will mitigate potential environmental impacts. While the applicability of processes and particular measures will be dependent on the nature and scale of each project, examples of typical processes and measures that will be implemented where applicable at the different stages of project implementation are set out in the below sections.

It must also be noted that some Aims, Objectives, Strategies and policies of the Plan will increase the levels of environmental protection afforded to Natura 2000 sites and their conservation objectives e.g., Strategic Objective SO 9 8:

"Appropriate Assessment, Strategic Environmental Assessment and Strategic Flood Risk Assessment

a) To ensure the assessment of all planning applications in the Plan area have regard to the information, data and requirements of the Appropriate Assessment Natura Impact Report, SEA Environmental Report and Strategic Flood Risk Assessment Report contained in Volume 5 of the Mayo CDP 2022-2028.

b) To require project planning to be fully informed by ecological and environmental constraints at the earliest stage of project development and any necessary assessment to be undertaken, including assessments of disturbance to species protected under the Wildlife Act and/or the Flora Protection Act.

c) To comply with the objectives and requirements of the Habitats Directive, specifically Article 6(3) and where necessary 6(4), Birds, Water Framework, and all other relevant EU Directives and all relevant transposing national legislation.

d) Ensure that proposals for developments located within identified or potential flood risk areas, or which may exacerbate the risk of flooding elsewhere, are assessed in accordance with the provisions of the Flood Risk Management Guidelines (DoEHLG/OPW 2009) and Circular PL2/2014 (or any updated/superseding document), the relevant policies, objectives and guidelines within this plan and shall also take account of the National CFRAM Programme Flood Hazard Mapping and Flood Risk Management Plans when they become available."

9.1 Project Mitigation: Consenting Process

As set out in Section 8.2 of the Mayo CDP 2022-2028 NIR, the consenting process for the progression of measures, actions or projects supported, guided or recommended within the Plan involving physical works, will require the applicable environmental assessments. Also, the consenting authorities may set out specific environmental conditions as part of the project approval.

9.2 Project Mitigation: Pre-Construction / Detailed Design

For the detailed design of projects that may arise as a result of the Plan, where options are available, the design should use a hierarchy to mitigation measures along the following principles:

- *Avoidance: avoid creating the potential impact where feasible.*
- *Mitigation: minimise the potential impact through mitigating measures*
- *Enhancement: Enhance the environment to better than pre-project conditions, where reasonably possible.*

The progression of any projects that may arise as a result of the Plan, through the detailed design phase can entail a series of surveys to inform the design, where the scale of surveys would be proportionate to the complexity and potential impacts of the project. These can include:

- *engineering structure surveys,*
- *topographical surveys,*
- *habitat and species surveys*
- *ornithological surveys,*
- *bat surveys,*

• fish surveys,

• water quality surveys,

• archaeological surveys,

• landscape and visual assessments,

• land valuation surveys and

• other surveys as deemed necessary to prepare a project.

Where necessary, Wildlife Derogation Licences will be sought from Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs.

The scope of any necessary EIS will contain a WFD assessment, which will include a hydro- morphological assessment, to more clearly consider and support the Water Framework Directive (WFD) objectives. This WFD assessment will inform the project level AA regarding likely significant effects and adverse impacts on the site integrity of Natura 2000 sites in respect of their conservation objectives and if necessary, appropriate mitigation measures will be implemented at project level to ensure adverse effects will not occur.

9.2.1 Project Mitigation: Construction Stage

For large and complex projects and sites, where environmental management may entail multiple aspects, a project specific Construction Environmental Management Plan (CEMP) may be developed. This will form a framework for all environmental management processes, mitigation measures and monitoring and will include other environmental requirements such as invasive species management measures, if applicable .

A designated environmental officer and project ecologist will be appointed, as appropriate for the project.

Biosecurity measures may be required and should be considered depending on the location and conditions on-site.

9.2.2 Project Monitoring

The Plan, with its associated SEA and plan-level AA, sets out a series of monitoring requirements, in connection with the SEA objectives and the predicted effects of the Plan.

For measures involving physical works, the project-level EIA and AA, where conducted, will set out the specific monitoring required for each measure.

Ballina LAP 2024 -2030

Placemaking Policies

It is a policy of the Council to:

BEP 9 Promote the regeneration of Ballina town centre by making better use of underutilised land and buildings, particularly within the existing built-up areas to achieve compact growth.

BEP 10 Encourage and facilitate improvements to the physical fabric and environment of the town, including streetscape, street furniture, landscaping (hard and soft), signage and wirescape, while recognising that both private and public developments can contribute to effective public realm

Policy NEP 1 • *In seeking to protect and enhance the natural environment, Mayo County Council will seek to:*

o 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.

o Protect and conserve non-designated habitats and species; and

o 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.

o 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 NEP 2:

- *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 NEO 1:

- *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 NEO 4:

- *Maintain a suitable buffer zone along the River Moy and other watercourses protecting them from inappropriate development.*

NEP 3 Protect, reinforce and strengthen the Green Infrastructure network in Ballina and to strengthen links to the wider regional network. This should be informed by appropriate ecological surveys and assessment.

Proposed Alteration Number	MA 34
Submission Number	MYO-C92-36– Paul & Amanda Cawley & Elected Members Motion
Proposal/Location	Rezone lands from Agriculture to New Residential
Proposed Material Alteration	

Draft Plan Zoning = Agriculture (outlined in red).

Proposed Material Alteration Zoning = New Residential (Site circled in Black)

This is a small area but may not be fully serviced lands and may affect core strategy targets as well as not reflecting sequential development approach. Full adherence to Mayo CDP 2022 -2028 and Ballina LAP environmental provisions would apply.

Proposed Alteration Number	MA 35
Submission Number	MYO-C92-17 – Bourke Builders & Elected Member Motion
Proposal/Location	Rezone lands from Agriculture/Recreation & Amenity to New Residential
Proposed Material Alteration	

Draft Plan Zoning = Agriculture/Recreation & Amenity (site outlined in red).

Proposed Material Alteration Zoning = New Residential (Site circled in black).

This MA 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 Ballina LAP Policies and Objectives.

The provision of this MA 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. Potential loss of local habitats and increase in soil sealing as well as potential reliance upon private transport. Cumulative adverse impacts identified. Should this MA be adopted in the final LAP, the following full implementation and adherence to the following policies would apply:

Mayo CDP 2022-2028:

SO9 Ecological Impact Assessment, Appropriate Assessment, Strategic Environmental Assessment and Strategic Flood Risk Assessment.

a) To ensure the assessment of all planning applications in the Plan area have regard to the information, data and requirements of the Appropriate Assessment Natura Impact Report, SEA Environmental Report and Strategic Flood Risk Assessment Report contained in Volume 5 of the Mayo CDP 2022-2028.

b) To require project planning to be fully informed by ecological and environmental constraints at the earliest stage of project development and any necessary assessment to be undertaken, including Ecological Impact Assessments (EcIA) and assessments of disturbance to species protected under the Wildlife Act and/or the Flora Protection Act and of Habitat IV species protected under the Habitats Directive.

c) Ensure that proposals for developments located within identified or potential flood risk areas, or which may exacerbate the risk of flooding elsewhere, are assessed in accordance with the provisions of the Flood Risk Management Guidelines (DoEHLG/OPW 2009) and Circular PL2/2014 (or any updated/superseding document), the relevant policies, objectives and guidelines within this plan and shall also take account of the National CFRAM Programme Flood Hazard Mapping and Flood Risk Management Plans when they become available.

Mayo CDP 2022-2028 Natura Impact Report Mitigation:

Projects stemming from the Mayo County Development Plan will apply a range of standard processes and measures that will mitigate potential environmental impacts. While the applicability of processes and particular measures will be dependent on the nature and scale of each project, examples of typical processes and measures that will be implemented where applicable at the different stages of project implementation are set out in the below sections.

It must also be noted that some Aims, Objectives, Strategies and policies of the Plan will increase the levels of environmental protection afforded to Natura 2000 sites and their conservation objectives e.g., Strategic Objective SO 9 8:

"Appropriate Assessment, Strategic Environmental Assessment and Strategic Flood Risk Assessment

a) To ensure the assessment of all planning applications in the Plan area have regard to the information, data and requirements of the Appropriate Assessment Natura Impact Report, SEA Environmental Report and Strategic Flood Risk Assessment Report contained in Volume 5 of the Mayo CDP 2022-2028.

b) To require project planning to be fully informed by ecological and environmental constraints at the earliest stage of project development and any necessary assessment to be undertaken, including assessments of disturbance to species protected under the Wildlife Act and/or the Flora Protection Act.

c) To comply with the objectives and requirements of the Habitats Directive, specifically Article 6(3) and where necessary 6(4), Birds, Water Framework, and all other relevant EU Directives and all relevant transposing national legislation.

d) Ensure that proposals for developments located within identified or potential flood risk areas, or which may exacerbate the risk of flooding elsewhere, are assessed in accordance with the provisions of the Flood Risk Management Guidelines (DoEHLG/OPW 2009) and Circular PL2/2014 (or any updated/superseding document), the relevant policies, objectives and guidelines within this plan and shall also take account of the National CFRAM Programme Flood Hazard Mapping and Flood Risk Management Plans when they become available."

9.1 Project Mitigation: Consenting Process

As set out in Section 8.2 of the Mayo CDP 2022-2028 NIR, the consenting process for the progression of measures, actions or projects supported, guided or recommended within the Plan involving physical works, will require the applicable environmental assessments. Also, the consenting authorities may set out specific environmental conditions as part of the project approval.

9.2 Project Mitigation: Pre-Construction / Detailed Design

For the detailed design of projects that may arise as a result of the Plan, where options are available, the design should use a hierarchy to mitigation measures along the following principles:

- *Avoidance: avoid creating the potential impact where feasible.*
- *Mitigation: minimise the potential impact through mitigating measures*
- *Enhancement: Enhance the environment to better than pre-project conditions, where reasonably possible.*

The progression of any projects that may arise as a result of the Plan, through the detailed design phase can entail a series of surveys to inform the design, where the scale of surveys would be proportionate to the complexity and potential impacts of the project. These can include:

- *engineering structure surveys,*
- *topographical surveys,*
- *habitat and species surveys*
- *ornithological surveys,*
- *bat surveys,*
- *fish surveys,*
- *water quality surveys,*
- *archaeological surveys,*
- *landscape and visual assessments,*
- *land valuation surveys and*
- *other surveys as deemed necessary to prepare a project.*

Where necessary, Wildlife Derogation Licences will be sought from Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs.

The scope of any necessary EIS will contain a WFD assessment, which will include a hydro- morphological assessment, to more clearly consider and support the Water Framework Directive (WFD) objectives. This WFD assessment will inform the project level AA regarding likely significant effects and adverse impacts on the site integrity of Natura 2000 sites in respect of their conservation objectives and if necessary, appropriate mitigation measures will be implemented at project level to ensure adverse effects will not occur.

9.2.1 Project Mitigation: Construction Stage

For large and complex projects and sites, where environmental management may entail multiple aspects, a project specific Construction Environmental Management Plan (CEMP) may be developed. This will form a framework for all environmental management processes, mitigation measures and monitoring and will include other environmental requirements such as invasive species management measures, if applicable .

A designated environmental officer and project ecologist will be appointed, as appropriate for the project.

Biosecurity measures may be required and should be considered depending on the location and conditions on-site.

9.2.2 Project Monitoring

The Plan, with its associated SEA and plan-level AA, sets out a series of monitoring requirements, in connection with the SEA objectives and the predicted effects of the Plan.

For measures involving physical works, the project-level EIA and AA, where conducted, will set out the specific monitoring required for each measure.

Ballina LAP 2024 -2030

Placemaking Policies

It is a policy of the Council to:

BEP 9 Promote the regeneration of Ballina town centre by making better use of underutilised land and buildings, particularly within the existing built-up areas to achieve compact growth.

BEP 10 Encourage and facilitate improvements to the physical fabric and environment of the town, including streetscape, street furniture, landscaping (hard and soft), signage and wirescape, while recognising that both private and public developments can contribute to effective public realm

Policy NEP 1 • In seeking to protect and enhance the natural environment, Mayo County Council will seek to:

o 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.

o Protect and conserve non-designated habitats and species; and

o 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.

o 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 NEP 2:

- *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 NEO 1:

- *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.*

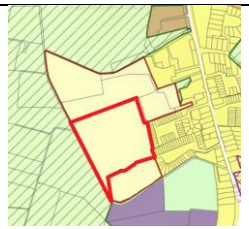
Objective NEO 4:

- *Maintain a suitable buffer zone along the River Moy and other watercourses protecting them from inappropriate development.*

NEP 3 Protect, reinforce and strengthen the Green Infrastructure network in Ballina and to strengthen links to the wider regional network. This should be informed by appropriate ecological surveys and assessment.

Proposed Alteration Number	MA 36
Submission Number	MYO-C92-32 – Vincent Ruane & Elected Members Motion
Proposal/Location	Rezone lands from Agriculture to New Residential
Proposed Material Alteration	

Draft Plan Zoning = Agriculture (outlined in red).



Proposed Material Alteration Zoning = New Residential (Site outlined in red.)

This MA 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 Ballina LAP Policies and Objectives.. Potential loss of local habitats and increase in soil sealing as well as potential reliance upon private transport not consistent with Ballina Local transport plan. Cumulative adverse impacts identified. Should this MA be adopted in the final LAP, the following full implementation and adherence to the following policies would apply:

Mayo CDP 2022-2028:

SO9 Ecological Impact Assessment, Appropriate Assessment, Strategic Environmental Assessment and Strategic Flood Risk Assessment.

a) To ensure the assessment of all planning applications in the Plan area have regard to the information, data and requirements of the Appropriate Assessment Natura Impact Report, SEA Environmental Report and Strategic Flood Risk Assessment Report contained in Volume 5 of the Mayo CDP 2022-2028.

b) To require project planning to be fully informed by ecological and environmental constraints at the earliest stage of project development and any necessary assessment to be undertaken, including Ecological Impact Assessments (EcIA) and assessments of disturbance to species protected under the Wildlife Act and/or the Flora Protection Act and of Habitat IV species protected under the Habitats Directive.

c) Ensure that proposals for developments located within identified or potential flood risk areas, or which may exacerbate the risk of flooding elsewhere, are assessed in accordance with the provisions of the Flood Risk Management Guidelines (DoEHLG/OPW 2009) and Circular PL2/2014 (or any updated/superseding document), the relevant policies, objectives and guidelines within this plan and shall also take account of the National CFRAM Programme Flood Hazard Mapping and Flood Risk Management Plans when they become available.

Mayo CDP 2022-2028 Natura Impact Report Mitigation:

Projects stemming from the Mayo County Development Plan will apply a range of standard processes and measures that will mitigate potential environmental impacts. While the applicability of processes and particular measures will be dependent on the nature and scale of each project, examples of typical processes and measures that will be implemented where applicable at the different stages of project implementation are set out in the below sections.

It must also be noted that some Aims, Objectives, Strategies and policies of the Plan will increase the levels of environmental protection afforded to Natura 2000 sites and their conservation objectives e.g., Strategic Objective SO 9 8:

"Appropriate Assessment, Strategic Environmental Assessment and Strategic Flood Risk Assessment

a) To ensure the assessment of all planning applications in the Plan area have regard to the information, data and requirements of the Appropriate Assessment Natura Impact Report, SEA Environmental Report and Strategic Flood Risk Assessment Report contained in Volume 5 of the Mayo CDP 2022-2028.

b) To require project planning to be fully informed by ecological and environmental constraints at the earliest stage of project development and any necessary assessment to be undertaken, including assessments of disturbance to species protected under the Wildlife Act and/or the Flora Protection Act.

c) To comply with the objectives and requirements of the Habitats Directive, specifically Article 6(3) and where necessary 6(4), Birds, Water Framework, and all other relevant EU Directives and all relevant transposing national legislation.

d) Ensure that proposals for developments located within identified or potential flood risk areas, or which may exacerbate the risk of flooding elsewhere, are assessed in accordance with the provisions of the Flood Risk Management Guidelines (DoEHLG/OPW 2009) and Circular PL2/2014 (or any updated/superseding document), the relevant policies, objectives and guidelines within this plan and shall also take account of the National CFRAM Programme Flood Hazard Mapping and Flood Risk Management Plans when they become available."

9.1 Project Mitigation: Consenting Process

As set out in Section 8.2 of the Mayo CDP 2022-2028 NIR, the consenting process for the progression of measures, actions or projects supported, guided or recommended within the Plan involving physical works, will require the applicable environmental assessments. Also, the consenting authorities may set out specific environmental conditions as part of the project approval.

9.2 Project Mitigation: Pre-Construction / Detailed Design

For the detailed design of projects that may arise as a result of the Plan, where options are available, the design should use a hierarchy to mitigation measures along the following principles:

- *Avoidance: avoid creating the potential impact where feasible.*
- *Mitigation: minimise the potential impact through mitigating measures*
- *Enhancement: Enhance the environment to better than pre-project conditions, where reasonably possible.*

The progression of any projects that may arise as a result of the Plan, through the detailed design phase can entail a series of surveys to inform the design, where the scale of surveys would be proportionate to the complexity and potential impacts of the project. These can include:

- *engineering structure surveys,*
- *topographical surveys,*
- *habitat and species surveys*
- *ornithological surveys,*
- *bat surveys,*
- *fish surveys,*

• water quality surveys,

• archaeological surveys,

• landscape and visual assessments,

• land valuation surveys and

• other surveys as deemed necessary to prepare a project.

Where necessary, Wildlife Derogation Licences will be sought from Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs.

The scope of any necessary EIS will contain a WFD assessment, which will include a hydro- morphological assessment, to more clearly consider and support the Water Framework Directive (WFD) objectives. This WFD assessment will inform the project level AA regarding likely significant effects and adverse impacts on the site integrity of Natura 2000 sites in respect of their conservation objectives and if necessary, appropriate mitigation measures will be implemented at project level to ensure adverse effects will not occur.

9.2.1 Project Mitigation: Construction Stage

For large and complex projects and sites, where environmental management may entail multiple aspects, a project specific Construction Environmental Management Plan (CEMP) may be developed. This will form a framework for all environmental management processes, mitigation measures and monitoring and will include other environmental requirements such as invasive species management measures, if applicable .

A designated environmental officer and project ecologist will be appointed, as appropriate for the project.

Biosecurity measures may be required and should be considered depending on the location and conditions on-site.

9.2.2 Project Monitoring

The Plan, with its associated SEA and plan-level AA, sets out a series of monitoring requirements, in connection with the SEA objectives and the predicted effects of the Plan.

For measures involving physical works, the project-level EIA and AA, where conducted, will set out the specific monitoring required for each measure.

Ballina LAP 2024 -2030

Placemaking Policies

It is a policy of the Council to:

BEP 9 Promote the regeneration of Ballina town centre by making better use of underutilised land and buildings, particularly within the existing built-up areas to achieve compact growth.

BEP 10 Encourage and facilitate improvements to the physical fabric and environment of the town, including streetscape, street furniture, landscaping (hard and soft), signage and wirescape, while recognising that both private and public developments can contribute to effective public realm

Policy NEP 1 • In seeking to protect and enhance the natural environment, Mayo County Council will seek to:

o 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.

o Protect and conserve non-designated habitats and species; and

o 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.

o 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 NEP 2:

- *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 NEO 1:

- *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 NEO 4:

- *Maintain a suitable buffer zone along the River Moy and other watercourses protecting them from inappropriate development.*

NEP 3 Protect, reinforce and strengthen the Green Infrastructure network in Ballina and to strengthen links to the wider regional network. This should be informed by appropriate ecological surveys and assessment.

9 Mitigation Measures

9.1 Introduction

This chapter outlines the mitigation measures that will prevent, reduce, and offset as much as possible any significant adverse effects on the environment of the plan area resulting from the implementation of the LAP. Section (g) of Schedule 2B of the SEA Regulations (as amended) requires 'The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the Plan'.

Mitigation involves ameliorating significant negative effects. Where the environmental assessment identifies significant adverse effects, consideration is given in the first instance to preventing such impacts or where this is not possible, to lessening or offsetting those effects. Mitigation measures can be generally divided into those that:

• Avoid effects;

• Reduce the magnitude or extent, probability and/or severity of effect;

• Repair effects after they have occurred, and

• Compensate for effects, by balancing out negative impacts with positive ones.

The iterative process of the LAP preparation has facilitated the integration of environmental considerations into the LAP. In addition, potential positive effects of implementing the LAP have been and will be maximized and potential adverse effects have been and will be avoided, reduced or offset.

Many impacts will be more adequately identified and mitigated at project and EIA level. In general terms, all proposals for development will be required to have due regard to environmental considerations outlined in this Environmental Report and associated assessments including the Screening for Appropriate Assessment/Natura Impact Report and Strategic Flood Risk Assessment. Proposals for development which are deemed contrary to the environmental objectives contained in the Mayo CDP 2022-2028 and Ballina LAP 2024-2030 will not normally be permitted, and if permitted, not without the appropriate site and development specific mitigation measures. There were also a number of policies/objectives associated with the LAP that were identified as potentially generating significant adverse impacts on the environment, and suggested rewording of these proposals are put forward for consideration and recommended for inclusion in the LAP.

This chapter is structured as follows:

- 8.2 Environmental Protection Measures in the Mayo CDP 2022-2028
- 8.3 Existing environmental protection measures in the draft LAP 2024-2030
- 8.4 Mitigation measures –amendment of text or new policies/objectives in the Ballina LAP 2024-2030
- 8.5 Ballina LAP Natura Impact Statement Mitigation Measures

9.2 Existing principal environmental protection measures in the Mayo County Development Plan.

SO9 Ecological Impact Assessment, Appropriate Assessment, Strategic Environmental Assessment and Strategic Flood Risk Assessment.	a) To ensure the assessment of all planning applications in the Plan area have regard to the information, data and requirements of the Appropriate Assessment Natura Impact Report, SEA Environmental Report and Strategic Flood Risk Assessment Report contained in Volume 5 of the Mayo CDP 2022-2028. b) To require project planning to be fully informed by ecological and environmental constraints at the earliest stage of project development and any necessary assessment to be undertaken, including Ecological Impact Assessments (EcIA) and assessments of disturbance to species protected under the Wildlife Act and/or the Flora Protection Act and of Habitat IV species protected under the Habitats Directive. Ensure that proposals for developments located within identified or potential flood risk areas, or which may exacerbate the risk of flooding elsewhere, are assessed in accordance with the provisions of the Flood Risk Management Guidelines (DoEHLG/OPW 2009) and Circular PL2/2014 (or any updated/superseding document), the relevant policies, objectives and guidelines within this plan and shall also take account of the National CFRAM Programme Flood Hazard Mapping and Flood Risk Management Plans when they become available.
TRP 11	To promote Mayo as a premier walking/cycling destination in the Country and support the further development of walking routes and trails within the county and the integration and linkage of these with other existing / proposed routes and trails both within and outside of County Mayo, in accordance with national walking strategy guidance and in conjunction with the Tourism Section of Mayo County Council, Fáilte Ireland and other relevant stakeholders. Opportunities to enhance ecological connectivity should be integrated as part of any linking of routes to strengthen and support green infrastructure.
MTO 16	Protect open spaces, with multifunctional green and blue infrastructure in developments, with connections to the wider network of open spaces and habitats.
BEO 24	To apply the following key attributes when considering public realm and public space enhancements: *Accessible* - connected and linked permeable spaces to ensure ease of movement. *Functional* - safe, adaptable and social environments to attract and foster activity. *Attractive* - visually pleasing spaces with high quality design, materials and installations (lighting, furniture and signage) based on a singular common design theme. *Distinctive* - reference to local context and building on the character and identity of place. Where appropriate, recreational considerations and access to blue and greens space should be underpinned by the Green Space Principles including: • Enhance urban greening through planting strategies that mitigate noise and air pollution and maximise local biodiversity gain and facilitate sustainable drainage (e.g., deciduous wooded and wildflower meadow areas). • A networked approach: emphasising green infrastructure networks (rather than isolated parks) can provide new opportunities for connecting existing and new green spaces and creating linkages between urban and rural areas. Examples include greenways and linear parks, local greenways or cycleways that link to regional and national greenways and de-culverting watercourses to provide new blue corridors. • Well managed and maintained, creating a high-quality environment: poorly managed spaces or vandalism lead to negative perceptions among potential users. • Multifunctional uses: examples include spaces that encourage active mobility, physical activity and sports, relaxation and tranquillity, and opportunities for social exchange (e.g., that incorporate community gardens or encourage park runs).

	• Create multisensory restorative environments that help mitigate the psychological stresses of modern living through the provision of "restive places for rejuvenation".
BEP 21	To encourage the continued vitality and viability of town and village centres by promoting ongoing environmental improvements to the public realm, including blue and green infrastructure measures.
NEP 13	To promote and enhance green and blue infrastructure and seek to integrate the provision of green infrastructure with infrastructure provision and replacement, including walking and cycling routes, as appropriate, while protecting and enhancing natural heritage and improving ecological corridors.
NIR of Mayo CDP	Projects stemming from the Mayo County Development Plan will apply a range of standard processes and measures that will mitigate potential environmental impacts. While the applicability of processes and particular measures will be dependent on the nature and scale of each project, examples of typical processes and measures that will be implemented where applicable at the different stages of project implementation are set out in the below sections. It must also be noted that some Aims, Objectives, Strategies and policies of the Plan will increase the levels of environmental protection afforded to Natura 2000 sites and their conservation objectives e.g., Strategic Objective SO 9 8: "Appropriate Assessment, Strategic Environmental Assessment and Strategic Flood Risk Assessment a) To ensure the assessment of all planning applications in the Plan area have regard to the information, data and requirements of the Appropriate Assessment Natura Impact Report, SEA Environmental Report and Strategic Flood Risk Assessment Report contained in Volume 5 of the Mayo CDP 2022-2028. b) To require project planning to be fully informed by ecological and environmental constraints at the earliest stage of project development and any necessary assessment to be undertaken, including assessments of disturbance to species protected under the Wildlife Act and/or the Flora Protection Act. c) To comply with the objectives and requirements of the Habitats Directive, specifically Article 6(3) and where necessary 6(4), Birds, Water Framework, and all other relevant EU Directives and all relevant transposing national legislation. d) Ensure that proposals for developments located within identified or potential flood risk areas, or which may exacerbate the risk of flooding elsewhere, are assessed in accordance with the provisions of the Flood Risk Management Guidelines (DoEHLG/OPW 2009) and Circular PL2/2014 (or any updated/superseding document), the relevant policies, objectives and guidelines within this plan and shall also take account of the National CFRAM Programme Flood Hazard Mapping and Flood Risk Management Plans when they become available." 9.1 Project Mitigation: Consenting Process As set out in Section 8.2 of the Mayo CDP 2022-2028 NIR, the consenting process for the progression of measures, actions or projects supported, guided or recommended within the Plan involving physical works, will require the applicable environmental assessments. Also, the consenting authorities may set out specific environmental conditions as part of the project approval.

	9.2 Project Mitigation: Pre-Construction / Detailed Design For the detailed design of projects that may arise as a result of the Plan, where options are available, the design should use a hierarchy to mitigation measures along the following principles: • Avoidance: avoid creating the potential impact where feasible. • Mitigation: minimise the potential impact through mitigating measures • Enhancement: Enhance the environment to better than pre-project conditions, where reasonably possible. The progression of any projects that may arise as a result of the Plan, through the detailed design phase can entail a series of surveys to inform the design, where the scale of surveys would be proportionate to the complexity and potential impacts of the project. These can include: • engineering structure surveys, • topographical surveys, • habitat and species surveys[15] • ornithological surveys, • bat surveys, • fish surveys, • water quality surveys, • archaeological surveys, • landscape and visual assessments, • land valuation surveys and • other surveys as deemed necessary to prepare a project. Where necessary, Wildlife Derogation Licences will be sought from Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs. The scope of any necessary EIS will contain a WFD assessment, which will include a hydro- morphological assessment, to more clearly consider and support the Water Framework Directive (WFD) objectives. This WFD assessment will inform the project level AA regarding likely significant effects and adverse impacts on the site integrity of Natura 2000 sites in respect of their conservation objectives and if necessary, appropriate mitigation measures will be implemented at project level to ensure adverse effects will not occur. 9.2.1 Project Mitigation: Construction Stage

[15] In the context of ecological mitigation, the habitat and species surveys are conducted as required to assess the various aspects for the project, such as ecological surveys for:

• protected or notable habitats and species, including Annex 1 habitats, Annex II and Annex IV species,• species protected under the Wildlife Acts,• species protected under the Flora Protection Order,

• the resting and breeding places of relevant species and,• invasive species, both plant and animal.

	For large and complex projects and sites, where environmental management may entail multiple aspects, a project specific Construction Environmental Management Plan (CEMP) may be developed. This will form a framework for all environmental management processes, mitigation measures and monitoring and will include other environmental requirements such as invasive species management measures, if applicable[16]. A designated environmental officer and project ecologist will be appointed, as appropriate for the project. Biosecurity measures may be required and should be considered depending on the location and conditions on-site. 9.2.2 Project Monitoring The Plan, with its associated SEA and plan-level AA, sets out a series of monitoring requirements, in connection with the SEA objectives and the predicted effects of the Plan. For measures involving physical works, the project-level EIA and AA, where conducted, will set out the specific monitoring required for each measure.

9.3 Existing Environmental Policies and Objectives in the draft Ballina Local Area Plan 2024- 2030

The following policies are included in the draft LAP and the SEA and AA process have identified these as providing robust environmental protection and mitigation for environmental parameters.

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.
CAP 1	Mitigate against the effects of climate change, adapt to its impacts, and to ensure resilience, development proposals should take into account and demonstrate how they are: a) promoting sustainable patterns of development including development in sustainable locations. b) promoting the use of energy efficient, micro-generating and decentralised renewable energy systems, including through incorporating sustainable design features and the use of zero carbon technologies. c) promoting the use of zero carbon technologies. d) facilitating sustainable travel by encouraging active travel and travel by public transport in preference to the private car. e) supporting the adaption of existing homes to reduce energy use, including Protected Structures and those located within Architectural Conservation Areas, providing there is no adverse impact on historic character or appearance. f) supporting the delivery of facilities needed to divert waste away from landfill and promote the prevention, reuse, recycling and recovery of materials (including heat from waste) with disposal to landfill as the final option.

[16] There are a range standard type mitigation measures consisting of good construction practices and good planning of works, that are used within construction projects such as for example: Refuelling of plant and vehicles away from watercourses, Installation of wheel-wash and plant washing facilities, working in-channel or on specific works only within environmental windows e.g., in-stream works in Salmonid channels from May to September.

	g) limiting / mitigating the likely greenhouse gas emissions, including through the provision of green infrastructure, and minimising resource and energy requirements through the siting, design and layout of all new development. h) working with natural environmental processes through promoting green infrastructure and the use of Sustainable Drainage Systems / Nature Based Solutions.
	TCP 1 Ensure that new development in the town centre and in particular the Opportunity Site Areas comprise of the highest of qualitative and design standards, complimenting the existing historical built fabric, or natural heritage, sustaining Ballina as a town in which to live, work, invest in and do business. TCP 2 Seek to develop and improve areas within the town in need of regeneration, renewal, and redevelopment. The Council will seek to apply, where appropriate, the provisions of the Urban Regeneration and Housing Act, Derelict Sites Act, and use Compulsory Purchase Orders and other active land management instruments, as appropriate, to facilitate regeneration, housing supply, employment opportunities and community facilities. TCP 3 Protect the visual character, built and cultural heritage, ambience, and vitality of the traditional heart of the town centre to meet the retailing and service needs of the area, in addition to offering a pleasant and attractive environment for shopping, business, tourism, recreation and living.
MTP 1	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.
	BEP 1 Maintain, conserve, and protect the architectural quality, character and scale of Ballina. BEP 2 Encourage high quality and well-designed buildings, structures, public spaces and streets and support and promote healthy place-making and quality of life. BEP 3 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. BEP 4 Protect the town centre by ensuring all new development is compatible with the existing character and visual amenity of Ballina. BEP 5 Have regard to Mayo Shopfronts Design Guide for shopfronts and signs and to encourage the use of traditional shopfront designs and materials and signs.
	BEO 6 Protect and preserve in situ (or upon agreement preservation by record) items of archaeological interest provided for on the Sites and Monuments Record (www.archeology.ie) from inappropriate development that would adversely affect and/or detract from interpretation and setting of these sites. BEO 7 Ensure proposals contribute to the protection and preservation of the archaeological value of sites including underwater sites associated with the River Moy.
Placemaking Policies	It is a policy of the Council to: BEP 9 Promote the regeneration of Ballina town centre by making better use of underutilised land and buildings, particularly within the existing built-up areas to achieve compact growth. BEP 10 Encourage and facilitate improvements to the physical fabric and environment of the town, including streetscape, street furniture, landscaping (hard and soft), signage and wirescape, while recognising that both private and public developments can contribute to effective public realm

Policy NEP 1	• In seeking to protect and enhance the natural environment, Mayo County Council will seek to: o 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. o Protect and conserve non-designated habitats and species; and o 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. o 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 NEP 2:	• 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 NEO 1:	• 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 NEO 4:	• Maintain a suitable buffer zone along the River Moy and other watercourses protecting them from inappropriate development.
NEP 3	Protect, reinforce and strengthen the Green Infrastructure network in Ballina and to strengthen links to the wider regional network. This should be informed by appropriate ecological surveys and assessment.
NEP 4	Support the implementation of the Biodiversity Plan for Ballina and any subsequent Biodiversity Plan for the Plan area over the lifetime of the Plan.

9.4 Mitigation Measures recommended for Ballina LAP[17]

TCO 7	Undertake a building heights and residential density study for Ballina town, within a year of adoption of this Local Area Plan, to identify suitable locations within the town where development potential for greater height and density rates can be suitably accommodated. These may require screening for SEA /AA and Ecological Impact Assessment as appropriate.
TCO 10	Mayo County Council will prepare, or coordinate, as appropriate, urban design frameworks/masterplans for the Opportunity Sites in Ballina Town to inform future development proposals. These may require screening for SEA /AA and Ecological Impact Assessment as appropriate.

[17] Note, that Ballina is the third LAP to be prepared by Mayo CC over 2023 and through each plan iteration, policies identified for mitigation through the SEA and AA processes have been identified and incorporated into future iterations. Therefore the Ballina LAP is identified for a small number of rewording mitigation measures

NEP 1	Where development proposals are made along a riparian corridor, ensure that a vegetated strip **informed by ecological assessment to ensure it is robust and appropriate for wildlife and nature conservation** along the river in consultation with the National Parks and Wildlife Service.
NEP 3	Protect, reinforce and strengthen the Green **and Blue** Infrastructure network in Ballina and strengthen links to the wider regional network.
	A number of SEA recommendations are also made in Annex A to the Opportunity Sites, see below:
Opp Site 1 Market Square	Based on a review of aerial photography, this opportunity site comprises of a brownfield land and supports built land and artificial surfaces. Key location within town centre; opportunities to support adaptive re-use of existing buildings; overall positive effects and consistent with SEOS. To enhance ecological connectivity it is recommended that a landscape plan that is designed in line with the All Ireland Pollinator Plan is included with native species mix of tree planting as appropriate. A bat survey to assess if the building is being used by roosting bats and a bird survey may be required in advance to works. .
OPP Site 2 BMW Tesco Area	The provision of town park is positive and its location adjacent to the North Mall increases it overall environmental value. The integration of nature based solutions with vegetated SUDs and pollinator friendly planting would enhance the ecological function of this area whilst facilitating amenity and recreational use.
OPP 3 Emmet Street	Based on a review of aerial photography, this opportunity site comprises of a brownfield land and supports built land and artificial surfaces. There are some mature trees that provide important woodland habitat with the urban environment. These should be retained and integrated to any design proposals
OPP 4 Becketts House and adjacent lands	Based on a review of aerial photography, this opportunity site comprises of a brownfield land and supports built land and artificial surfaces. There may be existing scrub/ mature trees that provide important woodland habitat with the urban environment. These should be retained and integrated to any design proposals. Key location within town centre; opportunities to support adaptive re-use of existing buildings; overall positive effects and consistent with SEOS. It also reflects the industrial heritage of Ballina and design proposals could reflect this also. Its proximity to the River Moy SAC would require a sensitive design approach for biodiversity, wildlife, landscape and cultural heritage. A bat survey to assess if the building is being used by roosting bats and a bird survey may be required in advance to works.
OPP site 5 public realm works along Cathedral Street	SEA Comment: this work relates to existing built land and artificial surfaces and the opportunity exists to provide some additional planting of pollinator friendly species appropriate for the town centre/ urban context. Nature based solutions would increase the overall wildlife value of the public realm works. Careful consideration of any additional hardstanding and additional illumination required given proximity to the River Moy SAC.
OPP site 6; Old Cremary	SEA comment: one of the larger opp sites, this site should be carefully developed in line with all relevant requirements of the Mayo CDP and draft LAP. Based on a review of aerial photography, this opportunity site comprises of a brownfield land with mature trees and scrub that should be retained, along the River Moy and the Castle Road boundaries of this site. These likely support roosting, foraging and commuting habitat for a range of species and contribute wildlife and landscape context to the site. These should be retained and integrated to any design proposals. Key location within town centre; opportunities to support adaptive re-use of existing buildings; overall positive effects and consistent with SEOS subject to the above provisions and adherence to key policies including NEP 3 and NEP5. Its proximity to the River Moy SAC would require a sensitive design approach for biodiversity, wildlife, landscape and cultural heritage. A bat survey to assess if the building is being used by roosting bats and a bird survey may be required in advance to works.

OPP site 7 Old Mill	Based on a review of aerial photography, this opportunity site comprises of a brownfield land with mature trees and scrub that are essential to be retained, along the Bunree/Moy tributary. These likely support roosting, foraging and commuting habitat for a range of species and contribute wildlife and landscape context to the site. These should be retained and integrated to any design proposals. Opportunities to support adaptive re-use of existing buildings with an industrial heritage legacy; overall positive effects and consistent with SEOS subject to the above provisions and adherence to key policies including NEP 3 and NEP5. Its proximity to the River Moy SAC would require a sensitive design approach for biodiversity, wildlife, landscape and cultural heritage.
OPP 10	Based on review of aerial imagery this large site comprises 'backlands' and is current greenfield land with small areas of potential scrub. The development of this should strongly support Nature based solutions through SuDs that provide enhanced biodiversity such as vegetated swales, and new build should support measures to support wildlife eg Swift box provision in consultation with Swift Conservation Ireland.
OPP site 11 Quay Regeneration area	Based on review of aerial imagery this comprises built land and artificial surfaces. Opportunities existing to support increased vegetation/planting through future development; given its location on the River Moy, consideration and assessment of ecological effects of development on the qualifying interests SAC and other species is required.

9.5 Ballina LAP Natura Impact Statement Mitigation Measures

9.5.1 Implementation Routes for Physical Works

Measures or projects arising from the objectives, aims, strategies or policies of the LAP and LTP requiring physical works may either require planning consent or confirmation, or will be an exempted development.

Works that will require planning consent or confirmation, will be carried out by either a private developer or the Local Authority. Works may progress to construction stage as one of the following:

Project led by private developer in line with the aims, policies, objectives or strategies of the Plan.

Project led by the Local Authority under the Planning and Development Regulations.

Project led by the Local Authority under the Strategic Infrastructure Act.

Project level assessments that may be required for all types of project include:

Environmental Impact Assessment: For a project above the thresholds specified under Article 23 of the European Communities (Environmental Impact Assessment) Regulations, 1989 as amended or a project likely to have significant effects on the environment, having regard to the criteria specified for under Article 27 of the same EIA Regulations 1989 as amended.

Appropriate Assessment: All projects will be screened for Appropriate Assessment and, where there is a potential for a significant effect on a European (Natura 2000) site, an Appropriate Assessment will be undertaken in accordance the European Communities (Birds and Natural Habitats) Regulations 2011.

Exempted developments include those of limited scale and scope, that may fall under the category of flood mitigation works or housing protection schemes. Exempted developments may be carried out by Local Authorities under funding by the OPW, will be exempted in accordance with the Planning

and Development Act 2000 (as amended) and will comply with all relevant environmental legislation. This could require the undertaking of an EIA or AA screening for physical works. Local Authorities must supply written confirmation of legislative compliance under condition of funding.

9.5.2 Project Mitigation: Consenting Process

The consenting process for the progression of measures, actions or projects supported, guided or recommended within the Plan involving physical works, will require the applicable environmental assessments. Also, the consenting authorities may set out specific environmental conditions as part of the project approval.

9.5.3 Project Mitigation: Pre-Construction/Detailed Design

For the detailed design of projects that may arise as a result of the Plan, where options are available, the design should use a hierarchy to mitigation measures along the following principles:

Avoidance: avoid creating the potential impact where feasible.

Mitigation: minimise the potential impact through mitigating measures

Enhancement: Enhance the environment to better than pre-project conditions, where reasonably possible

The progression of any projects that may arise as a result of the Plan, through the detailed design phase can entail a series of surveys to inform the design, where the scale of surveys would be proportionate to the complexity and potential impacts of the project. These can include:

engineering structure surveys,

topographical surveys,

habitat and species surveys[18]

water quality surveys,

archaeological surveys,

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18 In the context of ecological mitigation, the habitat and species surveys are conducted as required to assess the various aspects for the project, such as ecological surveys for:

- protected or notable habitats and species, including Annex 1 habitats, Annex II and Annex IV species,
- species protected under the Wildlife Acts,
- species protected under the Flora Protection Order,
- the resting and breeding places of relevant species and,
- invasive species, both plant and animal.

landscape and visual assessments,

land valuation surveys and

other surveys as deemed necessary to prepare a project.

Where necessary, Wildlife Derogation Licences will be sought from the National Park and Wildlife Service Wildlife Licence Unit, Department of Housing, Local Government and Heritage.

When large volumes of water are to be discharged to the stormwater system as a result of these projects all levels must be supervised; and that appropriate levels of attenuation/storage should be in place in new projects to prevent overload on the combined system during periods of high rainfall. Rainfall runoff is required to be managed, e.g., attenuated and contained on site up to the 1-in-100-year rainfall event which has a statistical 1% chance of occurring in any given year, while also allowing for a 20% climate change factor. Additionally, systems and pipework should be checked for sections of settled wastes following phases of low rainfall or dry spells.

The scope of any necessary Environmental Impact Statements (EIS) will contain a WFD assessment if relevant, which will include a hydro-morphological assessment, to consider and support the WFD objectives more clearly. This WFD assessment will inform the project level AA regarding likely significant effects and adverse impacts on the site integrity of European sites in respect of their conservation objectives and if necessary, appropriate mitigation measures will be implemented at project level to ensure adverse effects will not occur.

Where a full EIS is not required for a project (i.e., has been screened out), an Ecological Impact Assessment (EcIA) should be considered to demonstrate how a project accords with relevant planning policy and legislation where an EIA is not required. The findings of an EcIA can help competent authorities understand ecological issues when determining applications for consent. Unlike EIA, EcIA on its own is not a statutory requirement but can be a valuable evaluation process where habitats, species and ecosystems may be impacted from a development/project.

9.5.4 Project Mitigation: Construction Stage

For many project sites, where environmental management may entail multiple aspects, a project specific Construction Environmental Management Plan (CEMP) may be developed. This will form a framework for all environmental management processes, mitigation measures and monitoring and will include other environmental requirements such as invasive no-native species management measures, if applicable.[19]

A designated environmental officer and project ecologist will be appointed, as appropriate for the project. Biosecurity measures may be required and should be considered depending on the location and conditions on-site.

19 There are a range standard type mitigation measures consisting of good construction practices and good planning of works, that are used within construction projects such as for example: Refuelling of plant and vehicles away from watercourses, Installation of wheel-wash and plant washing facilities, working in-channel or on specific works only within environmental windows e.g. in-stream works in Salmonid channels from May to September.

9.5.5 Project Monitoring

The Plan, with its associated Strategic Environmental Assessment (SEA) and plan-level AA, sets out a series of monitoring requirements, in connection with the SEA objectives and the predicted effects of the Plan. For measures involving physical works, the project-level EIA and AA, where conducted, will set out the specific monitoring required for each measure.

10 Monitoring

10.1Introduction

It is proposed, in accordance with Article 10 of the SEA Directive, to base monitoring on a series of indicators which measure changes in the environment, especially changes which are critical in terms of environmental quality, for example water pollution levels. Monitoring will focus on the aspects of the environment that are likely to be significantly impacted upon by the implementation of the LAP.

The targets and indicators are derived from the Strategic Environmental Objectives (SEOs) discussed in Chapter Five. The target underpins the objective whilst the indictors are used to track the progress of the objective and targets in terms of monitoring of impacts. The monitoring programme will consist of an assessment of the relevant indicators and targets against the data relating to each environmental component. Similarly, monitoring will be carried out frequently to ensure that any changes to the environment can be identified.

10.2 Frequency of Monitoring and Reporting

Should new data or the following occur, additional monitoring will be required:

• Pollution events associated with construction;

• Boil notices on drinking water;

• Fish kills;

• Court cases taken by the DEHLG regarding impacts upon archaeological heritage including entries to the Record of Monuments and Places; and,

• Complaints received from statutory consultees regarding avoidable impacts resulting from development which is granted permission under the LAP.

In turn the list below is subject to review at each reporting stage to reflect new data. Laois County Council are responsible for the implementation of the SEA Monitoring Programme including:

• Monitoring specific indicators and identifying any significant effects, including cumulative effects;

• Collating the Environmental Reports (such as Environmental Impact Assessment Reports, Natura Impact Reports etc) submitted by developers in the LAP area;

• Reviewing the effectiveness of monitoring/mitigation measures during the lifetime of the LAP; and

• Identifying any cumulative effects.

It is recommended that the monitoring report be made available to the public upon its completion.

TABLE 9-1 INDICATORS, TARGETS, SOURCES AND REMEDIAL ACTIONS

Strategic Environmental Objective	Target	Indicator/Data Sources	Source/Responsibility/Frequency
Biodiversity, Flora and Fauna			
BFF1 Conserve and enhance biodiversity at all levels	No reduction in length or loss of hedgerows. Operators who conduct mechanical hedge cutting should have achieved the Teagasc proficiency standard MT 1302-Mechanical Hedge Trimming. 30% broadleaf/native afforestation. Protection and promotion of non-designated salmonid rivers. No. ecological networks or parts thereof which provide significant connectivity between areas of local biodiversity to be lost without remediation as a result of implementation of the MCDP 2021-2027 Afford the same level of protection to Margaritifera Sensitive Areas as is afforded to Freshwater Pearl Mussel SAC rivers	Percentage of unique habitats and species lost in non-designated sites over the lifetime of the Plan through trending of annual/bi-annual surveys. Percentage of broadleaf/native afforestation. Number of green infrastructure and blue infrastructure measures implemented during Part 8 applications. Number of pollinator friendly planting schemes as part of public realm works. Number of pollinator friendly schemes identified under Tidy Towns Number of Part 8 applications requiring Ecological Clerk of Work Percentage loss of connectivity between areas of local biodiversity importance as a result of implementation of the MCDP as evidenced from a resurvey of CORINE mapping and the Biodiversity Mapping undertaken by MCC for towns and villages where present. Decrease in population of freshwater pearl mussels in *Margaritifera* sensitive areas and/or habitat and water quality deterioration.	MCC MCC Part 8 planning applications Coillte- Annual NPWS – Annual or as and when surveys completed by NPWS for National Monitoring programmes on a rolling basis and/or surveillance monitoring undertaken for compliance with Article 17 of the Habitats Directive and reported on every 6 years. MCC - Annual OPW - Annual National Biodiversity Data Centre – Annual Ireland River Basin Management Plan –second and third RBMP Cycle
BFF2 – Avoid and minimise effects on nationally and	No loss of protected habitats and species during the lifetime of the Plan.	Designation of additional areas due to biodiversity and/or geological value.	

Strategic Environmental Objective	Target	Indicator/Data Sources	Source/Responsibility/Frequency
internationally rare and threatened species and habitats through sensitive design and consultation, recognising ecological connectivity.	No compromise in the favourable conservation condition of European sites. No compromise or impact on the achievement of the favourable conservation condition objectives (whether maintain or restore) of European sites.	Percentage of unique habitats and species lost in designated sites through trending of annual surveys. No./percentage of developments in/near Natura 2000 network. Percentage of European sites in the plan area that are at 'Favourable' conservation status. Percentage of Qualifying Interest Features which have achieved their specific objectives of maintain or restore.	
BFF3 – Avoid and minimise habitat fragmentation and seek opportunities to improve habitat connectivity.	Submission of Ecological Impact Assessments for planning applications Number of green and blue infrastructure measures implemented through Part 8 applications. Ensure provision of riparian zones at project/site level.	Number of Ecological Impact Assessments with planning applications. Number of Part 8 applications with green and blue infrastructure measures No. of planning applications with sufficient inclusion of buffer zones where necessary and applicable.	
BFF4 – Ensure careful consideration of non-native invasive and alien species particularly as they relate to watercourses	Prevent the introduction of new invasive or alien species. Control/manage new invasive species. Control/manage/eradicate invasive species throughout the county.	No., type and location of invasive species identified. No. of actions achieved under the Biodiversity Action Plan. Increase/decrease in coverage of invasive species identified. No. of submissions/observations submitted through invasive species Ireland "Alien Watch". www.invasivespeciesireland.com/alien-watch	

Strategic Environmental Objective	Target	Indicator/Data Sources	Source/Responsibility/Frequency
		The National Biodiversity Data Centre will track success in the implementation of the All-Ireland Pollinator Plan by measuring increases in the abundance and diversity of pollinators within the Irish landscape as the 81 actions are implemented.	
B5 - Promote green and blue infrastructure networks, including riparian zones and wildlife corridors.	Ensure new development is set back from rivers. The recommended width for larger river channels (>10m) is 35m to 60m and for smaller channels (<10m) is 20m or greater. The determined width should be tailored to site specific, river reach or lakeshore characteristics and their associated habitats. It is important that the buffer zone is large enough to protect the ecological integrity of the river (including emergent vegetation), the riparian zone (bank side vegetation including trees) and takes into account the human history of the area.	No. planning permissions close to water. Number of Part 8 applications with green and blue infrastructure measures	
Population and Human Health			

Strategic Environmental Objective	Target	Indicator/Data Sources	Source/Responsibility/Frequency
P1 Protect, enhance and improve people's quality of life based on high quality residential, community, educational, working and recreational environments and on sustainable travel patterns.	Increase in the number of green and blue space in settlements. Improved trends in perceived quality of life related to these matters. Bonds to ensure the completion of developments until taken charge. No significant deterioration in human health as a result of environmental factors.	No/area of green spaces and amenities available to the public as shown in public realm improvements Improved trends in perceived quality of life related to these matters as gathered through surveys. Employment rates over the lifetime of the Plan. Completion handover of development to MCC Availability of public transport/ smarter travel initiatives. Occurrence of any decline in human health around the plan area.	MCC – URDF funding and other funding sources CSO – every six years in line with census MCC - Annual Iarnrod Eireann - Annual Bus Eireann – Annual
P2 To protect human health from hazards or nuisances arising from incompatible land uses/developments.	No spatial concentrations of health problems arising from environmental factors. Number of complaints received from public relating to Noise, Air and Water Emissions.	Any occurrence of spatially concentrated deterioration in human health. Complaints to MCC Environment Section, Health and Safety Authority and EPA	CSO – every six years and as results arise on a yearly basis from the 2016 census Healthwell Database MCC – Annual
Water			
W1 – Protect and enhance the status of aquatic ecosystems and, with regard to their water needs, terrestrial ecosystems and wetlands directly depending on the aquatic ecosystem (quality, level, flow).	To achieve a Q rating of 4 'good' quality status by 2021.	Biotic quality rating of river waters at EPA monitoring locations.	EPA – Annual as recorded through the WFD Monitoring Programme
W2– Maintain or improve the quality of surface water and groundwater (including estuarine) to status objectives as	Improvement or at least no deterioration in surface water quality by 2021	Changes in receiving water quality as identified during water quality monitoring for WFD, National RBMP conducted by MCC and EPA.	MCC EPA

Strategic Environmental Objective	Target	Indicator/Data Sources	Source/Responsibility/Frequency
set out in the Water Framework Directive (WFD), the River Basin Management Plan and POMS.			
W3– Reduce the impact of polluting substances to all waters and prevent pollution and contamination of ground water by adhering to aquifer protection plans and to maintain and improve the quality of drinking water supplies.	Improvement or at least no deterioration in surface and groundwaters by 2027 at the latest	Changes in receiving waters and groundwater quality as identified by water quality monitoring programmes conducted by MCC and EPA.	MCC - Annual EPA – Annual
W4 - Promote sustainable water use, water conservation and sources of water supply in the plan area and to maintain and improve the quality of drinking water supplies.	Pressure on water and waste water treatment plants.	Decrease in no. of water shortage notices issued during drought periods. Decrease in the amount of water consumed per household in the plan area.	MCC/Irish Water
W5–Protect flood plains and areas of flood risk from development through avoidance, mitigation and adaptation measures.	In accordance with OPW/DOEHLG, all planning applications within designated Flood Risk Zones A and B as identified in the Strategic Flood Risk Assessment for the plan are required to undertake Flood Risk Assessment. Increase in nature based solutions to flood risk and blue infrastructure measures	Level and location of flooding. Number of measures achieved in Goal 3 of Climate Ready Mayo. Number of NBS that form part of public realm, Part 8 applications.	MCC – Records obtained as and when flood events occur OPW –
Soil and Geology			

Strategic Environmental Objective	Target	Indicator/Data Sources	Source/Responsibility/Frequency
SG1 To maximise the sustainable re-use of the existing built environment, derelict, disused and infill sites (brownfield sites), rather than greenfield sites	NPF target of 30% urban development and 20% of rural developing on brownfield lands achieved over lifetime of the plan	Planning applicationsq	MCC annualy
SG2 Conserve, protect and avoid loss of diversity and integrity of designated habitats, geological features, species or their sustaining resources in designated ecological sites.	No loss of diversity and integrity of designated habitats, geological features, species or their sustaining resources in designated ecological sites. Designation of sites as County Geological Sites.	Percentage of habitats, geological features, species etc. Lost over the lifetime of the Plan through trending of annual/bi-annual surveys. No. of areas designated as County Geological Sites.	GSI MCC
Material Assets – Waste			
MA1 Avoid and minimise waste generation	Reduction in the quantities of waste sent to landfill.	Quantity of household waste sent to landfill.	MCC Environment Section
MA2 Maximise reuse of material resources and use of recycled materials	Increase in the quantities of waste sent for recycling. Increase in the number of bring banks in the plan area. Compliance with the Region Waste Management Plan	Quantity of household waste sent to recycling Number of repair/ reuse initiatives over plan lifetime	Connaught Waste Management annual report
Material Assets -energy			
MA3 Minimise energy consumption and encourage use of renewable energy	Increase in renewable energy developments. Adaptive reuse of town centre buildings	No. of renewable energy developments granted planning permission. Establishment of R&D projects (one or more).	MCC – new solar frams, windfarms or other renewable energy developments granted.

Strategic Environmental Objective	Target	Indicator/Data Sources	Source/Responsibility/Frequency
		Meet or exceed County contributions to national renewable energy targets. Meet or exceed County contributions to national energy efficiency/conservation targets. Number of houses increasing BER rating to B3	– number of new R&D projects within the Plan area e.g. testing of tidal energy devices. Regional Assembly for the Northern and Western Region Marine Institute SEAO
Material Assets -Transport			
MA4 Promote sustainable transport patterns and modes	An increase in provision of cycle lanes and pedestrian routes. An increase in population travelling to work and school by public transport or non-motorised transport. A reduction in the distance travelled to work or school by the population of the plan area.	No. of cycle lanes and pedestrian routes provided in the plan area. Percentage of the population within the plan area travelling to work or school by public transport or non-mechanical means. Average distance travelled to work or school by the population of the plan area. Number of private cars on road as a percentage of Annual Average Daily Traffic (AADT).	MCC CSO – every 6 years through census information. TII
Material Assets – Waste Water			
MA5 To maximise the capacity of wastewater collection networks by excluding surface water run-off from the sewage network through the use of SUDs and Blue/green Infrastructure.	Upgrade existing wastewater treatment plant infrastructure identified within the plan as being insufficient, based on existing and forecasted population demands to meet EU requirements.	Upgraded Waste Water Treatment Plants within the plan area.	Irish Water -Achievement of Water Services Strategic Plan objectives. MCC – granting of permission conditioned based on a future WWTP upgrade.

Strategic Environmental Objective	Target	Indicator/Data Sources	Source/Responsibility/Frequency
			MCC – refusal of permission as no upgrade to WWTP due to take place.
Air Quality and Climate			
AQ1 Recognise the ecosystems functions of habitats in and around the plan area and promote nature based solutions to climate change mitigation and adaptation.	Maintain and enhance ecosystems functionality in and around plan area Integrate nature based solutions through planning applications, public realm plans, greenways and transport projects.	% land mapped for green and blue infrastructure in urban settings and along greenways. Enhancement of ecological networks/linkages through habitat creation/restoration	MCC
AQ2 Minimise all forms of air pollution and maintain/improve ambient air quality.	Maintain ambient air quality through reduction of private vehicle usage.	Air quality indicators.	<CC - Annual EPA - Annual
AQ3 Minimise emissions of greenhouse gases and contribute to a reduction and avoidance of human-induced global climate change.	Provide for increased use of public transport. Increase number of cycle lanes and pedestrian routes in the plan area. Establish incentives/increase no. of permissions for renewable energy projects.	Use of public transport. Provision of cycle lanes and walking routes. No. of grants given for insulation works; energy efficiency of new buildings – energy rating figures. No. of planning applications for residential houses with low carbon footprint. No. Of wind turbines permitted which may contribute to mitigation of, and adaptation to Climate Change.	MCC – Annual CSO – Annual as figures/reports based on 2016 census become available. MCC and SEAI – increase in BER rating at Small Area for towns identified. Number of Energy Retrofitting grants in County MCC – No and type of planning applications in relation to low carbon residential housing and wind turbines and/or commencement of construction of such on an annual basis. SEAI

Strategic Environmental Objective	Target	Indicator/Data Sources	Source/Responsibility/Frequency
		Location of permitted wind farms and other renewable energy projects as identified in the Co Mayo RES. w	
AQ4 Reduce car dependency within the plan area by way of an integrated approach to sustainable urban transport.	An increase in the percentage of the population travelling to work or school by public transport or non-mechanical means. A decrease in the average distance travelled to work or school by the population of the plan area.	Percentage population within the plan area travelling to work or school by public transport or non-mechanical means. Average distance travelled to work or school by the population of the plan area.	CSO – every 6 years through census information.
Cultural Heritage			
CH1 Conserve, preserve and record architectural and archaeological heritage	No permitted development which involves loss of cultural heritage, including protected structures, archaeological sites, Architectural Conservations Areas and landscape features.	No. of developments permitted during the lifetime of the plan which will result in the loss or partial loss of protected structures or sites of archaeological status. No. of additions to the list of Protected Structures. No. of additions to the list of Architectural Conservation Areas. Development of cultural heritage areas for amenity resources.	MCC - ongoing
CH2 Avoid and minimise effects on historic environment features through sensitive design and consultation.	Increase in consultation and engagement with statutory bodies. Increase in architectural heritage impact assessments	No. Of applications which are referred to the Conservation and Heritage Officers.	MCC - ongoing

Strategic Environmental Objective	Target	Indicator/Data Sources	Source/Responsibility/Frequency
CH3 Support and enhance both tangible and intangible cultural heritage	Increase in awareness of cultural heritage Increase in use of Irish Language Reverse island population trend	No. planning applications for restoration/re-use of vacant and derelict structures. No of Irish Language speakers No of Irish Language Impact assessment Population of Islands	MCC – ongoing CSO
Landscape and Built Environment			
L1 Ensure no significant disruption of historic/cultural landscapes and features through objectives of the County Development Plan	. No significant visual impact from development. Ensure no significant disruption of high landscape values.	No. of developments permitted and their impacts on cultural/historic landscapes. No. of developments located within Scenic Route or no degradation of Coastal Areas No. of developments located within a designated scenic view in Co Mayo that disrupt views (based on the LCA). Development and application of framework in relation to the application of LCA and their contribution to SEA.	CCC – ongoing Heritage Council - ongoing Fáilte Ireland - ongoing GSI - ongoing NPWS - ongoing EPA SEA Unit in conjunction with CCC
L2 Promote and enhance landscape character at county and local scale through sensitive siting and design	Maintain and enhance landscape quality within the plan area by minimising visual impacts through appropriate design, assessment and siting. Number of applications referencing Rural Housing Guidelines	No. of developments located within a high landscape area that disrupt views No of large scale developments permitted with Visual Impact Assessment prepared Km of additional hedgerow /treelines planted	MCC - ongoing

Strategic Environmental Objective	Target	Indicator/Data Sources	Source/Responsibility/Frequency
	Number of applications reflecting native tree /hedgerows and local stone treatments		

10.3 Conclusion

This SEA Environmental Report demonstrates how environmental parameters have been addressed in the plan preparation process. Consultation has been undertaken for the Scoping of this Environmental Report, the Ballina LAP at draft and proposed material alterations stage and SEA Screening undertaken for proposed changes to the LAP.

The SEA has been undertaken in line with the Planning and Development (Strategic Environmental Assessment) Regulations 2004 to 2011 (as amended). The Ballina LAP 2024 -2030 was prepared in line with Article 6(3) of the EC Habitats Directive and the accompanying Appropriate Assessment Screening Report and Natura Impact Report should be read in conjunction with this SEA ER and the Ballina LAP 2024 -2030. Subject to the full and proper implementation of all mitigation measures outlined in this SEA Environmental Report, the Natura Impact Report, Strategic Flood Risk assessment and recommendations from the SEA and the Ballina LAP 2024 -2030 including detailed design at planning application stage, it is considered that significant adverse impacts on the environment will be avoided.

Annex A: Assessment Matrix Ballina Local Area Plan 2024-2030

Likely to improve status of SEOs	⇧	No likely interaction with /insignificant impact with SEOs	0
Probable conflict with SEOs – unlikely to be mitigated	⇩	Potential conflict with SEOs – likely to be mitigated	⇳

TABLE A-10-1 ASSESSMENT OF WRITTEN STRATEGY

		BFF	PHH	W	SG	AQ C	LA	CH	MA	IR
Chapter 2 Development Strategy Policy										
DSP 1	Support and Facilitate the sustainable growth of social, economic and residential in Ballina in accordance with the National Planning Framework, the Northern & Western Regional Spatial Economic Strategy 2020-2032, and the Mayo County Development Plan 2022-2028 (and any review thereof).	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧
DSP 2	Support the compact growth of Ballina to ensure that new development proceeds in a sustainable manner and at an appropriate scale, density and in line with the Core Strategy.	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧
DSP 3	Promote measures to reduce vacancy and the underuse of existing building stock and support initiatives that promote the reuse, refurbishment and retrofitting of existing buildings within the Plan area.	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧
DSP 4	Ensure that sufficient land is available at appropriate locations to satisfy the Economic Development Strategy and County Core Strategy growth allocation for Ballina and to ensure Ballina maintains its status as one of Mayo's Key Towns and that key employment sites are provided.	⇳	⇧	⇳	⇳	⇳	⇳	⇳	⇳	⇳
DSP 5	Ensure the vitality and viability of the town centre is maintained and enhanced and to strengthen its function by facilitating the development of residential, retail, community, tourism, professional and other services, subject to compliance with the policies and development management standards of the Mayo County Development Plan 2022-2028.	⇳	⇧	⇳	⇳	⇳	⇳	⇳	⇳	⇳
DSP 6	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 waste water systems.	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧

		BFF	PHH	W	SG	AQ C	LA	CH	MA	IR
DSP 7	Support the effective and efficient use of land in Ballina, prioritising compact growth through the development of brownfield/infill land in the built-up footprint of the town in preference to greenfield land.	⇳	⇧	⇳	⇧	⇳	⇳	⇳	⇳	⇳
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.	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧
SEA Comments: Policies DSP 1 to DSP 3 of the Draft Ballina LAP have positive implications for all SEOs, particularly PHH and their interrelationships. The hierarchical alignment of plans and policies, including the National Planning Framework, the Northern and Western Regional Spatial Economic Strategy 2020-2032 and associated provisions in the Mayo CDP 2022-2028 as well as the Core Strategy are consistent across all SEOs and are identified as creating in-combination positive effects. Policy DSP 3 will have positive long-term effects on PHH, SG (through promoting reuse), landscape/townscape, CH (regenerate or reuse existing building) and MA. Reuse/refurbishment/retrofitting of existing buildings contributes positively to cultural heritage by preserving, restoring and enhancing built heritage. It also enhances streetscapes with indirect long term positive effects on material assets. DSP 6 will also have direct positive effects on all of the SEOs particularly MA, PHH, BFF, W and SG. Existing policies regarding cultural heritage in the Mayo CDP 2022-2028 should strengthen protection of CH. The range of impacts will vary according to the potential use; however, for most of the SEOs, the impacts are considered to be addressed through mitigation at development management level. DSP 4, 5 and 7 will be positive for PHH with brownfield/infill (DSP 7) using existing physical and social infrastructure in the town. All policies will have an overall positive effect on all of the SEOs by reviving the town centre once subject to compliance with the policies and development management standards of the MCDP 2022-2028 and strict adherence to all environmental assessment requirements. DSP 8 requires 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. Once all of the environmental parameters are considered and assessed under the appropriate environment assessment conditions all SEOs will be afforded the highest protection, conservation and management. One of the strategic aims for the town centre and regeneration (Ballina LAP chapter 4) is to *'ensure that best practice urban design principles are applied to all new development, based on the principle that well-planned and integrated development enhances the sustainability, attractiveness and liveability of an area'*.									
Chapter 2 Development Strategy Objective										
DSO 1	Deliver at least 30% of all new homes in Ballina within the existing built-up footprint of the town.	⇳	⇧	⇳	⇳	⇳	⇳	⇳	⇳	⇳
DSO 2	Seek the sustainable intensification and consolidation of the existing built environment in accordance with the objectives for compact growth in higher-level spatial plans through appropriate infill, brownfield development, supported by the necessary physical and community infrastructure.	⇳	⇧	⇳	⇧	⇳	⇳	⇳	⇳	⇳

		BFF	PHH	W	SG	AQ C	LA	CH	MA	IR
DSO 3	Monitor the scale, type, tenure and location of constructed and permitted developments in Ballina during the lifetime of the Plan and apply appropriate development management standards to ensure compliance with the Core Strategy to achieve the delivery of strategic plan-led and coordinated balanced development within the town.	⇳	⇧	⇳	⇳	⇳	⇳	⇳	⇳	⇳
DSO 4	Promote sustainable economic development, enterprise and employment opportunities and prioritise the town centre as the primary location for retail and services.	⇳	⇧	⇳	⇳	⇳	⇳	⇳	⇳	⇳
DSO 5	Promote and facilitate sustainable modes of transport prioritising walking, cycling and public transport, whilst protecting and improving existing road infrastructure.	⇳	⇧	⇳	⇳	⇳	⇳	⇳	⇳	⇳
DSO 6	Protect, conserve and enhance the built environment, through promoting awareness, utilising relevant heritage legislation and ensuring quality urban design principles are applied to all new developments, respecting historic and architectural heritage.	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧
DSO 7	Protect, enhance and connect areas of natural heritage, green and blue infrastructure and open space for the benefits of quality of life and biodiversity, capitalising on climate change adaptation and flood risk measures.	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧
DSO 8	Ensure the highest quality of public realm and urban design principles are applied to all new developments.	⇳	⇧	⇳	⇳	⇳	⇧	⇳	⇳	⇳
DSO 9	Guide the future development of Ballina in accordance the Town Centre First policy approach seeking to bring people and appropriate business/services back into the heart of Ballina through place-making, good quality urban design, sustainable mobility and control of development in other locations which might undermine this objective.	⇳	⇧	⇳	⇳	⇳	⇳	⇳	⇳	⇳
DSO 10	To seek to support the implementation of the recommendations of the Ballina/North Mayo Growth Cluster Study to advance the economic development of Ballina as an economic driver for North Mayo.	⇳	⇧	⇳	⇳	⇳	⇳	⇳	⇳	⇳
SEA Comments: All of the Development Strategy objectives are consistent with the SEOs, and reflective of National Planning Framework and RSES. DSO1 delivering at least 30% of all new homes in Ballina within the existing built-up footprint of the town will have a positive effect on PHH. There is potential conflict with the other SEOs which is likely to be mitigated at project level. The NIR screened in this objective. NIR Screened in DSO 1 and requires further assessment.										

	BFF	PHH	W	SG	AQ C	LA	CH	MA	IR
The NIR determined that the Ballina LAP is not likely to have significant effects, either alone or in-combination with other plans or projects, on the single screened in European site due to Policies NEP1 and NEP2 safeguarding the integrity of European sites. All developments will be required to comply with **all relevant environmental legislation and any** potential impacts are considered to be addressed through mitigation at development management level. DSO 2 will have positive effects on PHH and SG with regard to the existing built environment, derelict, disused and infill sites rather than greenfield sites. DSO 3 will have positive effects on PHH through strategic plan-led and coordinated balanced development within the town while applying appropriate development management standards to ensure compliance with the Core Strategy. DSO 4 will also have appositive effect on PHH with economic development, enterprise and employment opportunities in the town centre. DSO 5 will have significant positive effects on people's quality of life and in the long term all associated SEOs, e.g., water quality, air quality, habitats. It will also support the promotion of sustainable transport patterns and modes. The positive effects associated with the encouragement of public transport options and promotion of walking and cycling, particularly for daily, short trips in particularly will have important long-term effects on Ballina, its population and visitors. However, in the short term and as reiterated throughout this assessment potential conflicts with other SEOs during the development stages can be mitigated once these objectives are subject to compliance with the policies and development management standards of the MCDP 2022-2028 and strict adherence to all environmental assessment requirements. DSO 6 with have positive effects on all of the SEOs particularly CH, PHH and L. It is very important that BFF is also respected with new development and any potential linkages are maintained and enhanced as noted in DSO 7. While, DSO 8 being positive for PHH and L must also be mindful of protecting all of the other SEOs which will also enhance Ballina's public realm. This objective will have an overall positive effect on the entire townscape visa and on the health and well-being of the local and general population. Objective DSCO 9 will inject life and a positive dynamic into the town centre in accordance with the Town Centre First policy approach. This will have positive long-term effects on the vitality of the area for the local population, extended area and tourists. DCSO 10 seeks to support the implementation of the recommendations of the Ballina/North Mayo Growth Cluster Study to advance the economic development of Ballina as an economic driver of North Mayo. The BNMGCS outlines a high-level strategy, Vision 2030 – North Mayo Economic Gateway to 'unlock' opportunities to further develop the established linkages and synergies between Ballina, classified a 'Key Town' within the Northern and Western Regional Spatial and Economic Strategy, regional settlements and the Regional Growth Centre of Sligo. Ballina will be a central economic driver for the North Mayo region and southwestern Sligo within this Gateway. The BNMGCS outlines a recommended course of action to develop the 'Irish Market Town of the Future' for Ballina as a catalyst for regional growth in North Mayo based on the strength of its community, location, heritage and natural resource assets. The market town of the future will be a catalyst for regional economic growth and represent the focal point of an agile regional economic cluster maximising existing and emerging sectoral opportunities. This objective will have positive effects on PHH in Ballina, Mayo and the region in the long term and must be compliant with the policies and development management standards of the MCDP 2022-2028 and strictly adhere to all environmental assessment requirements. All of these objectives will be complimentary to the development and revival of Ballina Town centre and will have an overall positive effect on the SEOs particularly population and human health. It will also be positive for the sustainable re-use of the existing built environment, derelict, disused and infill sites (brownfield sites), rather than using greenfield sites. It will promote and enhance landscape character at a local scale through sensitive siting and design, and reduce car dependency within the town by way of an integrated approach to sustainable urban transport. Supporting cycling infrastructure, bicycle parking facilities and electric vehicle charging points will allow the transition to a low carbon integrated transport system and assist in contributing to climate change SEOs. For other SEOS, it is very important to ensure all environmental parameters are protected and considered in any future developments which must be environmentally assessed. It is essential to incorporate and consider all of the SEA environmental parameters and their interrelationships. These objectives must adhere to all of the relevant planning and environmental legislation, and the MCDP 2022-2028 policies and objectives, especially in relation to environmental protection. Policies such as SO 9 (MCDP 2022-2028) will apply									

		BFF	PHH	W	SG	AQ C	LA	CH	MA	IR
as appropriate to provide sufficient environmental assessment at project stage. All Strategies and Plans should include the assessment of environmental constraints, to allow for avoidance of impact at design level.										
Chapter 3 Climate Action – Climate Action Policy										
CAP 1	Mitigate against the effects of climate change, adapt to its impacts, and to ensure resilience, development proposals should take into account and demonstrate how they are: a) promoting sustainable patterns of development including development in sustainable locations; b) promoting the use of energy efficient, micro-generating and decentralised renewable energy systems, including through incorporating sustainable design features and the use of zero carbon technologies; c) promoting the use of zero carbon technologies; d) facilitating sustainable travel by encouraging active travel and travel by public transport in preference to the private car; e) supporting the adaption of existing homes to reduce energy use, including Protected Structures, vernacular buildings, and those located within Architectural Conservation Areas, providing there is no adverse impact on historic character or appearance. f) supporting the delivery of facilities needed to divert waste away from landfill and promote the prevention, reuse, recycling and recovery of materials (including heat from waste) with disposal to landfill as the final option; g) limiting / mitigating the likely greenhouse gas emissions, including through the provision of green infrastructure, and minimising resource and energy requirements through the siting, design and layout of all new development; h) working with natural environmental processes through promoting green infrastructure and the use of Sustainable Drainage Systems / Nature Based Solutions.	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧
CAP 2	Promote and encourage development which is resilient to climate change by ensuring that development proposals demonstrate sustainable design principles for new buildings/ services/site including: a. measures such as green roofs and green walls to reduce internal overheating and the urban heat island effect;	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧

		BFF	PHH	W	SG	AQ C	LA	CH	MA	IR
	b. ensuring the efficient use of natural resources (including water) and making the most of natural systems both within and around buildings; c. minimising pollution by reducing surface water runoff through increasing permeable surfaces and use of Sustainable Drainage Systems (SuDS); d. reducing flood risk, damage to property from extreme events– residential, public and commercial; e. reducing risks from temperature extremes and extreme weather events to critical infrastructure such as roads, communication networks, the water/drainage network, and energy supply; f. promoting and protecting biodiversity and green infrastructure.									
CAP 3	Promote low carbon development within the County which will seek to reduce carbon dioxide emissions, and which will meet the highest feasible environmental standards during construction and occupation. New development should generally demonstrate/provide for: a. Building layout and design which maximises daylight, natural ventilation, active transport and public transport use; b. Sustainable building/services/site design to maximise energy efficiency; c. Sensitive energy efficiency improvements to existing buildings d. Energy efficiency, energy conservation, and the increased use of renewable energy in existing and new developments;	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧
CAP 4	Support a successful transition to a circular economy where waste and resources are minimised in accordance with emerging legislation and national strategy including the Circular Economy Programme 2021-2027, as amended or superseded.	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧
CAP 5	Support the designated and any future Decarbonising Zone (DZ) in Ballina and associated implementation plan promoting measures to reduce Greenhouse Gas (GHG) emissions and improve general environmental conditions in this area.	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧
CAP 6	Promote and encourage positive community and/or co-operative led climate action initiatives and projects in Ballina, including the Ballina Green Towns Initiative, that seek to reduce carbon emissions, improve energy efficiency, enhance green infrastructure and encourage awareness on climate change issues.	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧

		BFF	PHH	W	SG	AQ C	LA	CH	MA	IR
CAP 7	Support and encourage the development of small-scale wind renewable facilities / micro- renewable energy production.	⇳	⇧	⇳	⇳	⇧	⇳	⇳	⇧	⇳
CAP 8	Promote the use of district heating systems in new residential and commercial developments where such development does not have a negative impact on the surrounding environment, landscape, biodiversity or local amenities.	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧
CAP 9	Support the development of sustainable low-carbon climate resilient communities and encourage a climate adaptation and mitigation approach to developments which will enable regeneration.	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧
CAP 10	Encourage innovation and facilitate the development of pilot schemes in Ballina that support climate change mitigation and adaptation measures.	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧
CAP 11	Support Energy Master Plan(s) prepared by Sustainable Energy Communities in Ballina, where appropriate, to support the recommendations of the Ballina Energy Master Plan.									

SEA Comments:
All of the Climate Action policies will have a positive effect on all of the SEOs as they unanimously promote and support development which are adaptive and resilient to climate change for generations. Policies summaries are:
CAP 1 mitigates against the effects of climate change, adapt to its impacts, and to ensure resilience, ensuring development proposals take into account and demonstrate the promotion of sustainable patterns of development, energy efficient, micro-generating and decentralised renewable energy systems, alternative waste facilities to landfill, the prevention, reuse, recycling and recovery of materials (including heat from waste), limiting/mitigating the likely greenhouse gas emissions, and working with natural environmental processes through promoting green infrastructure and the use of Sustainable Drainage Systems/Nature Based Solutions.
CAP 2 promotes/support sustainable design principles for new buildings/ services/site, including green roofs and walls, efficient use of natural resources, minimise pollution by reducing surface water runoff, reduce flood risk and risks from temperature/weather extremes, and promoting and protecting biodiversity and green infrastructure.

CAP 3 promotes low carbon development within the County including Ballina to reduce carbon dioxide emissions to allow development proposals to meet the highest feasible environmental standards during construction and occupation. Parameters range from building design to energy efficiency.

CAP 4 supports a successful transition to a circular economy where waste and resources are minimised in accordance with emerging legislation and national strategy including the Circular Economy Programme 2021-2027, as amended or superseded.
CAP 5 supports the designation of any future Decarbonising Zone (DZ) in Ballina and associated implementation plan promoting measures to reduce GHG emissions and improve general environmental conditions in this area.
CAP 6 promotes/encourages positive community and/or co-operative led climate action initiatives/projects to reduce carbon emissions, improve energy efficiency, enhance green infrastructure and encourage awareness on climate change issues.
CAP 7 support/encourage of small-scale wind renewable facilities / micro- renewable energy production development will have positive effects for PHH, AQ-C and MA. However, BFF, W, SG, L, CH and their interrelationships could potentially be negatively effects which would negate the positive contributions from the other Climate Action and Environmental policies.

		BFF	PHH	W	SG	AQ C	LA	CH	MA	IR
CAP 8 promotes new residential/commercial developments district heating systems where there is no negative impact on the surrounding environment, landscape, biodiversity or local amenities. CAP 9 supports the development of sustainable low-carbon climate resilient communities and encourage a climate adaptation and mitigation approach to developments which will enable regeneration. CAP 10 encourages innovation and facilitate the development of pilot schemes in Ballina that support climate change mitigation and adaptation measures and CAP 10 supports energy master plans which will allow for reductions of GHG emissions arising from the energy sector of which residential, landuse and agriculture are significant emitters in the county scale. While all of these policies fully support and encourage adaptation/mitigation/resilience to climate change and they will all have positive effects long term, it is very important to ensure all environmental parameters are protected and considered in any future developments which must be environmentally assessed. It is essential to incorporate and consider all of the SEA environmental parameters and their interrelationships. These policies must adhere to all of the relevant planning and environmental legislation, and the MCDP 2022-2028 policies and objectives, especially in relation to environmental protection. Policies such as SO 9 (MCDP 2022-2028) will apply as appropriate to provide sufficient environmental assessment at project stage. All Strategies and Plans should include the assessment of environmental constraints, to allow for avoidance of impact at design level.										
Chapter 3 Climate Action – Climate Action Objective										
CAO 1	Ensure all development proposals shall have regard to the Mayo Climate Change Adaptation Strategy (2019), any revised or forthcoming adaptation, mitigation or climate action strategies in the formulation of any plans and when assessing planning application for future developments.	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧
CAO 2	Consider a variation of the development plan within a reasonable period of time, or to include such other mechanism, as may be appropriate, to ensure that the development plan will be consistent with the approach to climate action recommended in the revised Local Area Plan Guidelines when adopted or any other relevant guidelines.	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧
CAO 3	Promote the use of smart climate change, energy and carbon off-setting solutions in new developments. In the cases of large industrial, commercial or newly constructed public buildings, the incorporation of renewable technologies, such as solar energy in the design will be encouraged, subject to compliance with all relevant planning criteria. The Council encourages the NZEB standard of building or equivalent for all new development and the use of blue green infrastructure as a mechanism for surface water management and improving public realm.	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧
CAO 4	Support high levels of energy conservation, energy efficiency and the use of renewable energy sources in existing buildings, including retrofitting of appropriate energy efficiency measures in the existing building stock, and to actively retrofit Mayo County Council's housing stock to a B2 Building Energy	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧

		BFF	PHH	W	SG	AQ C	LA	CH	MA	IR
	Rating (BER) in line with the Government's Housing for All Plan retrofit targets for 2030.									
CAO 5	Have regard to Goal 3 of the Mayo Climate Change Adaptation Strategy 2019-2024: Increase the Resilience of Natural and Cultural Capital: 1. Build awareness of Nature Based Adaptation Solutions and Green Infrastructure. 2. Support biodiversity for its intrinsic value within the natural environment and its importance in climate change adaptation. 3. Develop a database of impacts of climate change on Mayo's Natural Environment. 4. Identify Cultural and Heritage Sites vulnerable to climate change and develop adaptation and management policies. 5. Encourage adaptation in Agriculture and Local Food Supply	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧
CAO 6	To examine the potential of district heating, including district heating derived from waste heat, where available, technically feasible and cost effective, and carry out a feasibility exercise in support of district heating in Ballina, to assist in meeting renewable heat targets and reduce Ireland's GHG emissions.									

SEA Comments:
All of the Climate Action Objectives will have a positive effect on all of the SEOs as they unanimously promote and support development which are adaptive and resilient to climate change for generations. Policies summaries are:
CAO 1 ensures all developments will align with the Mayo Climate Change Adaptation Strategy (2019) and other adaptation, mitigation or climate action strategies. It is important that the associated SEA, NIS and any other relevant environmental assessments are consulted and included in this objective.

Mitigation recommendation (in blue):

Ensure all development proposals shall have regard to the Mayo Climate Change Adaptation Strategy (2019), and the associated SEA and NIS environmental reports, any revised or forthcoming adaptation, mitigation or climate action strategies in the formulation of any plans and when assessing planning application for future developments.
CAO 2 ensures that the Draft Ballina LAP will be consistent with the approach to climate action recommended in the revised Local Area Plan Guidelines when adopted or any other relevant guidelines.
The NIR screened in this objective. The NIR determined that the Ballina LAP is not likely to have significant effects, either alone or in-combination with other plans or projects, on the single screened in European site due to Policies NEP1 and NEP2 safeguarding the integrity of European sites. All developments will be required to comply with **all relevant environmental legislation and any** potential impacts are considered to be addressed through mitigation at development management level.
CAO 3 promotes smart climate change use and carbon off-setting solutions in new developments. In large industrial, commercial or newly constructed public buildings renewable technologies design will be encouraged subject to compliance with all relevant planning criteria, which included environmental assessments criteria.

		BFF	PHH	W	SG	AQ C	LA	CH	MA	IR
CAO 4 supports high levels of energy conservation, energy efficiency, and renewable energy sources in existing buildings. Mayo County Council will actively retrofit their housing stock to a B2 Building Energy Rating (BER) in line with the Government's Housing for All Plan retrofit targets for 2030. CAO 5 will have regard to Goal 3 of the Mayo Climate Change Adaptation Strategy 2019-2024 to increase the Resilience of Natural and Cultural Capital by the 5 sub-objectives listed. CAO 6 supports research into district heating schemes which can work very well with new builds adjacent to energy production from other processes. As with the policies above while all of these objectives fully support and encourage adaptation/mitigation/resilience to climate change and they will all have positive effects long term, it is very important to ensure all environmental parameters are protected and considered in any future developments which must be environmentally assessed. It is essential to incorporate and consider all of the SEA environmental parameters and their interrelationships. These objectives must adhere to all of the relevant planning and environmental legislation, and the MCDP 2022-2028 policies and objectives, especially in relation to environmental protection. Policies such as SO 9 (MCDP 2022-2028) will apply as appropriate to provide sufficient environmental assessment at project stage. All Strategies and Plans should include the assessment of environmental constraints, to allow for avoidance of impact at design level.										
Chapter 4 Town Centre and Regeneration Strategy – Town Centre Policy										
TCP1	Ensure that new development in the town centre and in particular the Opportunity Site Areas comprise the highest of qualitative and design standards, complimenting the existing historical built fabric, or natural heritage, sustaining Ballina as a town in which to live, work, invest in and do business.	⇳	⇧	⇳	⇳	⇳	⇧	⇧	⇳	⇳
TCP2	Seek to develop and improve areas within the town in need of regeneration, renewal and redevelopment. The Council will seek to apply, where appropriate, the provisions of the Urban Regeneration and Housing Act, Derelict Sites Act, and use Compulsory Purchase Orders and other active land management instruments, as appropriate, to facilitate regeneration, housing supply, employment opportunities and community facilities.	⇳	⇧	⇳	⇧	⇳	⇳	⇳	⇳	⇳
TCP3	Protect the visual character, built & cultural heritage, ambience and vitality of the traditional heart of the town centre to meet the retailing and service needs of the area, in addition to offering a pleasant and attractive environment for shopping, business, tourism, recreation and living.	⇳	⇧	⇳	⇳	⇳	⇳	⇳	⇳	⇳
TCP4	Actively encourage, support and facilitate environmental and public realm improvements in Ballina to address environmental quality, urban design, safety, identity and traffic impact.	⇳	⇧	⇳	⇳	⇳	⇳	⇳	⇳	⇧
TCP5	Support the development of the further public realm projects in Ballina that will enhance the aesthetics of the town's built and natural character and improve the overall ambience and visitor experience of the town.	⇳	⇧	⇳	⇳	⇳	⇧	⇧	⇳	⇳
TCP6	Embed an age-friendly approach to the design of the public realm.	⇳	⇧	⇳	⇳	⇳	⇧	⇧	⇳	⇳
TCP7	Support and encourage the principle of healthy place-making in Ballina.	⇳	⇧	⇳	⇳	⇳	⇳	⇧	⇳	⇳
SEA Comments:										

		BFF	PHH	W	SG	AQ C	LA	CH	MA	IR
All of the Town Centre policies will have an overall positive effect on all of the SEOs on reviving the town centre once subject to compliance with the policies and development management standards of the MCDP 2022-2028, and to all environmental assessment requirements. TCP 1 while focusing on new town centre development particularly opportunity areas, will complement the existing historical built fabric, or natural heritage, thus having a positive effect on PHH, L and CH. The NIR screened in this objective. TCP 2 will regeneration, renewal and redevelopment for housing, employment and community facilities which will benefit PHH and SG by focusing on brownfield as opposed to greenfield sites. *Regeneration/Reuse of existing buildings contributes to cultural heritage by preserving, restoring and enhancing built heritage. It also enhances streetscapes with indirect long term positive effects on material assets.* TCP 3 will positively affect CH and L by protecting Ballina's visual character, built and cultural heritage giving the local population and visitors an enhanced quality of life through improvements to the town's ambience and vitality. TCP 4 and TCP 5 will add to this positive PHH experience by focusing on public realm environmental quality, urban design, safety, and traffic impact, and projects that will enhance the aesthetics of the town's built and natural character and visitor ambience. TCP 6 embeds age-friendly design which will have a very positive effect for PHH. However, this will occur at project level and must integrate all environmental requirements to ensure all SEOs are protected. TCP 7's support and encourage of the place-making in Ballina will benefit PHH and CH but like TCP will require the integration of environmental considerations at local level. Ideally, an integrate approach from the beginning would ensure all SEOs were equally protected which positively developing Ballina Town. All of the Town Centre policies provide positive long-term effects on population and human health, soil and geology (through promoting reuse), landscape/townscape, cultural heritage (regenerate or reuse existing building) and material assets. Regeneration/Reuse of existing buildings contributes to cultural heritage by preserving, restoring and enhancing built heritage. It also enhances streetscapes with indirect long term positive effects on MA. All of these policies will rejuvenate the town centre, integrate disused building and areas back into a more vibrant and safer town, while also taking pressures off adjoin lands for continued and sprawling development(s) particularly in greenfield situations. Promotion of development in the Town Centre will complement and support the Town Centre by improving the connectivity within the centre, enhance public realms and upgrade the fabric of the streetscape(s). Town Centre viability and support for appropriate uses, and design features will collectively lead to positive long-term effects. It is important to ensure the enhancement and protection of building and streetscapes within Pearse Street/Walsh Street Architectural Conservation Area (BEO 5) and the potential ACA designation or any other special character areas considered by the Planning Authority worthy of such protection in the town. While all of these policies fully support and encourage the town centre and regeneration and they will all have positive effects long term, it is very important to ensure all environmental parameters are protected and considered in any future developments which must be environmentally assessed. It is essential to incorporate and consider all of the SEA environmental parameters and their interrelationships. These policies must adhere to all of the relevant planning and environmental legislation, and the MCDP 2022-2028 policies and objectives, especially in relation to environmental protection. Policies such as SO 9 (MCDP 2022-2028) will apply as appropriate to provide sufficient environmental assessment at project stage. All Strategies and Plans should include the assessment of environmental constraints, to allow for avoidance of impact at design level.									
Chapter 4 Town Centre and Regeneration Strategy – Town Centre Objective										
TCO 1	Continue to encourage and facilitate the reuse and regeneration of derelict, vacant, backlands and underutilised lands and buildings in the town centre through active land management for retail, residential and other mixed uses and where necessary through appropriate legislative mechanisms/instruments and / or by supporting the progression and delivery of projects funded by the Urban	⇳	⇧	⇳	⇧	⇳	⇳	⇳	⇳	⇳

		BFF	PHH	W	SG	AQ C	LA	CH	MA	IR
	Regeneration and Development Fund and other appropriate funds to achieve this aim.									
TCO 2	Support and facilitate the implementation the Draft Public Realm Plan for Ballina, including proposals for improving the pedestrian environment for residents and visitors.	⇳	⇧	⇳	⇳	⇳	⇳	⇳	⇧	⇳
TCO 3	Work with landowners and other stakeholders in the redevelopment of the identified 'opportunity sites' for appropriate town centre uses over the lifetime of the Plan.	⇳	⇳	⇳	⇳	⇳	⇳	⇳	⇳	⇳
TCO 4	Encourage and facilitate the development of Opportunity Sites in Ballina for a mixture of uses that will contribute to the regeneration, vibrancy, diversity, vitality, attractiveness, safety, liveability and compact growth of the town centre. In conjunction with this, proposed developments must demonstrate how they will interact within its context and the wider urban area.	⇳	⇳	⇳	⇳	⇳	⇳	⇳	⇳	⇳
TCO 5	Work in partnership with community groups in the development of regeneration initiatives and public realm enhancement projects and to seek funding for projects as opportunities arise.	⇳	⇧	⇳	⇧	⇳	⇳	⇳	⇳	⇳
TCO 6	Support the provision of cycling infrastructure, bicycle parking facilities and electric vehicle charging points in the town centre, in accordance with the recommendations of the Local Transport Plan and subject to traffic and pedestrian safety.	⇳	⇧	⇳	⇳	⇳	⇳	⇳	⇧	⇳
TCO 7	Undertake a building heights and residential density study for Ballina town, within a year of adoption of this Local Area Plan, to identify suitable locations within the town where development potential for greater height and density rates can be suitably accommodated. These may require screening for SEA /AA and Ecological Impact Assessment as appropriate.	⇳	⇧	⇳	⇳	⇳	⇳	⇳	⇳	⇳
TCO 8	(a) Promote high quality place-making and public realm in accordance with the Mayo Development Plan 2022 – 2028, including the Development Management Standards, any replacement thereof and any relevant Section 28 Guidance. All development shall demonstrate climate resilience measures to climate-proof critical infrastructure. (b) Ensure the highest quality of public realm and urban design principles are applied in the town centre, and the opportunity areas identified in this Proposed Plan. The success of the public realm is high quality, easily	⇳	⇧	⇳	⇳	⇳	⇧	⇳	⇧	⇳

		BFF	PHH	W	SG	AQ C	LA	CH	MA	IR
	maintained street furniture, soft landscaping. Drainage solutions should be designed on the principles of SuDS. (c) Ensure development proposals have considered the urban design criteria of site context, connectivity, inclusivity, variety, efficiency, distinctiveness, layout, public realm, adaptability, privacy and amenity, parking and detailed design.									
TCO 9	Facilitate and support the re-use/repurposing and regeneration of vacant/derelict land and buildings within the town centre with due cognisance of the character, built heritage and design requirements for Architectural Conservation Area's (ACAs).	⇳	⇧	⇳	⇳	⇳	⇧	⇧	⇳	⇳
TCO 10	Mayo County Council will prepare, or coordinate, as appropriate, urban design frameworks/masterplans for the Opportunity Sites in Ballina Town to inform future development proposals.These may require screening for SEA /AA and Ecological Impact Assessment as appropriate.	⇳	⇧	⇳	⇳	⇳	⇳	⇳	⇳	⇳
TCO 11	Maintain and enhance the vitality and vibrancy of the Town Centre by addressing and controlling leakage of social, economic and service activities to areas outside the Town Centre.	⇳	⇧	⇳	⇳	⇳	⇳	⇳	⇳	⇳
TCO 12	Prevent the use of film or screening that obscures the glazed areas of a shopfront window where it negatively impacts upon the streetscape.	⇳	⇧	⇳	⇳	⇳	⇧	⇧	⇳	⇳

SEA Comments:
TCO 1 focusing on the reuse/regeneration of Ballina Town Centre will be positive for PHH and SG. However, similar to the Town Centre policies discussed above all of the SEOs must be protected.
TCO 2 supports/facilitate
the implementation the Draft Public Realm Plan for Ballina, including proposals for improving the pedestrian environment for residents and visitors. This will have positive effects on PHH and MA by focusing on pedestrianisation which will be positive for town centre ambience and safety.
TCO 3, TCO 4 and TCO 10 focus specifically on opportunity sites with regard to regeneration, coordination with landowners and other stakeholders, and by preparing urban design frameworks/masterplan for the Opportunity Sites in Ballina Town Centre to inform future development proposals. All three objectives have the potential to positively develop and enhance Ballina town in numerous ways. Equally they could have negative effects on one or more SEO parameter. Each opportunity site must be independently and collectively environmental assessed to ensure a positive outcome/balance for all SEOs while enhancing the economic and social elements of Ballina town. This framework/masterplan must adhere to all environmental requirements including screening for SEA and AA as appropriate. See recommended additional mitigation text for this objective.

Mitigation recommendation (in blue):

TCO 10 Developers will be required to prepare urban design frameworks/masterplan for the Opportunity Sites in the Town Centre to inform future development proposals. These may require screening for SEA /AA and Ecological Impact Assessment as appropriate.

	BFF	PHH	W	SG	AQ C	LA	CH	MA	IR
TCO 5 communicating with community groups will allow input and hopefully understanding of what must be protected to enhance the public realm for generations to come. Community groups must be made aware of all of the above so as to ensure all environmental parameters are protected and considered in any future development(s). TCO 6 supporting cycling infrastructure, bicycle parking facilities and electric vehicle charging points will allow the transition to a low carbon integrated transport system and assist in contributing to climate change SEOs. This will also encourage reduce car dependency within the town by way of an integrated approach to sustainable urban transport. TCO7 relates to a building heights and residential density study to identify town locations for greater height and density rates. It is very important to consider the environmental consequences of such developments particularly on the local landscape and PHH even though it can benefit a portion of the local population. Mitigation recommendation (in blue): TCO 7 Undertake a building heights and residential density study for Ballina town, within a year of adoption of this Local Area Plan, in order to identify suitable locations within the town where development potential for greater height and density rates can be suitably accommodated. These may require screening for SEA /AA and Ecological Impact Assessment as appropriate. While, TCO 8 which being positive for PHH, L and MA (SuDS) must also be mindful of protecting all of the other SEOs which will also enhance Ballina town's public realm. This policy will have an overall positive effect on the entire townscape visa and on the health and well-being of the local and general population. Promotion of development in the Town Centre is positive in relation to PHH, MA and CH. SEOs in particular. It will complement and support the town centre by improving the connectivity withing the centre, enhance public realms, upgrade the fabric of the streetscape. Town centre viability and support for appropriate uses, and design features will provide together for positive long-term effects. TCO 9 facilitates/supports the re-use/repurposing and regeneration of vacant/derelict land and buildings within the town centre with due cognisance of the character, built heritage and design requirements for Architectural Conservation Area's (ACAs). This objective will be positive for PHH, CH and L once appropriate in terms of national requirements for ACAs. It will be complimentary to the development and revival of Ballina Town centre and will have an overall positive effect on all SEOs particularly population and human health. It will also be positive for the sustainable re-use of the existing built environment, derelict, disused and infill sites (brownfield sites), rather than using greenfield sites. It will promote and enhance landscape character at a local scale through sensitive design. TCO 11 will maintain and enhance the vitality and vibrancy of the Town Centre by addressing and controlling leakage of social, economic and service activities to areas outside the Town Centre. While, TCO 12 will prevent the use of film or screening that obscures the glazed areas of a shopfront window where it negatively impacts upon the streetscape. Both objectives enhance streetscapes with direct long term positive effects on PHH with the additional direct positive effects on CH and L from TCO 12. These objectives will rejuvenate the town centre, integrate disused building and areas back into a more vibrant and safer town, while also taking pressures off adjoin lands for continued and sprawling development(s) particularly in greenfield situations. Promotion of development in the Town Centre will complement and support the Town Centre by improving the connectivity within the centre, enhance public realms and upgrade the fabric of the streetscape. Town Centre viability and support for appropriate uses, and design features will collectively lead to positive long-term effects. The NIR Screened in TCO 1, 3 and 4. As with the policies above while all of these objectives fully support and encourage the town centre and regeneration and they will all have positive effects long term, it is very important to ensure all environmental parameters are protected and considered in any future developments which must be environmentally assessed. It is essential to incorporate and consider all of the SEA environmental parameters and their interrelationships. These objectives must adhere to all of the relevant planning and environmental legislation, and the MCDP 2022-2028 policies and objectives, especially in relation to environmental protection. Policies such as SO 9 (MCDP 2022-2028) will apply as appropriate to provide sufficient environmental assessment at project stage. All Strategies and Plans should include the assessment of environmental constraints, to allow for avoidance of impact at design level. This is particularly important for TCO 7 which focuses on a study accommodating '*development potential for greater height and density rates*.'									

		BFF	PHH	W	SG	AQ C	LA	CH	MA	IR
Chapter 5 Economic Development – Economic Development Policy										
EDP 1	Encourage the development of employment areas in a comprehensive and sequential manner which uses existing infrastructure effectively and efficiently, ensuring they are designed to the highest architectural and landscaping standards, with natural site features, such as watercourses, trees and hedgerows be retained and enhanced as an integral part of the development/scheme.	⇧	⇧	⇧	⇳	⇳	⇧	⇧	⇳	⇳
EDP 2	Support the development and expansion of enterprise and employment within Ballina, and to co-operate with all stakeholders, landowners and relevant agencies to attract investment, while at the same time ensuring there is no resultant negative impact on the vitality and vibrancy of the town centre.	⇳	⇧	⇳	⇳	⇳	⇳	⇳	⇳	⇳
EDP 3	Support and promote the development of economic and enterprise development and activity in a manner which contributes to the transition to a low carbon, climate resilient and environmentally sustainable Ballina	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧
Chapter 5 Economic Development – Retail and Town Policy										
EDP 4	Support the retail function of Ballina as a Regional Tier 2 Category town in the Retail Hierarchy, and to consolidate existing retail development within the town centre.	⇳	⇧	⇳	⇳	⇳	⇳	⇳	⇳	⇳
EDP 5	Support and facilitate the development of retail, retail services and niche retailing in the town centre area, including new/infill development and redevelopment of an appropriate scale.	⇳	⇧	⇳	⇧	⇳	⇳	⇳	⇳	⇳
EDP 6	Support and facilitate the development of retail led tourism associated with the natural and built heritage assets of Ballina.	⇳	⇧	⇳	⇳	⇳	⇳	⇳	⇳	⇳
Chapter 5 Economic Development – Tourism Policy										
EDP 7	Promote and support and facilitate the development of the tourism infrastructure in Ballina with emphasis on utilising and harnessing, in an appropriate and sustainable manner, the potential of the town's natural and built heritage.	⇳	⇧	⇳	⇳	⇳	⇳	⇳	⇳	⇳
EDP8	Encourage the development of tourism activities such as water-based activities, cultural and food tourism including festivals and food markets in Ballina.	⇳	⇧	⇳	⇳	⇳	⇳	⇧	⇳	⇳
EDP 9	Support the development of new tourist facilities or the upgrading / extension of existing tourist facilities.	⇳	⇧	⇳	⇳	⇳	⇳	⇳	⇳	⇳
EDP 10	Promote festivals and sporting events to increase the tourism, cultural and lifestyle profile of the town.	⇳	⇧	⇳	⇳	⇳	⇳	⇧	⇳	⇳

		BFF	PHH	W	SG	AQ C	LA	CH	MA	IR
EDP 11	Support and encourage the provision of ground floor live work units and/or co-working spaces, as part of mixed-use and residential developments, in appropriate town centre locations, as a means of enlivening streets and to provide flexible accommodation for small businesses and remote working opportunities.	⇳	⇧	⇳	⇧	⇳	⇳	⇳	⇳	⇳

SEA Comments:

EDP 1 will have a positive effect on PHH, BFF, W CH, L and their interrelationships. Such developments occurring in a comprehensive and sequential manner will allow monitoring of all SEOs to ensure protection.

EDP 2, EDP 4 and EDP 6 will have positive effects on PHH as EDP2 supports the development and expansion of enterprise and employment co-operating with all stakeholders, land owners and relevant agencies to attract investment (while at the same time ensuring there is no resultant negative impact on the vitality and vibrancy of the town centre), EDP 4 supports/consolidates Ballina's retail function as a Regional Tier 2 Category town, and EDP6 focuses on retail-led tourism associated with the natural and built heritage assets of Ballina. It is very important to protect what one is trying to sell. Therefore, EDP 2, EDP 4 and particularly EDP 6 must ensure all SEOs are considered and protected from the onset in order to advance/achieve their economic policies.

Policy EDP 3 (development of economic and enterprise development and activity) will support EDP 2 and EDP 4 through the support/promotion of the transition to a low carbon, climate resilient and environmentally sustainable county. This policy is potentially very positive for all SEOs but care must to taken to ensure what is a positive environmental promotion does not have any negative effects on the SEOs as a consequence.

EDP5 supports/facilitates the development of retail, retail services and niche retailing in the town centre area, including new/infill development and redevelopment of an appropriate scale. This policy on town centre retail will not only have positive effects on PHH but also SG by encouraging building reuse/infill/redevelopment.

The NIR screened in this objective. EDP 5, EDP 7, EDP 8, EDP 9 and EPD 10.

The NIR identified potential impacts that 'may result in increased development and operational disturbance'

The NIR determined that the Ballina LAP is not likely to have significant effects, either alone or in-combination with other plans or projects, on the single screened in European site due to Policies NEP1 and NEP2 safeguarding the integrity of European sites. All developments will be required to comply with all relevant environmental legislation and any potential impacts are considered to be addressed through mitigation at development management level.

EDP11 will also support PHH and SG by supporting/encouraging the provision of ground floor live work units and/or co-working spaces, as part of mixed-use and residential developments, in appropriate town centre locations, as a means of enlivening streets and to provide flexible accommodation for small businesses and remote working opportunities.

A number of these policies will be positive as they promote addition/mixed use of existing buildings in the town centre and contribute to altering commuting patterns, promoting adaptive reuse of buildings, and contribute to town centre viability. Reuse of older structures indirectly contributes to townscape quality and character as it promotes SG SEOs as it represents reuse of existing buildings/brownfield sites.

EDP 7, 8, 9 and 10 are tourism related. EDP 7 promotes/supports/facilitates the development of the tourism infrastructure in Ballina with emphasis on utilising and harnessing, in an appropriate and sustainable manner, the potential of the town's natural and built heritage. EDP8 encourages water-based activities, cultural and food tourism including festivals and food markets, EDP 9 supports new/upgrading/extensions tourist facilities, while EDP 10 promotes festivals and sporting events to increase the tourism, cultural and lifestyle profile of the town. Policies EDP 7 to 10 relating to tourism are positive for PHH (with EDP 8 and EDP 10 also positive for CH) once safeguarding the natural environment and built heritage which is one of the reason tourists will travel to a particular area.

		BFF	PHH	W	SG	AQ C	LA	CH	MA	IR
The protection of built, natural and cultural heritage will further enhance the SEOs for landscape and interrelationships from the development and management of tourist facilities and/or activities which have been found to be beneficial for the co-existence and wellbeing of people and nature as evidenced by research including EPA 2020. Food and culinary tourism promote longer term awareness and positive interactions relating to PHH and CH 3 (intangible cultural heritage). By supporting local producers, longer term positive effects are identified in terms of food security and resilience. However, this could be a double-edged sword. Any tourism developments should be subject to community and environmental carrying capacity and will require the necessary environmental assessment, etc. and monitoring and consideration of issues around tourism should be recognised and consideration of water, wastewater capacity and increased visitor numbers and seasonality should inform these policies. The mitigation measures identified in the SEA ER and NIR of the Mayo Tourism Strategy and Action Plan – Destination Mayo 2015-2021 must be applied. All environmental measures as presented in the MCDP 2022-2028, Wild Atlantic Way Operational Programme, the SEA and NIR of the Destination Mayo Strategy and support monitoring of environmental effects associated with tourism growth must also be applied to ensure cumulative and in combination effects are avoided. For other SEOS, it is very important to ensure all environmental parameters are protected and considered in any future developments which must be environmentally assessed. It is essential to incorporate and consider all of the SEA environmental parameters and their interrelationships. These policies must adhere to all of the relevant planning and environmental legislation, and the MCDP 2022-2028 policies and objectives, especially in relation to environmental protection. Policies such as SO 9 (MCDP 2022-2028) will apply as appropriate to provide sufficient environmental assessment at project stage. All Strategies and Plans should include the assessment of environmental constraints, to allow for avoidance of impact at design level.									
	Chapter 5 Economic Development – Economic Development Objective									
EDO 1	Engage with IDA Ireland and the Department of Enterprise, Trade and Employment in seeking to attract Foreign Direct Investment into Ballina of a type consistent with the Enterprise and Employment land use zoning objectives of this plan.	⇳	⇧	⇳	⇳	⇳	⇳	⇳	⇳	⇳
EDO 2	Ensure new enterprise and employment uses provide Workplace Travel Plans /Mobility Management Plans to reduce dependency on private modes of travel consistent with the principles set out in the National Transport Authority guidance: 'Achieving Effective Workplace Travel Plans'.	⇳	⇧	⇳	⇧	⇳	⇳	⇳	⇧	⇳
EDO 3	Support, promote and facilitate the provision of shared co-working spaces/hubs in town centre and other appropriate locations in Ballina to provide multi-purpose flexible workspace options.	⇳	⇧	⇳	⇳	⇳	⇳	⇳	⇧	⇳
	Chapter 5 Economic Development – Retail and Town Centre Objective									
EDO 4	The Council, in accordance with the Retail Planning Guidelines for Local Authorities (DECLG, 2012 or as amended or superseded) will continue to protect and promote the vitality and viability of Ballina town centre, including applying a 'town centre first approach' or sequential test for retail developments.	⇳	⇧	⇳	⇳	⇳	⇳	⇳	⇳	⇳
EDO 5	Manage the over proliferation of certain undesirable uses such as fast-food outlets, amusement arcades, off licences, bookmakers, and of other non-retail uses in the interest of protecting the vibrancy, residential amenity and public realm of Ballina's town centre.	⇳	⇧	⇳	⇳	⇳	⇳	⇳	⇳	⇳

		BFF	PHH	W	SG	AQ C	LA	CH	MA	IR
EDO 6	Ensure that new shop front and signage design contributes positively to and enhances the streetscape and is in accordance with the guidance set out in The Development Management Standards of the Mayo County Development Plan 2022-2028 and as set out in the *Mayo Shopfronts* Booklet (Mayo County Council).	⇳	⇧	⇳	⇳	⇳	⇧	⇧	⇳	⇳
EDO 7	To support, promote and facilitates measures, such as town centre regeneration, implementation of the local transport plan to improve accessibility and public realm improvements and other town centre first initiatives over the plan period, to reduce retail and commercial vacancy in Ballina town centre.	⇳	⇧	⇳	⇳	⇳	⇳	⇳	⇧	⇳
Chapter 5 Economic Development – Tourism Objective										
EDO 8	Support and facilitate the development of an integrated network of greenways and heritage trails, including The Monasteries of the Moy from Belleek to Killala.	⇳	⇧	⇳	⇳	⇳	⇳	⇳	⇳	⇳
ECD 9	Work with all relevant stakeholders and Failte Ireland to facilitate the provision of standardised signage and interpretation for tourism facilities and tourist attractions throughout the town.	⇳	⇧	⇳	⇳	⇳	⇳	⇳	⇳	⇳
EDO 10	Explore the development potential of Ballina Harbour/Quay area in terms of marine related tourism and extensive marine resources.	⇳	⇧	⇳	⇳	⇳	⇳	⇳	⇳	⇳

SEA Comments:
EDO 1 attracting Foreign Direct Investment into Ballina will have direct positive effects on PHH and could potentially have positive effects on the remaining SEOs once environmental cavities are incorporated into the investment discussion. The NIR screened in thisEDO8 and EDO10. The NIR determined that the Ballina LAP is not likely to have significant effects, either alone or in-combination with other plans or projects, on the single screened in European site due to Policies NEP1 and NEP2 safeguarding the integrity of European sites. All developments will be required to comply with **all relevant environmental legislation and any** potential impacts are considered to be addressed through mitigation at development management level.
EDO 2 will ensure new enterprise/employment uses provide Workplace Travel Plans /Mobility Management Plans to reduce dependency on private modes of travel consistent with the principles set out in the National Transport Authority guidance: 'Achieving Effective Workplace Travel Plans'. The promotion of sustainable transport patterns and modes are positive with the encouragement of public transport options and promotion of walking and cycling, particularly for daily, short trips in particularly will have important long-term effects on Ballina, its population and visitors.
EDO 3 supports/promotes/facilitates the provision of shared co-working spaces/hubs in town centre and other appropriate locations in Ballina to provide multi-purpose flexible workspace options.
The promotion of objectives (EDO 1, EDO 2, EDO 3) to enhance existing enterprise/employment/shared work spaces are positive in relation to MA, CC and PH SEOs in particular. Direct, long-term positives in terms of reducing commuting patterns through increased economic activity and direct population and human health effects also relating to reduced commuting patterns for population. The promotion of sustainable transport patterns and modes are positive with the encouragement of public transport options and promotion of walking and cycling, particularly for daily, short trips in particularly will have important long-term effects on Ballina, its population and visitors.
EDO 4 protecting/promoting the vitality and viability of the Ballina, by applying a 'town centre first approach' or sequential test for retail developments, and EDO 5 managing the over proliferation of certain retails uses in the interest of protecting the vibrancy, residential amenity and public realm of Ballina's town centre will have positive effects on the PHH. EDO 6 recognises the role of design for any signage design which will positively enhance the streetscapes and overall Town ambience and contribute to both a sense of place and overall attractiveness

		BFF	PHH	W	SG	AQ C	LA	CH	MA	IR
of streetscapes and the townscape of Ballina. EDO 7 will be positive for PHH by supporting/promoting/facilitating measures, such as town centre regeneration, implementation of the local transport plan to improve accessibility and public realm improvements and other town centre first initiatives over the plan period, to reduce retail and commercial vacancy in Ballina town centre. EDO 8 will also have an overall positive effect on population and human health with the promotion of sustainable routes, a reduction in car dependency and minimising air pollution, maintain/improve ambient air quality and emissions of greenhouse gases, and contribute to a reduction and avoidance of human-induced global climate change. Opportunities to enhance ecological connectivity should be integrated as part of any linking of routes to strengthen and support green infrastructure. It is important to continue the development of a network of greenways (including The Monasteries of the Moy from Belleek to Killala) in Ballina and the County but it is imperative that it is achieved in accordance with best practice and where it can be demonstrated that the development will not have significant adverse effects on the environment including the integrity of the Natura 2000 network. It is important that EDO 9 recognises the role of design for any signage and interpretation for tourism facilities in the town as they contribute to both a sense of place and overall attractiveness of streetscapes and the townscape of Ballina. Standardised signage may not suit all locations and situations. EDO 10 will explore the potential of Ballina Harbour/Quay area in terms of marine related tourism and extensive marine resources. This must include assessment of environmental constraints, including potential significant effects on the Natura 2000 Network, to allow for avoidance of impact at design level, thus should incorporate SEA and NIR into its assessment and any other environmental requirements thereafter. The application of the SEA mitigation measure as recommended in the Development Strategy as follows will be essential to providing appropriate consideration of environmental effects. DSP 8 a development Strategy Policy requires 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. While all new developments and associated services and infrastructure are welcome, they must adhere to all environmental assessment requirements as noted above. Monitoring and consideration of issues around over-tourism should be recognised and consideration of water, wastewater capacity and increased visitor numbers and seasonality should inform all of these objectives. It is very important to ensure all environmental parameters are protected and considered in any future developments which must be environmentally assessed. It is essential to incorporate and consider all of the SEA environmental parameters and their interrelationships. These objectives must adhere to all of the relevant planning and environmental legislation, and the MCDP 2022-2028 policies and objectives, especially in relation to environmental protection.										
Chapter 6 Housing and Sustainable Communities - Residential Development Policy										
HSCP 1	Encourage the compact growth of Ballina and undertake a town centre first approach to ensure that development proceeds sustainably and at an appropriate scale, density and sequence and in line with the County Core Strategy Table.	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧
HSCP 2	Promote healthy place-making, increase the liveability factor of Ballina, encourage the most efficient use of land, and ensure a mixture of residential unit types that are designed and constructed on the principles of universal design, life-long adaptability and energy efficiency.	⇳	⇧	⇳	⇧	⇳	⇳	⇳	⇧	⇳
HSCP 3	Encourage the reuse of upper floors above commercial premises in Ballina for residential accommodation.	⇳	⇧	⇳	⇧	⇳	⇳	⇳	⇳	⇳
HSCP 4	Support new residential development and infill development that occurs in tandem with the delivery of supporting physical and social infrastructure.	⇳	⇧	⇳	⇧	⇳	⇳	⇳	⇳	⇳

		BFF	PHH	W	SG	AQ C	LA	CH	MA	IR
HSCP 5	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.	0	⇧	0	0	0	0	0	0	0
Chapter 6 Housing and Sustainable Communities - Density, Design & Mix Policy										
HSCP 6	Require that an appropriate sustainable mix of housing type, tenure, density and size is provided in all new residential areas, and in appropriate brownfield/infill areas to meet the needs of the population of Ballina, including the provision of special needs housing, which includes housing for older people, people with disabilities, social housing, affordable housing and accommodation for the travelling community.	⇳	⇧	⇳	⇧	⇳	⇳	⇳	⇳	⇳
Chapter 6 Housing and Sustainable Communities - Gaeltacht Service Town Policy										
Chapter 6 Housing and Sustainable Communities - Age Friendly Policy										
HSCP 7	Promote an age-friendly town, which seeks universal accessibility and age-friendly homes in accordance with the Age-Friendly Ireland - Ten Universal Design Features, 2021, and the best-practice guidance outlined in the Building for Everyone – A Universal Design Approach, by the Centre of Excellence in Universal Design.	0	⇧	0	0	0	0	⇧	0	⇧
Chapter 6 Housing and Sustainable Communities - Community, Arts & Educational Policy										
HSCP 8	Promote and support a broad range of community, health, cultural and educational facilities to serve the future needs of the residents of the Plan area and its wider catchment.	⇳	⇧	⇳	⇳	⇳	⇳	⇧	⇳	⇳

SEA Comments:

These Housing Development policies have an overarching goal to support the sustainable residential development in appropriate areas in the town that include social housing and support exploring new models at low-cost rental and affordable homeownership.

HSCP 1 has positive implications for all SEOs, particularly PHH and their interrelationships. The hierarchical alignment of plans and policies, including the National Planning Framework, the Northern & Western Regional Spatial Economic Strategy 2020-2032 and associated provisions in the Mayo County Development Plan 2022-2028 as well as the Core Strategy are consistent across all SEOS and are identified as creating in-combination positive effects. The NIR screened in this objective. The NIR determined that the Ballina LAP is not likely to have significant effects, either alone or in-combination with other plans or projects, on the single screened in European site due to Policies NEP1 and NEP2 safeguarding the integrity of European sites. All developments will be required to comply with **all relevant environmental legislation and any** potential impacts are considered to be addressed through mitigation at development management level.

HSCP 2 promotes healthy place-making, increase the liveability factor of Ballina, encourage the most efficient use of land, and ensure a mixture of residential unit types that are designed and constructed on the principles of universal design, life-long adaptability and energy efficiency. This will be positive for PHH, SG and MA. HSCP 3 encourages residential uses on the upper floors of town centre commercial properties will also enhance the overall vitality of the town centre area. This will be positive for PHH and SG and have positive knock-on effects for all SEOs and their interrelationships. HSCP 4 will also be good for PHH and SG with infill using existing physical and social infrastructure in the town. This will have positive knock-on effect on the other SEOs in the long-term. HSCP 5 supports approved housing bodies and other sectoral agencies in the provision of a greater diversity of housing type and tenure, including social housing and

		BFF	PHH	W	SG	AQ C	LA	CH	MA	IR
exploring new models at low-cost rental and affordable homeownership. This policy is positive for PHH. All the above-mentioned Residential Development Policies have the potential to impact most SEOs positively, particularly PHH, MA, SG, AQ-C and their interrelationships. HSCP 6 will have direct positive effect on PHH and SG with immediate improvements in quality of life for older people, people with disabilities, the traveling community and with the availability of social housing. The promotion of addition/mixed use of existing buildings in the town centre will contribute positively to altering commuting patterns, promoting adaptive reuse of buildings, and to the town centre viability. Reuse of older structures indirectly contributes to townscape quality and character as promotes soil and geology SEOs as it represents reuse of existing buildings/brownfield. HSCP 7 embeds age-friendly design in accordance with the Age-Friendly Ireland – Ten Universal Design Features, 2021, and the best-practice guidance outlined in the Building for Everyone – A Universal Design Approach, by the Centre of Excellence in Universal Design which will have a very positive effect for PHH, CH and their interactions. However, this will occur at project level and must integrate all environmental requirements to ensure all SEOs are protected. HSCP 8 facilitates/supports a broad range of community, cultural, educational and recreational facilities to serve the future needs of the residents of the Plan area and its wider catchment. This policy is very positive for PHH and CH and will have far-reaching benefits on the health, well-being and cultural diversity/enhancement of all age groups in the community. However, as with all developments each potential development (individually and collectively) will need to be environmental assessed to ensure all SEOs are protected. All developments will have to adhere to National and Mayo CDP requirements with regard to location, scaled, and density of developments which includes amenities and open space provisions. Ballina LAP is committed to supporting the development of sustainable communities and neighbourhoods, in accordance with Part V of the Planning and Development Act 2000 (as amended), thus these objectives have the potential to affect all SEOs positively with their overarching goal to support the sustainable residential development in appropriate areas in a phased manner to meet the principles set out in the DECLG Guidelines Sustainable Residential Developments in Urban Areas (2009) and the manuals mentions will have positive long-term effects on population and human health, soil and geology (through promoting reuse), landscape/townscape, cultural heritage (regenerate or reuse existing building) and material assets. Regeneration/Reuse of existing buildings contributes to cultural heritage by preserving, restoring and enhancing built heritage. It also enhances streetscapes with indirect long term positive effects on material assets. To develop a robust and design-led urban regeneration and development strategy; to maximise the strengths of the town; and to promote sustainable movement it is very important to ensure all environmental parameters are protected and considered in any future developments which must be environmentally assessed. It is essential to incorporate and consider all of the SEA environmental parameters and their interrelationships. These policies must adhere to all of the relevant planning and environmental legislation, and the MCDP 2022-2028 policies and objectives, especially in relation to environmental protection. All Strategies and Plans should include the assessment of environmental constraints, to allow for avoidance of impact at design level.									
Chapter 6 Housing and Sustainable Communities - Residential Development Objective										
HSCO 1	Support, promote and facilitate the appropriate consolidation, densification and/or redevelopment of brownfield and infill sites for residential uses within the footprint of the existing built-up area, where appropriate, including living above the shop opportunities.	⇳	⇧	⇳	⇧	⇳	⇳	⇳	⇳	⇳
HSCO 2	Safeguard the amenity and integrity of completed residential estates and provide for smarter travel options, it is the objective of the Council to ensure that new access proposals to any adjoining lands through an existing completed residential estate is provided for pedestrian or bicycle movements/connectivity only.	⇳	⇧	⇳	⇳	⇳	⇳	⇳	⇧	⇳
HSCO 3	Seek to provide Traveller Specific Accommodation at appropriate locations close to key services, including education, community, health, recreation and public	⇳	⇧	⇳	⇳	⇳	⇳	⇧	⇳	⇳

		BFF	PHH	W	SG	AQ C	LA	CH	MA	IR
	transport facilities in accordance with the Traveller Accommodation Programme 2019-2024 (or any updated).									
Chapter 6 Housing and Sustainable Communities - Residential Density, Design & Mix Objective										
HSCO4	Require that a good mix of housing types and sizes is provided in all new residential areas and in appropriate brownfield/infill areas, to meet the needs of the population of Ballina, including the provision of appropriate supported housing and longer term residential care solutions designed for older people and/or people with disabilities. This will include accommodation provided under Part V requirements.	⇳	⇧	⇳	⇧	⇳	⇳	⇳	⇳	⇳
HSCO5	Support and promote high levels of energy conservation, energy efficiency and the use of renewable energy sources in existing buildings, including retro fitting of energy efficiency in traditional buildings. All new buildings will be required to achieve the Nearly Zero-Energy Buildings (NZEB) standard in line with the Energy Performance of Buildings Directive (EPBD).	⇧	⇧	⇧	⇳	⇧	⇳	⇧	⇧	⇧
HSCO6	Comply with the Special Policy Planning Requirements (SPPRs) for apartment standards and building heights issued under Section 28(1) of the Planning and Development Act 2000 (as amended).	⇳	⇧	⇳	⇳	⇳	⇳	⇳	⇳	⇳
Chapter 6 Housing and Sustainable Communities - Age Friendly Objective										
HSCO 7	Support the objectives set out in Mayo Age Friendly County Strategy 2022–2026 and any subsequent strategy, regarding the implementation of Age Friendly principles in the planning, design and delivery of physical infrastructure, public realm works, business and commercial premises.	0	⇧	0	0	0	0	0	0	0
HSCO 8	Encourage the delivery of facilities and services for older people, at appropriate locations in Ballina.	0	⇧	0	0	0	0	0	0	0
Chapter 6 Housing and Sustainable Communities - Community, Arts & Educational Objective										
HSCO 9	Facilitate and secure the provision of social infrastructure to support existing and new communities within the Plan area, in a manner which provides flexibility to respond to varied and changing community needs.	⇳	⇧	⇳	⇳	⇳	⇳	⇧	⇳	⇳
HSCO 10	Actively engage with the Department of Education and Skills in the identification and delivery of school sites to address the emerging demands.	⇳	⇧	⇳	⇳	⇳	⇳	⇳	⇧	⇧
HSCO 11	Support, promote and facilitate the development of cultural, arts and performance spaces in Ballina.	⇳	⇧	⇳	⇳	⇳	⇳	⇧	⇳	⇳

		BFF	PHH	W	SG	AQ C	LA	CH	MA	IR
HSCO 12	Encourage the development of new facilities and improvements to and expansion of existing facilities for educational, early learning, childcare and healthcare facilities, at appropriate locations in Ballina.	⇳	⇧	⇳	⇳	⇳	⇳	⇳	⇳	⇳
Chapter 6 Housing and Sustainable Communities - Sports and Recreation Objective										
HSCO 13	Support and facilitate the provision for the development of a skate park in Ballina	⇳	⇧	⇳	⇳	⇳	⇳	⇳	⇳	⇳
HSCO 14	Support the endeavours of sports and community groups in the acquisition and/or use of lands for sports and recreation purposes.	⇳	⇧	⇳	⇳	⇳	⇳	⇳	⇳	⇳
HSCO 15	Facilitate and promote the development of a network of playgrounds, amenity spaces and recreational areas for children of all ages which are universally designed throughout the town and its environs.	⇳	⇧	⇳	⇳	⇳	⇳	⇳	⇳	⇳
HSCO 16	Seek the development of additional municipal facilities that are available for all users within the town of Ballina and its surrounding areas.	⇳	⇧	⇳	⇳	⇳	⇳	⇳	⇳	⇳

SEA Comments:

Regeneration, housing supply, employment opportunities and community facilities focus on the delivery of accessible, diverse and equitable community services via collaborations with key stakeholders and in alignment with core/settlement strategies. Thus, above-mentioned objectives have the potential to impact most SEOs positively, particularly PHH and MA, CG, AQ and their interrelationships.

HSCO 1 supports/promotes/facilitate the appropriate consolidation, densification and/or redevelopment of brownfield and infill sites for residential uses within the footprint of the existing built-up area, where appropriate. This objective will have direct positive effects PHH and SG with infill using existing physical and social infrastructure in the town.

HSCO 2 will safeguard the amenity and integrity of completed residential estates and provide for smarter travel options, it is the objective of the Council to ensure that new access proposals to any adjoining lands through an existing completed residential estate is provided for pedestrian or bicycle movements/connectivity only. This will have positive effects on PHH and MA by enhancing and improving people's quality of life within the estate and through ambient town connectivity and also on sustainable transport patterns and modes.

HSCO 3 in relation to Traveller Specific Accommodation is beneficial for PHH, CH and interrelationships with the development of standard, suitable and sustainable accommodation sites for the Traveller community.

The NIR screened in objectives HSCO1, HSCO11 and 12.. The NIR determined that the Ballina LAP is not likely to have significant effects, either alone or in-combination with other plans or projects, on the single screened in European site due to Policies NEP1 and NEP2 safeguarding the integrity of European sites. All developments will be required to comply with **all relevant environmental legislation and any** potential impacts are considered to be addressed through mitigation at development management level.

HSCO 4 will have direct and positive effect on population and human health with immediate improvements in quality of life especially for older people and/or people with disabilities. This will include accommodation provided under Part V requirements. The promotion of addition/mixed use of existing buildings in the town centre will contribute positively to altering commuting patterns, promoting adaptive reuse of buildings, and to the town centre viability. Reuse of older structures indirectly contributes to townscape quality and character as promotes soil and geology SEOs as it represents reuse of existing buildings/brownfield.

HSCO 5 supports/promotes high levels of energy conservation, energy efficiency and the use of renewable energy sources in existing buildings, including retro fitting of energy efficiency in traditional buildings. All new buildings will be required to achieve the Nearly Zero Energy Buildings (NZEB) standard in line with the Energy Performance of Buildings Directive (EPBD). This objective will have overall positive effects on all of the SEOs especially PHH, AQ-C, W, BFF and MA. It is important while promoting and rolling out this objective that all SEOs are not compromised

		BFF	PHH	W	SG	AQ C	LA	CH	MA	IR
particularly cultural heritage and landscape. HSCO 6 will be required to comply with the Special Policy Planning Requirements (SPPRs) for apartment standards and building heights issued under Section 28(1) of the Planning and Development Act 2000 (as amended). This will have direct positive effects on population and human health. All planning and environmental legislation/requirements must be adhered too. It is important while promoting and rolling out this objective that the SEOs are not compromised. HSCO 7 supports the objectives set out in Mayo Age Friendly County Strategy 2017–2021 etc. in the planning, design and delivery of physical infrastructure, public realm works, business and commercial premises. This objective will have a positive effect on population and human health with far-reaching benefits for all generations to come. HSC0 8 encouraging the delivery of facilities and services for older people, at appropriate locations in Ballina will have a positive effect on population and human health with far-reaching benefits for all generations to come. HSCO 9 (provision of social infrastructure), HSCO 10 (school sites), HSCO 11 (cultural, arts and performance spaces), HSCO 12 (education and healthcare), HSCO 13 (skate park), HSCO14 (sports and recreation land) and HSCO15 (playgrounds, amenity spaces and recreational areas for children) will all have positive effects for population and human health and will have far-reaching benefits on the health and well-being, education, and culturally enhancement of all age groups in the community. It is important to ensure sustainable modes of transport area available in conjunction with these facilities and thus will have positive effects on all of the SEOs in the long-term. However, as with all developments each potential development (individually and collectively) will need to be environmental assessed to ensure all SEOs are protected. HSCO 16 will seek the development of additional municipal facilities that are available for all users within the town of Ballina and its surrounding areas. Again, this objective is positive for PHH but could have negative effects on the other SEOs. All developments will have to adhere to National and Mayo CDP requirements with regard to location, scaled, and density of developments which includes amenities and open space provisions. Ballina LAP is committed to supporting the development of sustainable communities and neighbourhoods, in accordance with Part V of the Planning and Development Act 2000 (as amended), thus these objectives have the potential to affect all SEOs positively with their overarching goal to support the sustainable residential development in appropriate areas in a phased manner to meet the principles set out in the DECLG Guidelines Sustainable Residential Developments in Urban Areas (2009) and the manuals mentions will have positive long-term effects on population and human health, soil and geology (through promoting reuse), landscape/townscape, cultural heritage (regenerate or reuse existing building) and material assets. Regeneration/Reuse of existing buildings contributes to cultural heritage by preserving, restoring and enhancing built heritage. It also enhances streetscapes with indirect long term positive effects on material assets. To develop robust and design-led urban regeneration and development; to maximise the strengths of the town; and to promote sustainable movement it is very important to ensure all environmental parameters are protected and considered in any future developments which must be environmentally assessed. It is essential to incorporate and consider all of the SEA environmental parameters and their interrelationships. These policies must adhere to all of the relevant planning and environmental legislation, and the MCDP 2022-2028 policies and objectives, especially in relation to environmental protection. All Strategies and Plans should include the assessment of environmental constraints, to allow for avoidance of impact at design level. The application of the SEA mitigation measure as recommended in the Development Strategy as follows will be essential to providing appropriate consideration of environmental effects. DSP 8 a development Strategy Policy requires 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.									
		BFF	PHH	W	SG	AQ C	LA	CH	MA	IR
Chapter 7 Movement and Transport - Sustainable Mobility Policy										
MTP 1	Improve accessibility and movement within Ballina, reduce dependency on private car transport, increase permeability in the town, and encourage the use	⇧⇳	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧

		BFF	PHH	W	SG	AQ C	LA	CH	MA	IR
	of energy efficient forms of transport through the promotion of walking, cycling and public transport.									
MTP 2	Engage and co-operate with the Department of Transport, National Transport Authority (NTA), Transport Infrastructure Ireland, Irish Rail, Local Link and other stakeholders to improve the provision of public transport and public transport facilities in Ballina.	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧
MTP 3	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.	⇳	⇧	⇳	⇳	⇳	⇳	⇳	⇧	⇧
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.	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧
MTP 5	Support the provision of cycling infrastructure, bicycle parking facilities and electric vehicle charging points in the town centre, in accordance with the recommendations of the Ballina Local Transport Plan (as adopted) and subject to traffic and pedestrian safety.	⇳	⇧	⇳	⇳	⇳	⇳	⇳	⇧	⇳
MTP 6	Make provisions for the use of electric vehicles through a significant increase in the provision of clearly and exclusively designated electric car charging points on public and private land in partnership with ESB and other relevant stakeholders and landowners.	⇳	⇧	⇳	⇳	⇧	⇳	⇳	⇧	⇳
Chapter 7 Movement and Transport - Road Policy										
MTP 7	Ensure new development proposals comply with Spatial Planning and National Roads Guidelines for Local Authorities (DTTS, 2013) and safeguard the integrity, capacity and safety of national roads.	⇳	⇧	⇳	⇳	⇳	⇳	⇳	⇧	⇳
MTP 8	Support the delivery of the active travel and demand measures identified in the Local Transport Plan (Appendix 2) and require proposals for new development to compliment and demonstrate how they will integrate with the provisions of the Local Transport Plan.									
SEA Comments: MTP 1/MTP 4 and MTP 2 will have positive effects on all of the SEOs. Overall, it will have significant positive effects on people's quality of life and all associated SEOs, e.g., water quality, air quality, habitats. It will also support the promotion of sustainable transport patterns and modes. The positive effects associated with the encouragement of public transport options and promotion of walking and cycling, particularly for daily, short trips in particularly will have important long-term effects on Ballina, its population and visitors.										

		BFF	PHH	W	SG	AQ C	LA	CH	MA	IR
The Design Manual for Urban Roads and Streets incorporates good planning and design practice to support and encourage more sustainable travel patterns in urban areas. Thus, MTP 3 will have positive effects on human health by protecting, enhancing and improving people's quality of life as well as protection from hazards or nuisances arising from incompatible land uses/developments. It will also have a positive effect on sustainable transport patterns and modes. MTP 5 supporting cycling infrastructure, bicycle parking facilities and electric vehicle charging points will allow the transition to a low carbon integrated transport system and assist in contributing to climate change SEOs. This will also encourage reduce car dependency within the town by way of an integrated approach to sustainable urban transport. While traffic and pedestrian safety are paramount it is also very important to ensure all environmental parameters are protected and considered in any future developments which must be environmentally assessed. It is essential to incorporate and consider all of the SEA environmental parameters and their interrelationships. These policies must adhere to all of the relevant planning and environmental legislation, and the MCDP 2022-2028 policies and objectives, especially in relation to environmental protection. All Strategies and Plans should include the assessment of environmental constraints, to allow for avoidance of impact at design level. The Local Transport Plan is provided as an appendix to the BallinaLAP and will run concurrently with the LAP. While MTP 6's individual positivity may outweigh any negative impacts in the long term it is extremely important that this policy protects all SEOs in the short to long term. This policy makes 'provisions for the use of electric vehicles through a significant increase in the provision of clearly and exclusively designated electric car charging points on public and private land in partnership with ESB and other relevant stakeholders and landowners. Under MTP 7 while new road developments are not desirable, due to present limited options for public transport it is important to ensuring roads are safe and encourage safer driving. However, it will have unclear effects on other SEOs. All road projects will be subject to the appropriate environmental assessments including environmental policies such as S0 9 (MCDP 2022-2028). It is very important to ensure all environmental parameters are protected and considered in any future development(s) (regardless of how small they may seem) which must be environmentally assessed. It is essential to incorporate and consider all of the SEA environmental parameters and their interrelationships. These policies must adhere to all of the relevant planning and environmental legislation, and the MCDP 2022-2028 policies and objectives, especially in relation to environmental protection. All Strategies and Plans should include the assessment of environmental constraints, to allow for avoidance of impact at design level. Landowners, stakeholders and community groups must be made aware of all of the above so as to ensure all environmental parameters are protected and considered in any future development(s).									
	Chapter 7 Movement and Transport - Sustainable Mobility Objective									
MTO 1	a) Encourage and facilitate the maintenance and further development of the public footpath network, walking and cycling routes and associated infrastructure within the town and where possible the retrofitting of cycle and pedestrian routes into the existing urban road network. b) Promote and facilitate the enhancement of the public realm in order to create attractive, cohesive and well-connected places in order to encourage walking and cycling as more viable forms of transport within the town	⇳	⇧	⇳	⇳	⇳	⇳	⇳	⇧	⇳
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).	⇳	⇧	⇳	⇳	⇳	⇳	⇳	⇧	⇳

		BFF	PHH	W	SG	AQ C	LA	CH	MA	IR
MTO 3	Promote sustainable, compact development by ensuring that all proposals for residential and mixed-use developments, including infill and brownfield, incorporate provisions for pedestrian and cyclist activity and associated facilities that will integrate into the existing road/street network and proposed active travel network in the town.	⇳	⇧	⇳	⇳	⇧	⇳	⇳	⇧	⇳
MTO 4	Identify appropriate locations on public lands in partnership with ESB for the provision of battery charging infrastructure for electric vehicles in Ballina	⇳	⇧	⇳	⇳	⇧	⇳	⇳	⇧	⇳
MTO 5	To monitor and review the progress of the Ballina Local Transport Plan in line with the Monitoring & Review strategy set out in this Plan, and in accordance with its stated goals and objectives.	⇳	⇧	⇳	⇳	⇳	⇳	⇳	⇳	⇳
Chapter 7 Movement and Transport - Road Objective										
MTO 6	Seek to progress the Road projects, listed in **Table 7.3** subject to environmental assessments.	⇳	⇧	⇳	⇳	⇳	⇳	⇳	⇧	⇳
MTO 7	Support the provision of new roads infrastructure by ensuring that the lands along the indicative routes* (as listed below) are protected by keeping them free from development that would undermine the delivery of these projects. (a) N59 extension route (b) N26 extension route *these routes are indicative only and are will be subject to change	⇳	⇧	⇳	⇳	⇳	⇳	⇳	⇳	⇳
Chapter 7 Movement and Transport -Ballina Local transport Plan Objective										
MTO 8	Support, encourage and promote modal shift in Ballina to meet mode share ambitions set out in Table 7.2 (Ballina LTP Mode Share and Modal Shift Ambitions to 2029) by measures such as but not limited to the following: • Reduction in dependency on the private car • Discouragement of vehicular through traffic • Enhancement the public realm through traffic management and transport interventions • Development of public transport services. • Provision of transport demand management measure	⇳	⇧	⇳	⇳	⇳	⇳	⇳	⇧	⇧
MTO 9	Support and facilitate the implementation of the following proposed *LTP measures (but not limited to):	⇳	⇧	⇳	⇳	⇳	⇳	⇳	⇧	⇧

		BFF	PHH	W	SG	AQ C	LA	CH	MA	IR
	Walking **New footpaths:** • N26 – Southwest • Section between Moy Valley Business Park and N26 • Morrison Terrace **New Permeability Links** • 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) **Proposed Active Travel Bridge** • Active Travel Bridge at Lower Bridge **Proposed Park and Stride** • Cathedral Road Car Park • St Patricks Church Car Park **Cycling:** **Two Way Cyclist Facilities (fully segregated cycle tracks)** • N26 South									

		BFF	PHH	W	SG	AQ C	LA	CH	MA	IR
	• N26 Kevin Barry Street • Water Lane • L-1127 • R-310 **One Way Cyclist Facilities (fully segregated cycle tracks)** • Morrison Terrace • Barrett, James Connolly, Hill and Tone Streets **Greenway / off road paths** • River Moy (southwest extend behind Hollister) **Provide Shared Street:** • Ferran Terrace • Mercy Road * Measures listed are exhaustive, full range of measures are listed in Ballina Local Transport Plan •									
MTO 10	Actively seek funding for investment in active travel and public transport in the town in line with the provisions of the LTP as outlined in Appendix 2 (and any review thereof).	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧
MTO 11	a) Achieve the modal shift target as set out in the LPT (Appendix 2) through collaboration with the community and transport sectors over the life time of this LAP.	⇳	⇧	⇳	⇳	⇳	⇳	⇳	⇧	⇳
Car Parking Objectives										

		BFF	PHH	W	SG	AQ C	LA	CH	MA	IR
MTO 12	Explore and provide 'Park and Stride' facilities and Mobility Hubs at appropriate locations in the town, in accordance with the recommendations of the Ballina LTP (once adopted) and in partnership with the relevant stakeholder.	⇳	⇧	⇳	⇳	⇳	⇳	⇳	⇧	⇳
MTO 13	Facilitate the provision of: 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 residents, rather than long term commuter parking. b) Investigate the possibility of providing coach parking within the Plan Area.	⇳	⇧	⇳	⇳	⇳	⇳	⇳	⇧	⇳

SEA Comments:
The actions relating to provision of new footpaths are identified as being mitigated through project level measures and whilst will be positive in making walking more attractive and safer, with positive interactions with PHH, AQ, CC SEOs in particular. Care should be taken to avoid removal of older linear features if present such as old stone walls, hedgerows and treelines. An overly engineered design should be minimised and boundary treatments should reflect existing local character with a key focus to avoid removal of woodland habitat where possible.
The projects identified in the LPT are examined further in Section 1.1.1 of this Annex and Chapter 7 of the SEA ER.

MTO 5 will monitor and review the progress of the Ballina Local Transport Plan in line with the Monitoring & Review strategy set out in this Plan, and in accordance with its stated goals and objectives. Projects identified in the LPT are listed under MTO 8 and further supporting objectives over MTO: 8,9,10 and 11.
MTO 6 will protect, enhance and improve people's quality of life but effects on other SEOs are unclear. While road projects are desirable due to present limited options for public transport it is important to sustainable transport at all levels and ensuring roads are safe and encourage safer driving. As included in the objective all road projects will be subject to the appropriate environmental assessments.
MTO 7 supports the provision of new roads infrastructure by ensuring that the lands along the indicative routes listed in the objective are protected by keeping them free from development that would undermine the delivery of these projects. The Design Manual for Urban Roads and Streets incorporates good planning and design practice to support and encourage more sustainable travel patterns in urban areas. Thus, this objective will have positive effects on human health by protecting, enhancing and improving people's quality of life as well as protection from hazards or nuisances arising from incompatible land uses/developments. It will also have a positive effect on sustainable transport patterns and modes. However, it will have unclear effects on other SEOs. While new road developments are not desirable due to present limited options for public transport it is important to ensuring roads are safe and encourage safer driving. As included in the objective MTO 6 all road projects will be subject to the appropriate environmental assessments.
MTO 8 will support the implementation of all measures/actions in the Ballina LTP, including the modal split targets, once completed and adopted by the council in accordance with proper planning and sustainable development. The positive effects associated with the encouragement of public transport options and promotion of walking and cycling, particularly for daily, short trips in particularly will have important long-term effects on Ballina, its population and visitors. Under this objective the LTP will be prepared in conjunction with the National Transport Authority (NTA) and relevant stakeholders for Ballina settlement. This will have positive interactions with SEOs in the longer-term including population and human health, material assets, air quality and climate change once the LTP is prepared 'in accordance with proper planning and sustainable development' as noted in the objective above. At project level potential conflicts would be mitigated by measures which have been integrated into the Plan and any additional requirements arising through lower tier assessments or granting of permission.

		BFF	PHH	W	SG	AQ C	LA	CH	MA	IR
MTO 9 and MTO10 ssupporting a pedestrian town, an enhanced the public realm through traffic management and transport interventions and providing 'park and stride' facilities in accordance with the LTP recommendations in partnership with relevant stakeholders will have positive effects on all of the SEOs. Overall, it will have significant positive effects on people's quality of life and all associated SEOs, e.g., water quality and air quality. It will also support the promotion of sustainable transport patterns and modes. The positive effects associated with the encouragement of public transport options and promotion of walking and cycling, particularly for daily, short trips in particularly will have important long-term effects on Ballina, its population and visitors. The NIR screened in the following objectives: the NIR screened in objectives MTO3, 6, 7, 9 and 13. The NIR determined that the Ballina LAP is not likely to have significant effects, either alone or in-combination with other plans or projects, on the single screened in European site due to Policies NEP1 and NEP2 safeguarding the integrity of European sites. All developments will be required to comply with all relevant environmental legislation and any potential impacts are considered to be addressed through mitigation at development management level. MTO 12's Park & Stride would support the promotion of sustainable transport patterns and modes. Overall, Park and Stride would have a positive effect on the human population with improved air quality by minimising all forms of air pollution and maintain/improve ambient air quality and minimising emissions of greenhouse gases and contribute to a reduction and avoidance of human-induced global climate change. While cars are still in use Park & Stride would reduce car dependency within the plan area by way of an integrated approach to sustainable urban transport (AQ4). The SEA ER of the NW RESSS regarding national road objectives highlights the following: *The national road network is economically and socially important at region and national level to ensure intra- and inter-connectivity with long-term positive impacts for MA and PHH, the construction of any linear transport option has inherent potential for negative impacts on BFF, CH, LandS, LS and W, as a result of long-term permanent operational impacts, namely through habitat loss, species loss/disturbance and long- erm emissions to air, soil and water. There is also potential for permanent loss of greenfield land. Road traffic also contributes to emissions of nitrogen oxides and particulate matter, which can cause indirect impacts to PHH and direct negative impacts for AQ. Emissions from the transport sector also have long-term negative impacts on CF through emissions of greenhouse gases (where not offset by electric vehicles/alternative fuels).* It is very important to ensure all environmental parameters are protected and considered in any future development(s) (regardless of how small they may seem) which must be environmentally assessed. It is essential to incorporate and consider all of the SEA environmental parameters and their interrelationships. These policies must adhere to all of the relevant planning and environmental legislation, and the MCDP 2022-2028 policies and objectives, especially in relation to environmental protection. All Strategies and Plans should include the assessment of environmental constraints, to allow for avoidance of impact at design level. Landowners, stakeholders and community groups must be made aware of all of the above so as to ensure all environmental parameters are protected and considered in any future development(s).									
Chapter 8 Bulit Environment – Built Heritage Conservation Policy										
BEP 1	Maintain, conserve and protect the architectural quality, character and scale of Ballina.	⇳	⇧	⇳	⇳	⇳	⇧	⇧	⇳	⇧
BEP 2	Encourage high quality and well-designed buildings, structures, public spaces and streets and support and promote healthy place-making and quality of life.	⇳	⇧	⇳	⇳	⇳	⇧	⇧	⇳	⇧
BEP 3	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.	⇳	⇧	⇳	⇳	⇳	⇳	⇧	⇧	⇧
BEP 4	Protect the town centre by ensuring all new development is compatible with the existing character and visual amenity of Ballina.	⇳	⇧	⇳	⇳	⇳	⇧	⇧	⇳	⇧

		BFF	PHH	W	SG	AQ C	LA	CH	MA	IR
BEP 5	Have regard to Mayo Shopfronts Design Guide for shopfronts and signs and to encourage the use of traditional shopfront designs and materials and signs.	⇳	⇧	⇳	⇳	⇳	⇧	⇧	⇳	⇧
Chapter 8 Bulit Environment – Architectural Heritage and Record of Protected Structures Policy										
BEP 6	Maintain, conserve and protect the architectural quality and character of the Pearse Street Architectural Conservation Area.	⇳	⇧	⇳	⇳	⇳	⇧	⇧	⇳	⇧
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	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧
Chapter 8 Bulit Environment – Archaeological Heritage Policy										
BEP 8	Support and promote the protection, appropriate management and sympathetic enhancement of the archaeological heritage within the Plan area, in particular by implementing the Planning and Development Act 2000 (as amended) and the National Monuments Act 1930 (as amended).	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧
Chapter 8 Bulit Environment - Placemaking & Views & Prospects Policy										
BEP 9	Promote the regeneration of Ballina town centre by making better use of underutilised land and buildings, particularly within the existing built-up areas to achieve compact growth.	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧
BEP 10	Encourage and facilitate improvements to the physical fabric and environment of the town, including streetscape, street furniture, landscaping (hard and soft), signage and wirescape, while recognising that both private and public developments can contribute to effective public realm	⇳	⇧	⇳	⇳	⇳	⇧	⇧	⇳	⇳

SEA Comments:

Policies BEP 1 to BEP 5 will positively enhance the unique identity, character and built heritage of Ballina by maintaining, conserving and protecting the architectural quality, character and scale of the town including shopfront design. They will also improve PHH quality of life through the application of healthy placemaking, encouraging high quality and well-designed buildings, structures, and public spaces being underpinned by good urban design with the creation of attractive public spaces that are vibrant, distinctive, safe and accessible and which promote and facilitate positive social interaction. To compliment this the town centre will be protected by ensuring all new development is compatible with the existing character and visual amenity of Ballina.

In addition, residential uses on the upper floors of town centre commercial properties, will be encouraged where appropriate, and the retention of residential use, except where an alternative use has been established, will be encouraged to maintain and enhance the overall vitality of the town centre area. This will have positive knock-on effects for all SEOs and their interrelationships.

However, as with all developments each potential development (individually and collectively) will need to be environmental assessed to ensure all SEOs are protected.

		BFF	PHH	W	SG	AQ C	LA	CH	MA	IR
BEP 6 will positively enhance through protection and conservation the unique identity, character and built heritage of Pearse Street Architectural Conservation Area and Protected Structures in Ballina by maintaining, conserving and protecting its architectural quality, character and significance. This policy will have a positive effect on population and human health, cultural heritage and landscape. The NIR screened out all Built Heritage policies and objectives. BEP 7 and BEP 9 will have positive effects on all of the SEOs due to the encouragement of 'rehabilitation, renovation, climate-proofing and re-use of existing protected structures and vernacular buildings' as opposed to new builds, and 'making better use of underutilised land and buildings, particularly within the existing built-up areas to achieve compact growth'. Policy BEP 8 will have the national support of the Planning and Development Act 2000 (as amended) and the National Monuments Act 1930 (as amended). Thus, will have a positive effect on PHH, CH and L. It will also have positive effects for the conservation, protection, and avoidance of loss of diversity and integrity of designated habitats, geological features, species or their sustaining resources in designated ecological sites. BEP 10 – this policy will have an overall positive effect on the entire townscape visa and on the health and well-being of the local and general population. Promotion of development in the Town Centre is positive in relation to PHH, MA and CH. SEOs in particular. It will complement and support the town centre by improving the connectivity withing the centre, enhance public realms, upgrade the fabric of the streetscape. Town centre viability and support for appropriate uses, and design features will provide together for positive long-term effects. However, as with all developments each potential development (individually and collectively) will need to be environmental assessed to ensure all SEOs are protected, in particular the archaeological value of sites including underwater sites associated with the River Moy (see BEO 7 below). The conservation, protection and avoidance of loss of diversity and integrity of designated habitats, geological features, species or their sustaining resources in designated and non-designated ecological sites must be at the fore for all of the Built Heritage policies. Thus, it is very important to ensure all environmental parameters are protected and considered in any future developments which must be environmentally assessed. It is essential to incorporate and consider all of the SEA environmental parameters and their interrelationships. These policies must adhere to all of the relevant planning and environmental legislation, and the MCDP 2022-2028 policies and objectives, especially in relation to environmental protection. All Strategies and Plans should include the assessment of environmental constraints, to allow for avoidance of impact at design level.									
Chapter 8 Built Environment - Built Heritage Conservation Objective										
BEO 1	Prohibit the use of plastic and neon lit shop signs within the town core and at other locations where the planning authority deem them unsuitable.	⇧	⇧	0	0	0	⇧	⇧	⇧	⇧
Chapter 8 Bulit Environment – Architectural Heritage and Record of Protected Structures Objective										
BEO 1	Identify places of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest, and to define them as Architectural Conservation Areas over the lifetime of the Plan and to undertake an assessment to inform the potential ACA designation for Crocketstown/Quay area or any other special character areas considered by the Planning Authority worthy of such protection in the town.	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧
BEO 2	Preserve the protected structures and their settings in Ballina on the Record of Protected Structures and seek to prevent the demolition or inappropriate alteration of Protected Structures, which would adversely impact on the	⇳	⇧	⇳	⇧	⇳	⇧	⇧	⇳	⇳

		BFF	PHH	W	SG	AQ C	LA	CH	MA	IR
	character and special interest of the structure, where appropriate and to review the Record of Protected Structures from time to time as the need arises.									
BEO 3	Preserve the form and character of the protected structures by ensuring that any proposed sub- division of protected structures for multiple residential units does not impair the character of the protected structure.	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧
BEO 4	Ensure that any alterations or interventions to protected structures shall be executed to a high conservation standard in order to protect their significance or value. Any applications for development of protected structures shall be accompanied by an assessment carried out in accordance with the Councils requirements by an accredited conservation architect, in accordance with the Councils requirements.	⇳	⇧	⇳	⇧	⇳	⇧	⇧	⇳	⇳
BEO 5	To ensure that any new development or alteration to a building within or adjoining the Pearse Street/Walsh Street Architectural Conservation Area positively enhances the character of the area and is appropriate in terms of the proposed materials, scale, density, layout, proportions, plot ratio and building lines.	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧
	Chapter 8 Bulit Environment – Archaeological Heritage Objective									
BEO 6	Protect and preserve in situ (or upon agreement preservation by record) items of archaeological interest provided for on the Sites and Monuments Record (www.archeology.ie) from inappropriate development that would adversely affect and/or detract from interpretation and setting of these sites.	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧
BEO 7	Ensure proposals contribute to the protection and preservation of the archaeological value of sites including underwater sites associated with the River Moy	⇳	⇧	⇳	⇧	⇳	⇧	⇧	⇳	⇧
SEA Comments: In general, these objectives will protect (individual and collectively) archaeological and architectural structures and their cultural value and otherwise. They will also positively enhance the unique identity, character and built heritage of Ballina by maintaining, conserving and protecting the architectural quality, character and scale of the town including shopfront design. Additionally, all of the objectives will help to enrich the quality of life for Ballina residents and visitors alike as it looks to protect and enhance the existing built heritage of the town through the application of healthy placemaking, encouraging high quality and well-designed buildings, structures, and public spaces being underpinned by good urban design with the creation of attractive public spaces that are vibrant, distinctive, safe and accessible and which promote and facilitate positive social interaction. To compliment this the town centre will be protected by ensuring all new development is compatible with the existing character and visual amenity of Ballina. These more tangible objectives relating to any new development concurrent with the existing historic furniture and streetscape further are positive for MA. Newer developments to enhance the character or setting of existing protected structures and promote sustainable building design, best conservation practice and the appropriate maintenance, adaption and reuse of historic buildings, which is also positive for									

		BFF	PHH	W	SG	AQ C	LA	CH	MA	IR
SEOs relating to soil. In addition, residential uses on the backlands/upper floors of town centre commercial properties, will be encouraged where appropriate, and the retention of residential use, except where an alternative use has been established, will be encouraged to maintain and enhance the overall vitality of the town centre area. This will have positive knock-on effects for all SEOs and their interrelationships. BEO 1 will have additional positive effects on biodiversity through reducing/removing light pollution and may help reduce energy consumption. BEO 2, 3 and 4 will preserve the protected structures and their settings in Ballina listed on the Record of Protected Structures, prevent the demolition or inappropriate alteration, does not impair character, and protects their significance or value. The more tangible objectives relating to any new development concurrent with the existing historic furniture and streetscape further adds to material assets, newer developments to enhance the character or setting of existing protected structures and promote sustainable building design, best conservation practice and the appropriate maintenance, adaption and reuse of historic buildings, which is also positive for SEOs relating to soil. Additionally, all of the objectives will help to enrich the quality of life for Ballina residents as it looks to protect and enhance the existing built heritage of the town. However, care must be taken to ensure while protecting one element of value others are not damaged/destroyed. BEO 1and 5 (are the similar but different areas to protect mentioned) and BEO 6 will ensure ACAs and SMRs are identified/assessed/protected. BEO1 and 5 are beneficial for the SEOs pertaining to population and human health, soil and geology, cultural heritage and landscape due to the objectives of preserving, restoring and enhancing built heritage. An ACA designation assessment of Crocketstown/Quay area (BEO1or any other special character areas considered by the Planning Authority worthy of such protection in County Mayo will exponentially increase protection. Any new development or alteration to a building within or adjoining the Pearse Street/Walsh Street Architectural Conservation Area (BEO 5) will positively enhance the character of the area once it is appropriate in terms of the proposed materials, scale, density, layout, proportions, plot ratio and building lines. However, as with all developments each potential development (individually and collectively) will need to be environmental assessed to ensure all SEOs are protected in particular the archaeological value of sites including underwater sites associated with the River Moy (BEO 7). The conservation, protection and avoidance of loss of diversity and integrity of designated habitats, geological features, species or their sustaining resources in designated and non-designated ecological sites must be at the fore for all of the Built Heritage objectives. Thus, it is very important to ensure all environmental parameters are protected and considered in any future developments which must be environmentally assessed. It is essential to incorporate and consider all of the SEA environmental parameters and their interrelationships. These objectives must adhere to all of the relevant planning and environmental legislation, and the MCDP 2022-2028 policies and objectives, especially in relation to environmental protection. All Strategies and Plans should include the assessment of environmental constraints, to allow for avoidance of impact at design level.										
Chapter 9 Natural Environment – Designated Sites Policy										
NEP 1	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.	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧

		BFF	PHH	W	SG	AQ C	LA	CH	MA	IR
	- 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.									
NEP 2	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.	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧
	Chapter 9 Natural Environment – Ecological Corridor Policy									
NEP 3	Protect, reinforce and strengthen the Green Infrastructure network in Ballina and to strengthen links to the wider regional network. This should be informed by appropriate ecological surveys and assessment.	⇳/⇧	⇧	⇳/⇧	⇳⇧	⇳⇧	⇳⇧	⇳⇧	⇧	⇳⇧
NEP 4	Support the implementation of the Biodiversity Plan for Ballina and any subsequent Biodiversity Plan for the Plan area over the lifetime of the Plan.	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧
	Chapter 9 Natural Environment - Trees & Hedgerows Policy									
NEP 5	There shall be a presumption against 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 tobe included in the submission, carried out by a qualified Tree Specialist to justify the exceptionalcircumstances 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.	⇧	⇧	⇳	⇳	⇳	⇳	⇳	⇳	⇳
NEP 6	Protect and incorporate existing biodiversity features such as hedgerows and surface water features into the design and construction of new development and public realm. Where the loss of the existing features is unavoidable new biodiversity features should incorporate native species, and species of local provenance to replace the existing hedgerow.	⇧	⇧	⇳	⇳	⇳	⇳	⇳	⇳	⇳
SEA Comments: NEP 1 pertains to compliance with the EU Habitats Directive, EU Birds Directive and associated national legislation and protection of Natural 2000 Sites. It also pertains to the protection and										

	BFF	PHH	W	SG	AQ C	LA	CH	MA	IR
conservation of non-designated habitats and species, i.e., local biodiversity, and protecting enhancing and incorporating existing biodiversity features into the design and construction of new development and public realm, and the biodiversity value of existing open spaces. The impacts of policy NEP 1 are positive for all the SEOs. The opportunity to enhance open spaces through public realm improvements and/or green and blue infrastructure measures contribute positively longer term to biodiversity, water and climate change adaptation SEOs in particular. The use of lands for recreation and amenity use will have positive implications for population and human health, material assets, water and soil. Mitigation recommendation (in blue): NEP 1 - Where development proposals are made along a riparian corridor, ensure that a vegetated strip informed by ecological assessment to ensure it is robust and appropriate for wildlife and nature conservation along the river in consultation with the National Parks and Wildlife Service. NEP 2 seeks 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 which is positive across all the SEOs. The Ballina 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 NEP 1 and NEP 2 safeguarding the integrity of European sites. However, project(s)/development(s) that arise as a result of the Plan may have adverse effects (see note below). NEP 3 will protect, reinforce and strengthen the Green Infrastructure network in Ballina and strengthen links to the wider regional network which will be informed by appropriate ecological surveys and assessment. This will have positive effects on all of the SEOs particularly population and human health and biodiversity once protected. However, care must be taken to ensure while protecting one element of value others are not damaged/destroyed. However, care must be taken to ensure while protecting one element of value others are not damaged/destroyed. This policy is potentially very positive for all SEOs but care must to taken to ensure what is a positive environmental promotion does not have any negative effects on the SEOs as a consequence (see note below). Mitigation recommendation (in blue): NEP 3: Protect, reinforce and strengthen the Green and Blue Infrastructure network in Ballina and strengthen links to the wider regional network. NEP 4 supports the implementation of the Biodiversity Plan 2021-2027 for Ballina over the life time of the Ballina LAP. This policy will also positively affect all of the SEOs particularly biodiversity and population and human health. NEP 5 focuses on 'a presumption against 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 will have to 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. NEP 6 will protect and incorporate existing biodiversity features such as hedgerows and surface water features into the design and construction of new development and public realm. Where the loss of the existing features is unavoidable new biodiversity features should incorporate native species, and species of local provenance to replace the existing hedgerow. This is a very positive way forward to protection local biodiversity and all of the other SEOs indirectly.									

		BFF	PHH	W	SG	AQ C	LA	CH	MA	IR
Note: development(s) that arise as a result of the Plan may have adverse effects. Thus, it is very important to ensure all environmental parameters are protected and considered in any future developments which must be environmentally assessed. It is essential to incorporate and consider all of the SEA environmental parameters and their interrelationships. These policies must adhere to all of the relevant planning and environmental legislation, and the MCDP 2022-2028 policies and objectives, especially in relation to environmental protection. All Strategies and Plans should include the assessment of environmental constraints, to allow for avoidance of impact at design level. The application of SO 9 (MCDP 2022-2028), NEP 1 (including the SEA recommended mitigation measure), NEP 2, DSP 8 and other policies and objectives including those that support and require ecological enhancement and connectivity will apply as appropriate to provide sufficient environmental assessment at project stage to prevent negative impacts and to provide sufficient mitigation.										
Chapter 9 Natural Environment – Designated Sites Objective										
NEO 1	Ensure that any proposal for development within or adjacent to the River Moy ~~€~~SAC 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 ~~€~~SAC/NHA and, where possible, to integrate these important attributes into all such development schemes.	⇳	⇧	⇳	⇳	⇳	⇳	⇳	⇳	⇳
Chapter 9 Natural Environment - Ecological Corridor Objective										
NEO 2	Protect identified key green infrastructure (Map 9.1), enhance where possible and integrate existing and new green infrastructure as an essential component of new developments and prohibit development that would fragment the green infrastructure network. Site specific ecology surveys should be carried out to inform proposed development and assess and mitigate potential impacts.	⇳	⇧	⇳	⇳	⇳	⇳	⇳	⇳	⇳
NEO 3	Protect and enhance the built, natural and recreational potential of the River Moy and to encourage and promote sustainable access to and enjoyment of the River Moy.	⇳	⇧	⇳	⇳	⇳	⇳	⇳	⇳	⇳
NEO 4	Maintain a suitable buffer zone along the River Moy and other watercourses protecting them from inappropriate development.	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧
NEO 5	Development will not be permitted to infringe upon or undermine existing areas of public open space. Any development, which is proposed adjacent to public open space, must allow for public access to these facilities.	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧
NEO 6	Protect and enhance existing public open spaces as an amenity and recreational resource for the town and environs.	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧
NEO 7	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.	⇧	⇧	⇧	⇧	⇧	⇧	⇳	⇧	⇧
Chapter 9 Natural Environment - Trees and Hedgerows Objective										

		BFF	PHH	W	SG	AQ C	LA	CH	MA	IR
NEO 8	Increase tree planting and pollinator friendly planting, in accordance with the recommendations of the All-Ireland Pollinator Plan throughout Ballina and in open spaces in new developments in order to enhance local biodiversity, visual amenity and surface water management in partnership with relevant stakeholders.	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧
NEO 9	Ensure that where the presence of invasive species is identified at the site of any proposed development or where the proposed activity has an elevated risk of resulting in the presence of these species, details of how these species will be appropriately managed and controlled will be required.	⇧⇩	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧
NEO 10	Enhance and promote biodiversity and amenity and to ensure the protection of environmentally sensitive sites and habitats, including where flood risk management measures are planned.	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧

SEA Comments:

NEO 1 relates to development within/adjacent to the River Moy SAC and Killala Bay and Moy Estuary cSAC/NHA. Note this is not a candidate SAC and SEA and AA recommends correction of same; similarly mitigation recommended to include the SPA site .This objective will have positive long-term effects on all of the SEOs particularly biodiversity, geological, water and landscape. The Natural Heritage and designated sites policies associated with this objective provide the levels of environmental protection afforded to European sites and their conservation objectives and reduce the potential for adverse impacts from development. However, this objective needs to be strengthened to ensure non-designated Moy River and Estuary and Killala Bay areas or water habitats are protected from developments associated with recreational and amenity developments (see note below).

Mitigation recommendation

Ensure that any proposal for development within or adjacent to the River Moy cSAC River Brusna 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.

NEO 2 will protect/enhance/protect identified key infrastructure as an essential component of new developments and prohibit development that would fragment this infrastructure network. The objective states that '*site specific ecology surveys should be carried out to inform proposed development and assess and mitigate potential impacts*'.
This will have positive effects on all of the SEOs particularly population and human health and biodiversity once protected. However, care must be taken to ensure while protecting one element of value others are not damaged/destroyed. This policy is potentially very positive for all SEOs but care must to taken to ensure what is a positive environmental promotion does not have any negative effects on the SEOs as a consequence (see note below).

Mitigation recommendation

NEO 2 Protect identified key green and blue infrastructure (Map 9.1), enhance where possible and integrate existing and new green and blue infrastructure as an essential component of new developments and prohibit development that would fragment the green and blue infrastructure network. Site specific ecology surveys should be carried out to inform proposed development and assess and mitigate potential impacts.

NEO 3 will protect/enhance the built, natural and recreational potential of the rivers while encouraging/promoting sustainable access/enjoyment. Ballina built along the banks of the Moy and Brusna (both SACs) are important biodiversity corridors within the town. In linking Ballina with the countryside and habitats upstream and downstream, these rivers are important not only for

	BFF	PHH	W	SG	AQ C	LA	CH	MA	IR

their aquatic habitats, but also for riverside areas, such as reed beds along the Moy and woodland along the Brosna. This will have positive effects on all of the SEOs particularly population and human health and biodiversity once protected. However, care must be taken to ensure while protecting one element of value others are not damaged/destroyed. This policy is potentially very positive for all SEOs but care must to taken to ensure what is a positive environmental promotion does not have any negative effects on the SEOs as a consequence (see note below). This policy will have additional protection from NEO 4 below.
The NIR Screened this objective in.

Mitigation recommendation (in blue):

NEO 3 Protect and enhance the built, natural and recreational potential of the River Moy and Brusna and to encourage and promote sustainable access to and enjoyment of the River Moy.

NEO 4
Maintain a suitable buffer zone along the River Moy and other watercourses protecting them from inappropriate development. Buffer zones are important because they decrease pollution and provide wildlife habitat. They will also help stabilise watercourse banks and limit soil loss and erosion, conserve/enhance biodiversity and geological heritage and promote the sustainable management of the landscape and waterways.

Mitigation recommendation (in blue):

Maintain a suitable buffer zone along the River Moy and Brusna and other watercourses protecting them from inappropriate development.

NEO 5 will not allow development infringe upon or undermine existing areas of public open space. Any development, which is proposed adjacent to public open space, must allow for public access to these facilities. While, NEO 6 will protect and enhance existing public open spaces as an amenity and recreational resource for the town and environs. Both of these objectives will compliment one another in protecting open spaces being encroached upon by developments and upholding they important roles, e.g. green infrastructure and public amenity value.

NEO 7 will 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. This will have positive effects on all of the SEOs particularly population and human health, biodiversity, water, and air. Particular care should be taken where there are archaeological sites to ensure there is no disturbance. Care must be taken to ensure while protecting one element of value others are not damaged/destroyed. This policy is potentially very positive for all SEOs but care must to taken to ensure what is a positive environmental promotion does not have any negative effects on the SEOs as a consequence.

NEO 8 will to enhance local biodiversity, visual amenity and surface water management thus will have a positive effect on biodiversity, population and human health, water, climate change and landscape as well as indirect positive effects on the other SEOs. This objective will have tangible outputs as the All-Ireland Pollinator Plan 2021-2025 and relevant stakeholder partnerships will provide guidance, and development planning applications can be assessed and monitored to ensure this objective becomes reality. It is very important to ensure all environmental parameters are protected and considered in any future developments which must be environmentally assessed. It is essential to incorporate and consider all of the SEA environmental parameters and their interrelationships. These objectives must adhere to all of the relevant planning and environmental legislation, and the MCDP 2022-2028 policies and objectives, as well as existing environmental protection measures in the LAP especially in relation to environmental protection. All Strategies and Plans should include the assessment of environmental constraints, to allow for avoidance of impact at design level.

NEO 9 will ensure that where the presence of invasive species is identified at the site of any proposed development or where the proposed activity has an elevated risk of resulting in the presence of these species, details of how these species will be appropriately managed and controlled will be required. After habitat loss, invasive species are the second biggest threat to biodiversity. EU regulations foresees three types of interventions: prevention, early detection and rapid eradication, and management. Dealing with invasive species in a comprehensive

		BFF	PHH	W	SG	AQ C	LA	CH	MA	IR
manner will protect native biodiversity and ecosystem services, as well as minimizing/mitigating human health or economic impacts caused by invasive spp.. There is potential for the spread of invasive species during excavation and construction works and for such species to be introduced into the environment via spreading from private gardens, boat users, horticulture etc. e.g. Japanese Knotweed and Himalayan Balsam. NEO 10 Enhance and promote biodiversity and amenity and to ensure the protection of environmentally sensitive sites and habitats, including where flood risk management measures are planned. This objective will have positive effects on PHH and in the long-term all of the other SEOs. Note: development(s) that arise as a result of the Plan may have adverse effects. Thus, it is very important to ensure all environmental parameters are protected and considered in any future developments which must be environmentally assessed. It is essential to incorporate and consider all of the SEA environmental parameters and their interrelationships. These policies must adhere to all of the relevant planning and environmental legislation, and the MCDP 2022-2028 policies and objectives, especially in relation to environmental protection. All Strategies and Plans should include the assessment of environmental constraints, to allow for avoidance of impact at design level. The application of SO 9 (MCDP 2022-2028), NEP 1 (including the SEA recommended mitigation measure), NEP 2, DSP 8 and other policies and objectives including those that support and require ecological enhancement and connectivity will apply as appropriate to provide sufficient environmental assessment at project stage to prevent negative impacts and to provide sufficient mitigation.									
Chapter 10 Infrastructure and Environmental Services - Surface Water Drainage Policies										
IESP1	Maintain and enhance the existing surface water drainage systems in Ballina and to protect surface and ground water quality in accordance with the Water Framework Directive.	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧
IESP2	a) 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. b) 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. c) 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	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧
IESP3	Maintain, improve and enhance the environmental and ecological quality of surface waters and groundwater in Ballina in conjunction with the Environmental	⇧⇳	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧

		BFF	PHH	W	SG	AQ C	LA	CH	MA	IR
	Protection Agency and in accordance with the River Basin Management Plan for Ireland 2022-2027 and future cycles of this Plan.									
Chapter 10 Infrastructure and Environmental Services – Flood Risk Management Policy										
IESP4	Extensions of existing uses or minor development within flood risk areas will be supported, provided they do not: obstruct important flow paths; introduce a number of people into flood risk areas; entail the storage of hazardous substances; have adverse impacts or impede access to a watercourse, floodplain or flood protection and management facilities; or increase the risk of flooding elsewhere. Proposals of this nature shall be accompanied by a commensurate assessment of the risks of flooding in accordance with the Planning Systems Flood Risk Management Guidelines 2009.	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧
IESP 5	Manage flood risk in Ballina in conjunction with the OPW and in accordance with the requirements of the Planning System and Flood Risk Management Guidelines for Planning Authorities (2009) and circular PL02/2014 (August 2014).	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧
Chapter 10 Infrastructure and Environmental Services - Drinking Water & Wastewater Policy										
IESP 6	a) Support the implementation of the Uisce Éireann Investment Plans. b) Liaise with Uisce Éireann, to maximise the potential of existing capacity and to facilitate the timely delivery of new water services infrastructure, to facilitate both the existing and future growth.	⇳	⇧	⇳	⇳	⇳	⇳	⇳	⇳	⇳
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.	⇧⇳	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧
IESP 8	Discourage the over concentration/proliferation of individual septic tanks and treatment plants to minimise the risk of groundwater pollution.	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧
Chapter 10 Infrastructure and Environmental Services - Energy Network Policy										
IESP 9	Support and promote the sustainable improvement and expansion of the electricity transmission and gas distribution network that supply the Plan area, while taking into consideration landscape, residential, amenity and environmental considerations.	⇳	⇳	⇳	⇳	⇳	⇳	⇳	⇳	⇳
IESP 10	Promote and encourage the use of renewable energy technologies, at appropriate locations, for developments of existing and proposed building stock, such as district heating, micro generation (photovoltaic, micro-wind, micro hydro	⇳	⇧	⇳	⇳	⇳	⇳	⇳	⇧	⇳

		BFF	PHH	W	SG	AQ C	LA	CH	MA	IR
	and micro combined heat and power) and other renewable energy technologies, which do not adversely affect residential amenity or environmental quality.									
IESP 11	Support and liaise with statutory and other energy providers in relation to power generation, in order to ensure adequate power capacity for the existing and future needs of Ballina.	⇳	⇧	⇳	⇳	⇳	⇳	⇳	⇧	⇳
Chapter 10 Infrastructure and Environmental Services - Waste Management Policy										
IESP 12	Protect environmental quality in Ballina through the implementation of European, national and regional policy and legislation relating to air quality, greenhouse gases, climate change, light pollution, noise pollution and waste management.	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧
IESP 13	Support waste reduction and sustainable waste management through prevention, reduction and recycling and by facilitating the provision of adequate waste infrastructure, such as bring banks, at locations that will not adversely affect residential amenity or environmental quality.	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧
IESP14	Support local schools, town and community groups such as Ballina Green Towns Initiative, Ballina Tidy Towns through education and awareness programmes and where available, through the provision of grant aid.	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧
Chapter 10 Infrastructure and Environmental Services - Information Communications Technology and Broadband Policy										
IESP 15	Seek the undergrounding of all electricity, telephone and television cables in the town including the town centre and in residential and amenity areas.	⇳	⇧	⇳	⇳	⇳	⇳	⇳	⇳	⇳
IESP 16	Co-operate with the relevant agencies to facilitate the undergrounding of all electricity, telephone and television cables in urban areas wherever possible, in the interests of visual amenity. Where undergrounding of cables is being pursued, proposals should demonstrate that environmental impacts including the following are minimised: • Habitat loss as a result of removal of field boundaries and hedgerows (right of way preparation) followed by topsoil stripping (to ensure machinery does not destroy soil structure and drainage properties);	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧

		BFF	PHH	W	SG	AQ C	LA	CH	MA	IR
	• Short to medium term impacts on the landscape where, for example, hedgerows are encountered; • Impacts on underground archaeology; • Impacts on soil structure and drainage; and • Impacts on surface waters as a result of sedimentation									
IESP 17	Discourage a proliferation of above ground utility boxes in the town and to seek screening measures and discreet locations in conjunction with the provision of such structures.	⇳	⇧	⇳	⇳	⇳	⇧	⇧	⇧	⇳

SEA Comments:
IESP 1, IESP 2 and IESP 3 support Surface Water Drainage Policies. The NIR screended in IESP 3.
IESP 1 will maintain and enhance the existing surface water drainage systems in Ballina and to protect surface and ground water quality in accordance with the Water Framework Directive.
IESP 2 will to 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. It will require 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. It will also encourage SuDS in public/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. IESP 3 This policy is a repeat of 2a above.
These policies will have short to long-term positive effects on all of the SEOs. The use of SuDS in developmental proposals are beneficial for all SEOs as it manages surface water runoff from construction sites to minimise detrimental effects to its surrounding environment. These basins also serve as biodiversity habitat for species that are commonly found in urban watercourses and can act as a substitute for natural waterbodies around areas with anthropogenic interference. The use of green infrastructure, similarly, can supplement SuDS in urban sites to regulate ecosystem functions, provide habitats for species and increase human wellbeing from proximity to nature.

IESP 4 and IESP 5 support Flood Risk Management Policies.
IESP 4 will ensure that extensions of existing uses/minor development within flood risk areas will be supported once there is no obstruction of important flow paths; introduce a number of people into flood risk areas; entail the storage of hazardous substances; have adverse impacts or impede access to a watercourse, floodplain or flood protection and management facilities; or increase the risk of flooding elsewhere. Proposals of this nature shall be accompanied by a commensurate assessment of the risks of flooding in accordance with the Planning Systems Flood Risk Management Guidelines 2009. With regard to flood risk in IESP 5 all developments are required to comply with flood risk requirements in conjunction with the OPW and in accordance with the requirements of the Planning System and Flood Risk Management Guidelines for Planning Authorities (2009) and circular PL02/2014 (August 2014). These policies will have short to long-term positive effects on all of the SEOs.

IESP 6, IESP 7 and IESP 8 support Drinking Water & Wastewater Policies.
IESP 6's implementation of the Irish Water Investment Plans must comply/adhere to these Plans and their associated environmental reports and assessments. The positive effects for PHH must be balanced with the delivery of new water services infrastructure, to facilitate both the existing and future growth of Ballina and the potential negative effects on all of the other SEOs.

	BFF	PHH	W	SG	AQ C	LA	CH	MA	IR
This policy with be positive for PHH. All other SEOs could be adversely effected by development(s) that arise as a result of Infrastructure and Environmental Services in the Plan area. IESP 7 supports the implementation of the relevant recommendations and measures as outlined in the relevant RBMP 2022-2027 and associated Programme of Measures, or any such plan that may supersede same during the lifetime of this plan. This policy will have short to long-term positive effects on all of the SEOs The NIR screened in IESP 7 The NIR determined that the Ballina LAP is not likely to have significant effects, either alone or in-combination with other plans or projects, on the single screened in European site due to Policies NEP1 and NEP2 safeguarding the integrity of European sites. All developments will be required to comply with all relevant environmental legislation and any potential impacts are considered to be addressed through mitigation at development management level. IESP 8 discourages the over-concentration/proliferation of individual septic tanks and treatment plants to minimise the risk of groundwater pollution. This will have positive effects on all of the SEOs particularly PHH, BFF, and W. IESP 9, IESP 10 and IESP 11 support Energy Network Policies. IESP 9 supports and promotes the sustainable improvement and expansion of the electricity transmission and gas distribution network that supply the Plan area, while taking into consideration landscape, residential, amenity and environmental considerations. This policy will be required to adhere to National legislation and policy. The promotion of renewable energy technologies in IESP 10 will have positive effects on all of the SEOs particularly PHH and MA in the short- to long-term especially as the policy incorporates the protection of residential amenity and environmental quality. However, there are concerns for all of the other SEOs. IESP 11 will be positive for PHH and MA, but it could have negative effects on the other SEOs. While policy IEPS 11 notes the importance of liaising with the statutory and other energy providers it is also important to 'liaise with all environmental authorities' to ensure environmental protection. IESP 12, IESP 13 and IESP 14 support Waste Management Policies. IESP 12 protects Ballina's environmental quality by implementing European, national and regional policy and legislation for air quality, greenhouse gases, climate change, light pollution, noise pollution and waste management. IESP 13 supports waste reduction and sustainable waste management through prevention, reduction and recycling and by facilitating the provision of adequate waste infrastructure, such as bring banks, at locations that will not adversely affect residential amenity or environmental quality. These 2 policies will have positive effects on all of the SEOs. IESP 14 supports local schools, town and community groups such as Ballina Green Towns Initiative, Ballina Tidy Towns through education and awareness programmes and where available, through the provision of grant aid. This policy support of education and awareness programmes will also have a positive effect on all of the SEOs. Community groups must be made aware so as to ensure all environmental parameters are protected and considered in any future development(s). Communicating with community groups will allow input and hopefully understanding of what must be protected to enhance the public realm for generations to come. However, over cleaning can destroy the natural habitats that have been created over time. This need to be factored into awareness programs and grant aid criteria. IESP 15, IESP 16 and IESP 17 support Information Communications Technology and Broadband Policies. IESP 15 relates to putting all electricity, telephone and television cables in the town (including the town centre/residential/amenity areas) underground. This policy will be positive for PHH and has the potential to negatively affect the other SEOs. IESP 16 ensures the undergrounding of all electricity, telephone and television cables in urban areas wherever possible will protect visual amenities, landscape, biodiversity particularly local habitats, underground archaeological heritage and soil structure and drainage and surface waters as a result of sedimentation. While IESP 17 discourages a proliferation of above ground utility boxes in the town and to seek screening measures and discreet locations in conjunction with the provision of such structures. Both of these policies will have positive effects on PHH and both positive and negative effects on L and CH. All three objectives will having positive effects for PHH, IESP 16 acknowledges the requirements of proper planning and sustainable development, and IESP 15 supports PHH, L and CH SEOs. IESP 17 will have a positive effect on PHH and the landscape.									

		BFF	PHH	W	SG	AQ C	LA	CH	MA	IR
Note: development(s) that arise as a result of Infrastructure and Environmental Services in the Plan area may have adverse effects. Thus, it is very important to ensure all environmental parameters are protected and considered in any future developments which must be environmentally assessed. It is essential to incorporate and consider all of the SEA environmental parameters and their interrelationships. These policies must adhere to all of the relevant planning and environmental legislation, and the MCDP 2022-2028 policies and objectives, especially in relation to environmental protection. All Strategies and Plans should include the assessment of environmental constraints, to allow for avoidance of impact at design level. The application of SO 9 (MCDP 2022-2028), NEP 1 (including the SEA recommended mitigation measure), NEP 2, DSP 8 and other policies and objectives including those that support and require ecological enhancement and connectivity will apply as appropriate to provide sufficient environmental assessment at project stage to provide sufficient mitigation.										
Chapter 10 Infrastructure and Environmental Services - Surface Water Drainage Objectives										
IESO 1	Encourage 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.	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧
IESO 2	Work with Uisce Éireann to separate the discharge of additional surface water to combined (foul and surface water) sewers within the plan area, in order to maximise the capacity of existing collection systems, where possible.	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧
Chapter 10 Infrastructure and Environmental Services - Flood Risk Management Objective										
IESO 3	a) 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. b) 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. c) Minimise flood risk arising from pluvial (surface water) flooding in Ballina by promoting the use of natural flood risk management measures	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧

		BFF	PHH	W	SG	AQ C	LA	CH	MA	IR
	including sustainable drainage systems (SuDS), minimising extent of hard surface/paving, and smart solutions such as innovative green infrastructure. d) 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. e) Have regard to the most up to date Flood Mapping as presented on the Office of Public Works (OPW) maps.									
Chapter 10 Infrastructure and Environmental Services - Drinking Water & Wastewater Objective										
IESO 4	Developments shall connect to the public sewer and public water mains, subject to a connection agreement with Uisce Éireann, in order to protect all waters in the plan area, and also to consolidate the urban structure and to control ribbon development along approach roads into Ballina.	⇳	⇧	⇧	⇳	⇳	⇳	⇳	⇧	⇳
IESO 5	Support and facilitate the delivery of free outdoor drinking water refilling stations at appropriate locations.	⇳	⇧	⇧	⇳	⇳	⇳	⇳	⇳	⇳
IESO 6	Ensure that any on-site private wastewater treatment plants, where permitted, are operated in compliance with the EPA's Code of Practice - Domestic Waste Water Treatment Systems (Population Equivalent 10) (2021), as may be amended.	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧
Chapter 10 Infrastructure and Environmental Services – Waste Management Objective										
IESO 7	Require all commercial and residential developments to be provided with adequate internal and external space for the correct storage of waste and recyclable materials. This is particularly important in relation to shared bin spaces such as apartment developments. In such cases the following must be provided for: (a) Adequate space must be given for waste to be segregated and stored in an appropriate manner; (b) A multi-occupancy development will require a designated, ventilated waste storage area of sufficient size which allows for the segregation of waste; (c) New and re-designed commercial buildings and apartment complexes	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧

		BFF	PHH	W	SG	AQ C	LA	CH	MA	IR
	should have waste facilities designed in a manner that waste can be collected directly from them and where possible waste and recyclables should not have to be collected on the street or at the front of the premises.									
IESO 8	Promote the prevention, reduction and recycling of waste in new developments, new development proposals shall be required to submit proposals demonstrating how this is to be achieved and shall seek to ensure on-site provision for waste storage and segregation (bio-waste/dry recyclables/residual waste) pending collection at all new domestic and non-domestic premises.	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧
IESO 9	Adequately maintain recycling facilities and secure the provision of additional facilities, as required, including in conjunction with new developments.	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧
IESO 10	Facilitate the installation of bring bank(s) at suitable locations within the plan area, which do not adversely affect residential amenity or environmental quality.	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧
Chapter 10 Infrastructure and Environmental Services – Information Communications Technology and Broadband Objective										
IESO 11	Ensure that all new development proposals, incorporates communications service infrastructure broadband, including ducting on an open access basis.	⇳	⇧	⇳	⇳	⇳	⇳	⇳	⇳	⇳
IESO 12	Facilitate the provision of adequate telecommunication infrastructure within the plan area, including telephone and broadband services, to the requirements of the relevant service providers and in accordance with the principles of proper planning and sustainable development.	⇳	⇧	⇳	⇳	⇳	⇳	⇳	⇳	⇳

SEA Comments:
IESO 1 and IESO 2 support Surface Water Drainage Objectives.
IESO 1 encourages 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.
IESO2 will work with Irish Water to separate the discharge of additional surface water to combined (foul and surface water) sewers within the plan area, in order to maximise the capacity of existing collection systems, where possible.
The use of SuDS in developmental proposals are beneficial for all SEOs as it manages surface water runoff from construction sites to minimise detrimental effects to its surrounding environment. These basins also serve as biodiversity habitat for species that are commonly found in urban watercourses and can act as a substitute for natural waterbodies around areas with anthropogenic interference. The use of green infrastructure, similarly, can supplement SuDS in urban sites to regulate ecosystem functions, provide habitats for species and increase human wellbeing from proximity to nature.

IESO 3 supports the Flood Risk Management Objective. IESO 3 a flood risk management objective will have positive effects on PHH and in the long-term all of the other SEOs. It will focus on managing flood risk based on "The Planning System and Flood Risk Management Guidelines for Planning Authorities", DECLG and OPW (2009) (as revised by Circular PL 2/2014) considering the

	BFF	PHH	W	SG	AQ C	LA	CH	MA	IR

potential impacts of climate change in the application of these guidelines, national flood hazard mapping, predicted changes in flood events resulting from climate change and the River Shannon Catchment Flood Risk and Management Plan. Applications in flood risk areas must have a comprehensive flood risk assessment, minimise flood risk arising from surface water flooding by promoting the use of natural flood risk management measures including SuDS, minimising extent of hard surface/paving, and smart solutions such as innovative green infrastructure, and 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, and must have regard to the most up to date Flood Mapping as presented on the Office of Public Works (OPW) maps.
The use of SuDS in developmental proposals are beneficial for all SEOs as it manages surface water runoff from construction sites to minimise detrimental effects to its surrounding environment. These basins also serve as biodiversity habitat for species that are commonly found in urban watercourses and can act as a substitute for natural waterbodies around areas with anthropogenic interference. The use of green infrastructure, similarly, can supplement SuDS in urban sites to regulate ecosystem functions, provide habitats for species and increase human wellbeing from proximity to nature.

IESO 4, IESO 5 and IESO 6 support Drinking Water & Wastewater Objectives.

Under IESO 4 new developments will be obliged to connect to the public sewer and public water mains, subject to a connection agreement with Irish Water, so as to protect all waters in the plan area, and also to consolidate the urban structure and to control ribbon development along approach roads into Ballina. This will have a positive effect on PHH, W and MA, as well as to marine environments and potentially to all of the other SEOs due to controlled ribbon development and will ensure the overall health of the interrelationships between biotic and abiotic components of the environment. IESO 5 by supporting/facilitating the delivery of free outdoor drinking water refilling stations at appropriate locations will have positive effects on PHH and W. IESO 6 will ensure that any on-site private wastewater treatment plants, where permitted, are operated in compliance with the EPA's Code of Practice – Domestic Waste Water Treatment Systems (Population Equivalent 10) (2021).

IESO 7, IESO 8, IESO 9 and IESO 10 support Waste Management Objectives.
IESO 7 focuses on both commercial and residential developments requirement to provide adequate internal and external space, segregation and ventilation for the correct storage of waste and recyclable materials, with no street or at the front of the premises for new and re-designed commercial buildings and apartment complexes.
IESO 8 promotes the prevention, reduction and recycling of waste in new developments, new development proposals shall show how this is to be achieved and shall seek to ensure on-site provision for waste storage and segregation (bio-waste/dry recyclables/residual waste) pending collection at all new domestic and non-domestic premises.
While, IESO 9 and IESO 10 focuses on maintaining recycling facilities, securing the provision of additional facilities and facilitation bring bank installations which do not adversely affect residential amenity or environmental quality.
IESP 11 and IESP 12 support Information Communications Technology and Broadband Objectives.
Finally, objectives IESO 11 and IESO 12 will be positive for PHH. IESO 11 will ensure that all new development proposals, incorporates communications service infrastructure broadband including ducting on an open access basis. IESO 12 facilitates the provision of adequate telecommunication infrastructure within the plan area, including telephone and broadband services, to the requirements of the relevant service providers and in accordance with the principles of proper planning and sustainable development. IESO 12 acknowledges the requirements of proper planning and sustainable development.

Note: development(s) that arise as a result of Infrastructure and Environmental Services in the Plan area may have adverse effects. Thus, it is very important to ensure all environmental parameters are protected and considered in any future developments which must be environmentally assessed. It is essential to incorporate and consider all of the SEA environmental parameters and their interrelationships. These policies must adhere to all of the relevant planning and environmental legislation, and the MCDP 2022-2028 policies and objectives, especially in relation to environmental protection. All Strategies and Plans should include the assessment of environmental constraints, to allow for avoidance of impact at design level. The application

	BFF	PHH	W	SG	AQ C	LA	CH	MA	IR
of SO 9 (MCDP 2022-2028), NEP 1 (including the SEA recommended mitigation measure), NEP 2, DSP 8 and other policies and objectives including those that support and require ecological enhancement and connectivity will apply as appropriate to provide sufficient environmental assessment at project stage to provide sufficient mitigation.									
Chapter 11 Land Use Zoning - Land Use Zoning Objectives SFRA below									

Zoning Objective	Indicative Primary Vulnerability	Flood Risk Commentary
Agriculture	Water compatible / less vulnerable	JT cannot pass for less vulnerable buildings in Flood Zone A, avoidance principle must be used.
Strategic Enterprise & Employment	Less / highly vulnerable	For highly vulnerable development in Flood Zone A or B. For less vulnerable development in Flood Zone A.
Enterprise & Employment	Less / highly vulnerable	For highly vulnerable development in Flood Zone A or B. For less vulnerable development in Flood Zone A.
Community Services Facilities	Less / highly vulnerable	Consideration to be given to flood risks and sequential use of land to ensure highly vulnerable uses are located within areas at lowest risk of flooding.
Existing Residential	Highly Vulnerable	JT required for within Flood Zone A and B.
New Residential	Highly Vulnerable	JT required for within Flood Zone A and B.
Industry	Less vulnerable	Appropriate use in Flood Zone B, but JT will be needed in Flood Zone A.
Open Space/Recreation & Amenity	Water compatible / Less vulnerable	For water compatible JT not needed. Land use appropriate and should be retained. For less vulnerable development in Flood Zone A.
Infrastructure & Utility	Less / highly vulnerable	For highly vulnerable development in Flood Zone A or B. For less vulnerable development in Flood Zone A.
Transport Infrastructure	Less / Highly Vulnerable	For highly vulnerable development in Flood Zone A or B. For less vulnerable development in Flood Zone A.
Town Centre\ Edge of Town Centre	Less / Highly Vulnerable	For highly vulnerable development in Flood Zone A or B. For less vulnerable development in Flood Zone A.
Tourism & Leisure	Less / Highly Vulnerable	For highly vulnerable development in Flood Zone A or B. For less vulnerable development in Flood Zone A.
Quay Development	Water compatible	JT not needed for water compatible.

	BFF	PHH	W	SG	AQ C	LA	CH	MA	IR
It is an Objective of the Council to implement the following land use zoning objectives for lands in Ballina:									
LUZ 1 Objective: Ensure that development progresses in accordance with the land use zoning objectives as set out in Table 11.1 and the Land Use Matrix contained in Table 11.2.									
SEA Comments:									
LUZ 2 - **Town Centre Inner (TCI) & Outer (TCO)** Objective: To maintain and enhance the vitality, viability and environment of the town centre and provide for appropriate town centre uses.	⇳	⇧	⇳	⇧	⇧	⇧	⇳	⇧	⇳
SEA Comment:Town centre viability and support for appropriate uses, and design features will provide positive long-term effects. Promotion of the Town Centre development under the Town Centre policies and objectives is positive in relation to population and human health, soil and geology, material assets and cultural heritage SEOs in particular. The majority of the LAP policies and objectives supports the town centre by improving the connectivity within the centre, enhance public realms, and upgrade the fabric of the streetscape. It is important that environmental assessments are carried out if required. The NIR screened this in. There are a number of zones which are located immediately adjacent to or within the River Moy SAC and Killala Bay/Moy Estuary SAC, and one immediately adjacent to the Killala Bay / Moy Estuary SPA. Developments could lead to additional discharges of surface water/foul into these European sites, as well as construction-related impacts through pollution incidents. None of the zone sites are likely to act as functionally linked land to the Killala Bay/Moy Estuary SPA or Lough Conn and Lough Cullin SPA due to the land being within an urban area. The SFRA provided the following in relation to this Town Centre landuse zoning: Indicative primary vulnerability: Less / highly vulnerable. SFRA commentary: For highly vulnerable development in Flood Zone A or B. For less vulnerable development in Flood Zone A.									
LUZ 3 - Enterprise & Employment Objective: To provide land for industrial, enterprise and employment uses.	⇳	⇧	⇳	⇳	⇳	⇳	⇳	⇳	⇳
SEA Comment: Most of these lands are on either agricultural lands or are areas of existing land-use activities and are located at the edge or fringe of the town centre. Subject to implementation of appropriate mitigation measures in the Mayo CDP and draft LAP and in particular appropriate environmental and ecological assessment- no significant adverse effects are identified for this zoning. It is likely to impact positively population and human health of the area. The one site within the boundary of the River Moy SAC would require ecoloigal assessment and AA given its location within the SAC. NIR: screened this in. The majority of sites have been identified as having the potential to result in likely significant effects upon River Moy SAC, Killala Bay/Moy Estuary SAC and Killala Bay/Moy Estuary SPA. Impacts identified are primarily the potential for construction related pollution, although there is also the potential for additional discharges through foul and surface waters impacting the river catchment. None of the zone sites are likely to act as functionally linked land to the Killala Bay/Moy Estuary SPA or Lough Conn and Lough Cullin SPA because of their urban nature and/or lack of wetland habitat. One of the sites is also within the boundary of the River Moy SAC and therefore works could directly impact upon its designated habitats The SFRA provided the following in relation to this Enterprise and Employment landuse zoning: Indicative primary vulnerability: Less vulnerable. SFRA commentary: Appropriate use in Flood Zone B, but JT will be needed in Flood Zone A.									
LUZ 4 – Enterprise and Employment - Strategic Objective: To provide land for industrial, enterprise and employment uses considered to be of	⇳	⇧	⇳	⇳	⇳	⇳	⇳	⇳	⇳

	BFF	PHH	W	SG	AQ C	LA	CH	MA	IR
national or regional strategic importance. To promote the development of high value business and technology uses to reinforce Ballina's role as a Key Town for large, innovative, companies in sectors including, science and technology-based industry in life sciences, bio-pharma, IT, internationally traded services and Research and Development. Developments within this zoning must demonstrate that they are of national or regional strategic importance 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. This zoning shall also provide for office park developments, storage facilities and logistics that are ancillary to the primary uses outlined above.									
SEA Comment: This relates to one site in the north east of the plan area. As above. NIR screened this in. Although located at some distance from the European Sites there is potential for likely significant effect upon River Moy SAC, Killala Bay/ Moy Estuary SAC and SPA and Lough Conn and Lough Cullin SPA. Impacts identified are primarily the potential for construction related pollution, although there is also the potential for additional discharges through foul and surface waters impacting the river catchment and also operational impacts depending on the type of development. The site is unlikely to act as functionally linked land to the Killala Bay/Moy Estuary SPA or Lough Conn and Lough Cullin SPA because of its urban nature and lack of wetland habitat.									
LUZ 5 - Educational Objective: To provide for the protection of lands for schools and educational uses.	0	0	0	0	0	0	0	0	0
SEA Comment: There are a small number of Educational zoning sites which fall in proximity to the River Moy SAC and Killala Bay/Moy Estuary SAC (Figure 5-4). Construction related impacts through pollution could impact these SACs, as well as the downstream Killala Bay/Moy Estuary SPA. There is also potential for impacts through increased foul and surface water discharge into the river catchment. None of the zone sites are likely to act as functionally linked land to the Killala Bay/Moy Estuary SPA or Lough Conn and Lough Cullin SPA because of their urban nature and/or lack of wetland habitats. These largely confirm existing landuse uses associated with education.									
LUZ 6 – New Residential Objective: To provide for high quality new residential development and other services incidental to residential development.	⇳	⇧	⇳	⇳	⇳	⇳	⇳	⇧	⇳
These are located primarily between the River Moy and north west central part of the plan area. Positive in terms of proximity to town centre and existing facilities which can support modal shifts and permeability. All of these zones have been screened in at this stage of the assessment as having the potential to cause likely significant effect upon River Moy SAC, Killala Bay/Moy Estuary SPA, Lough Conn and Lough Cullin SPA and Killala Bay/Moy Estuary SAC. The impact pathways identified include potential pollution impacts during construction, potential for increases in recreational disturbance and increases in visitor numbers to the designated sites. None of the zone sites are likely to act as functionally linked land to the Killala Bay/Moy Estuary SPA or Lough Conn and Lough Cullin SPA because of their urban nature and/or lack of wetland habitat									
Luz 8 Strategic reserve residential	⇳	⇧	⇳	⇳	⇳	⇳	⇳	⇧	⇳

	BFF	PHH	W	SG	AQ C	LA	CH	MA	IR
SEA Comment: Application of policy SO 9 and measures in the MCDP will apply. Where existing woodland habitat or hedgerows are presents, these should be retained and incorporated where possible. All of these zones have been screened in as having the potential to cause likely significant effect upon River Moy SAC, Killala Bay/ Moy Estuary SAC and SPA and Lough Conn and Lough Cullin SPA. The impact pathways identified potential for pollution impacts during construction, potential for increases in recreational disturbance and increases in visitor numbers to the designated sites. None of the zone sites are likely to act as functionally linked land to the Killala Bay/Moy Estuary SPA or Lough Conn and Lough Cullin SPA because of their urban nature and/or lack of wetland habitat.									
LUZ 9 Community services/facility	⇳	⇧	⇧	⇳	⇧	⇧	⇳	⇧	⇧
SEA Comment: Positive impacts are identified for population and human health, transport and air quality for these zonings with mitigable impacts for the SEOs in relation to soil and biodiversity. NIR;Three of these fall within close proximity to the Killala Bay/Moy Estuary SAC and River Moy SAC and upstream of the Killala Bay/Moy Estuary SPA so have been identified as having the potential to cause likely significant effects upon Killala Bay/Moy Estuary SAC and River Moy SAC. Impacts identified were the potential for construction related pollution and the additional discharges of surface/foul water.									
LUZ 10 - Recreation and Amenity Objective: To protect and improve the provision, attractiveness, accessibility and amenity value of public open space, amenity and recreation.	⇳	⇧	⇧	⇳	⇧	⇧	⇳	⇳	⇳
SEA Comment: Generally, impacts are positive for a range of parameters including soil and geology, population and human health, flood risk, water quality and landscape. The opportunity to enhance these areas through public realm improvements and/or green and blue infrastructure measures contribute positively longer term to biodiversity, water and climate change adaptation SEOs also. However, given that much of the zoning abuts the River Moy, disturbance effects associated with increased human presence, domestic animals, lighting etc required careful consideration and avoidance should additional proposals arise. There are a number of sites which are located immediately adjacent to the River Moy. The majority of these have the potential to cause significant effects upon River Moy SAC, Killala Bay/ Moy Estuary SPA and SAC. The impact pathways identified potential for pollution impacts during construction, potential for increases in recreational disturbance and increases in visitor numbers to the designated sites. None of the zone sites are likely to act as functionally linked land to the Lough Conn and Lough Cullin SPA because of their urban nature and/or lack of wetland habitat.									
LUZ 11 - Agriculture Objective: To reserve land for agricultural and rural uses and to preserve the amenity of the town setting.	⇳	⇧	⇧	⇳	⇧	⇧	⇳	⇳	⇳
SEA Comment:									

	BFF	PHH	W	SG	AQ C	LA	CH	MA	IR
Confirms existing land use. Agricultural activities may have positive impacts or contribute to averse effects particularly on water quality, air and biodiversity depending on the nature, scale and type of agricultural activities. However, the agriculture zones are within the catchments of River Moy SAC and Killala Bay/ Moy Estuary SAC, or in some cases immediately within the boundaries of the River Moy SAC (Figure 5-9). Continuing to permit or promoting new agricultural activities in this catchment could therefore lead to increased diffuse and point-source pollution and nutrient input into these SACs in the future unless efforts are made to control these activities effectively and could also lead to direct impacts to habitats within the River Moy SAC, and the downstream Killala Bay/Moy Estuary SAC and SPA.									
LUZ 13 - Infrastructure & Utilities Objective: To provide land for public infrastructure and public utilities.	⇳	⇧	⇧	⇳	⇳	⇳	⇳	⇧	⇧
SEA Comment:The impacts are identified as overall positive, particularly for PHH, W, MA and interrelationship SEOs in particular as it aims to provide essential public utilities as appropriate in line with the enhanced development of Ballina as a whole. Two sites have been identified as having the potential to cause likely significant effect upon River Moy SAC and Killala Bay/Moy Estuary SAC and SPA, through potential construction related pollution impacts, due to their proximity to the River Moy. None of the zone sites are likely to act as functionally linked land to the Killala Bay/Moy Estuary SPA or Lough Conn and Lough Cullin SPA because of their urban nature and/or lack of wetland habitat. The SFRA provides the following assessment of Infrastructure and Utilities landuse zoning. Indicative primary vulnerability: Less / highly vulnerable For highly vulnerable development in Flood Zone A or B. For less vulnerable development in Flood Zone A.									
LUZ 14 - Quay Development Zone/Marine Related Tourism Objective: The objective of the Marine related Tourism land use is to provide for marine related tourism development whilst having regard to the existing natural and built environment. Land uses generally permitted in this zone include tourist accommodation, open space, small scale retail units for the sale of marine related goods, sailing club ,restaurants, marina, pontoons, moorings, boat yards, bathing facilities, public utilities, parking, information boards and sporting and leisure facilities.	⇳	⇧	⇧	⇳	⇳	⇳	⇳	⇧	⇧
SEA Comment: Positive for PHHs subject to application and adherence to Mayo CDP 2022 -2028 and draft LAP protective measures. Given the potential uses permitted, careful design to avoid unnecessary light pollution, noise and landscape impacts with accompanying disturbance to PHH, BFF SEOS in particular. The zone is located immediately adjacent to and slightly within the Killala Bay/Moy Estuary SAC and SPA . The impact pathways identified potential for pollution impacts during construction, potential for increases in recreational disturbance and increases in visitor numbers to the SAC and SPA.									
LUZ 15 - Tourism and Related (Leisure) Objective: To provide, maintain and enhance tourist related facilities	⇳	⇳	⇳	⇳	⇳	⇳	⇳	⇳	⇳
SEA: largely conforms with existing use,									

		BFF	PHH	W	SG	AQ C	LA	CH	MA	IR
There are sites which are located immediately adjacent to the River Moy and therefore have the potential to cause significant effects upon River Moy SAC, Killala Bay/ Moy Estuary SPA and SAC. The impact pathways identified potential for pollution impacts during construction, potential for increases in recreational disturbance and increases in visitor numbers to the designated sites. None of the zone sites are likely to act as functionally linked land to the Lough Conn and Lough Cullin SPA because of their urban nature and/or lack of wetland habitat.										
LUZ 16 - Ancillary Uses Objective: To ensure that developments ancillary to the parent use of a site are considered on their merits irrespective of what category the ancillary development is listed under in the zoning matrix of this County Development Plan.		⇳	⇳	⇳	⇳	⇳	⇳	⇳	⇳	⇳
LUZ 17 - Established Use/Non-Conforming Uses Objective: To generally support reasonable extensions and improvements to premises that accommodate established/non-conforming uses, where it is considered by the Planning Authority that the proposed development would not be injurious to the amenities of the area and would be consistent with the proper planning and sustainable development of the area.		⇳	⇳	⇳	⇳	⇳	⇳	⇳	⇳	⇳
SEA Comment: These should be mitigated at project level through application of development management and control and adherence to Mayo CDP 2022 -2028 and draft LAP objectives										
Chapter 12 Implementation and Monitoring - Land use Zoning – General Objective										
IMO 1	Monitor development for compliance with the objectives of the Core Strategy and adjust, where necessary, the approach taken to the consideration of development proposals in order to ensure effective alignment with the National, Regional and County policies and objectives.	⇳	⇳	⇳	⇳	⇳	⇳	⇳	⇳	⇳
SEA Comments:T his measure supports monitoring in line with the requirements of the Core Strategy.										

Opportunity Sites

TABLE A-10-2 ASSESMENT OF OPPORTUNITY SITES

Opportunity Site	BFF	PHH	W	SG	AQ C	LA	CH	MA	IR
  **1: Market Square** Area: 0.3156 Hectares (approx.) Land Use Zoning: Town Centre Description: Market Square is located off Tone Street and Market Road within the established town core adjacent to the Military Barracks, Pennys and Tesco. Market Square is currently used as a car park and market area. Potential: The Market Square Site has significant potential as a catalyst for re-energising the centre of Ballina. Underpinning ambitions for the project are the development of the highest quality public-realm space, connectedness and permeability, civic value, economic value, innovation and transformational place-making	⇳	⇳	⇳	⇳	⇳	⇳	⇳	⇳	⇳
SEA Comment Based on a review of aerial photography, this opportunity site comprises of a brownfield land and supports built land and artificial surfaces. Key location within town centre; opportunities to support adaptive re-use of existing buildings; overall positive effects and consistent with SEOS. To enhance ecological connectivity it is recommended that a landscape plan that is designed in line with the All Ireland Pollinator Plan is included with native species mix of tree planting as appropriate. A bat survey to assess if the building is being used by roosting bats and a bird survey may be required in advance to works. Flooding Risk Assessment This area is within Flood Zone B, thus it can not be redeveloped until such time as the flooding issue is alleviated.									
Opportunity Site 2: BMW Tesco Area									
  ***Area: 0.8965*** Hectares (approx.) **Land Use Zoning:** Town Centre ***Description:*** Opportunity Site 2 is situated in the historic town core and comprises of a number of vacant and derelict units along Pearse Street, including the Ballina Mineral Water (BMW) site, vacant lands connecting to Market Road and adjoins the Tesco site on Market Road. ***Potential:***	⇳	⇳	⇳	⇳	⇳	⇳	⇳	⇳	⇳

Opportunity Site	BFF	PHH	W	SG	AQ C	LA	CH	MA	IR
The BMW Site has significant potential as a catalyst for re-energising the centre of Ballina. Underpinning ambitions for the project are the development of highest quality public-realm spaces, connectedness, relevance, civic value, economic value, innovation, and transformational place-making. Through a mix of commercial, residential, community and civic uses the project will provide an anchor for the regeneration of Ballina. There is additional scope available for the development of the backlands which runs parallel to established development along Humbert Street. **Potential Uses:** • Residential, Offices, Cultural, Civic space,Car Parking, Commercial									
SEA Comment: The provision of town park is positive and its location adjacent to the North Mall increases it overall environmental value. The integration of nature based solutions with vegetated SUDs and pollinator friendly planting would enhance the ecological function of this area whilst facilitating amenity and recreational use.									
Opportunity Site 3: Emmet Street									
 	⇳	⇳	⇳	⇳	⇳	⇳	⇳	⇳	⇳
Area: 0.5781 Hectares (approx.) Land Use Zoning: Town Centre Description: Opportunity Site 3 comprises of a funeral home and car parking and also derelict residential units to the north. There are permeability linkages from this site to Pearse Street and Emmet Street linking onto the River Moy. Potential: The site has potential for both town centre and residential uses. The area forms part of a fine-grained streetscape along Emmet Street which is comprised of a mix of residential, mixed use, tourism, and retail formats. The development of this site has potential to contribute to the revitalisation of underutilised lands within the town centre area and more appropriate town centre uses. The site holds potential for the improvement of the street frontage, with additional scope available for the development of permeability linkages between Emmet Street, the Moy, Walsh Street and Pearse Street Potential Uses: Commercial, Offices, Tourist related development and Permeability linkages									
SEA Comment: Based on a review of aerial photography, this opportunity site comprises of a brownfield land and supports built land and artificial surfaces. There are some mature trees that provide important woodland habitat with the urban environment. These should be retained and integrated to any design proposals. Key location within town centre; opportunities to support adaptive re-use of existing buildings; overall positive effects and consistent with SEOS. A bat survey to assess if the building is being used by roosting bats and a bird survey may be required in advance to works..									

Opportunity Site	BFF	PHH	W	SG	AQ C	LA	CH	MA	IR
Moy Quarter	⇳	⇳	⇳	⇳	⇳	⇳	⇳	⇳	⇳
Site 4 Becketts House and adjacent lands	⇳	⇳	⇳	⇳	⇳	⇳	⇳	⇳	⇳
  ***Area: 0.1732*** Hectares (approx.) **Land Use Zoning:** Town Centre ***Description:*** Opportunity Site 4 is situated between Barrett Street along the banks of the River Moy. The site comprises of derelict residential buildings and vacant lands. There is a car park to the south of the site. Potential residential/civic centre/public realm									
SEA Comment Based on a review of aerial photography, this opportunity site comprises of a brownfield land and supports built land and artificial surfaces. There may be existing scrub/ mature trees that provide important woodland habitat with the urban environment. These should be retained and integrated to any design proposals. Key location within town centre; opportunities to support adaptive re-use of existing buildings; overall positive effects and consistent with SEOS. It also reflects the industrial heritage of Ballina and design proposals could reflect this also. Its proximity to the River Moy SAC would require a sensitive design approach for biodiversity, wildlife, landscape and cultural heritage. A bat survey to assess if the building is being used by roosting bats and a bird survey may be required in advance to works. Flooding Risk Assessment This area is within Flood Zone B, thus it can not be redeveloped until such time as the flooding issue									
Site 5 Public realm works along Cathedral Road	⇳	⇳	⇳	⇳	⇳	⇳	⇳	⇳	⇳
  Land Use Zoning: Town Centre Description: Opportunity Site 5 is located between Cathedral Road and the banks of the River Moy at the location of flood relief works. Potential Uses: Revitalise and rejuvenate this area of the town centre and opportunities for the creation of a civic space and improved public realm. Underpinning ambitions are the development of the highest quality public-realm space, connectedness and permeability, civic value and transformational place-making									
SEA Comment: this work relates to existing built land and artificial surfaces and the opportunity exists to provide some additional planting of pollinator friendly species appropriate for the town centre/ urban context. Nature based solutions would increase the overall wildlife value of the public realm works. Careful consideration of any additional hardstanding and additional illumination required given proximity to the River Moy SAC.									
OPP site 6 Old Creamery Site	⇳	⇳	⇳	⇳	⇳	⇳	⇳	⇳	⇳

Opportunity Site	BFF	PHH	W	SG	AQ C	LA	CH	MA	IR
  Area: 1.7084 Hectares (approx.) Land Use Zoning: New Residential Description: Opportunity Site 6 comprises of a former creamery building and adjacent vacant lands. The site adjoins the town centre to the south and low density residential dwellings to the north. The River Moy bounds the site to the east. Potential: The development of this site has potential to contribute to the revitalisation of underutilised lands within the town centre area for residential uses and permeability linkages. Potential Uses: Residential, permeability linkages, Active Travel identified pedestrian bridge									
SEA comment: one of the larger opp sites, this site should be carefully developed in line with all relevant requirements of the Mayo CDP and draft LAP. Based on a review of aerial photography, this opportunity site comprises of a brownfield land with mature trees and scrub that should be retained, along the River Moy and the Castle Road boundaries of this site. These likely support roosting, foraging and commuting habitat for a range of species and contribute wildlife and landscape context to the site. These should be retained and integrated to any design proposals. Key location within town centre; opportunities to support adaptive re-use of existing buildings; overall positive effects and consistent with SEOS subject to the above provisions and adherence to key policies including NEP 3 and NEP5. Its proximity to the River Moy SAC would require a sensitive design approach for biodiversity, wildlife, landscape and cultural heritage. A bat survey to assess if the building is being used by roosting bats and a bird survey may be required in advance to works.									
Site 7 Old mill	⇳	⇳	⇳	⇳	⇳	⇳⇳	⇳	⇳	⇳
  Area: 0.9558 Hectares (approx.) Land Use Zoning: Outer Town Centre Description: Opportunity Site 7 is situated off the N59 and Oakwood Drive It adjoins the Bunree River/Moy Tributary and is adjacent to Bunree Road. The site comprises of a derelict Mill and ancillary buildings. Potential: The development of this site has potential to contribute to the revitalisation of underutilised lands within the outer town centre area for higher density residential and town centre uses and permeability linkages. Potential Uses:									

Opportunity Site	BFF	PHH	W	SG	AQ C	LA	CH	MA	IR
• Residential, Tourist related development, Commercial,Permeability linkages									
SEA comment: Based on a review of aerial photography, this opportunity site comprises of a brownfield land with mature trees and scrub that are essential to be retained, along the Bunree/Moy tributary. These likely support roosting, foraging and commuting habitat for a range of species and contribute wildlife and landscape context to the site. These should be retained and integrated to any design proposals. Opportunities to support adaptive re-use of existing buildings with an industrial heritage legacy; overall positive effects and consistent with SEOS subject to the above provisions and adherence to key policies including NEP 3 and NEP5. Its proximity to the River Moy SAC would require a sensitive design approach for biodiversity, wildlife, landscape and cultural heritage.									
 Western Quarter									
  Site 8 Jame's Connolly Street Area: 0.4476 Hectares (approx.) Land Use Zoning: Outer Town Centre Description: Opportunity Site 8 is located along James Connolly Street and comprises of a disused concrete manufacturing plant and yard Potential: The site has potential for both town centre and residential uses. The development of this site has potential to contribute to the revitalisation of underutilised lands in the outer town core area. The site holds potential for the improvement of the street frontage, with additional scope available for the development of permeability linkages between Morrison Terrace, Barrett Street and the River Moy Potential Uses: • Residential, Offices, Permeability links, Car Parking, Commercial	⇳⇳	⇳	⇳	⇳	⇳	⇳⇳	⇳	⇳	⇳
This site based on review of aerial imagery is largely brownfield and comprises built land and artificial surfaces. Positive in terms of town centre and potential uses as well as street frontage permeability. Consistent with all SEOS subject to adherence with Mayo CDP and draftLAP									

Opportunity Site	BFF	PHH	W	SG	AQ C	LA	CH	MA	IR
Site 9 Duffys Bakery site  ***Area: 0.5232*** Hectares (approx.) **Land Use Zoning:** Outer Town Centre ***Description:*** Opportunity Site 9 is located along James Connolly Street and Kevin Barry Street comprises of a disused bakery and yard. Eircom owner lands are located adjacent to the lands which adjoin James Road. **Potential:** The site has potential for both town centre and residential uses. The development of this site has potential to contribute to the revitalisation of underutilised lands in the outer town core area. The site holds potential for the improvement of two street frontages, with additional scope available for the development of permeability linkages between the train and bus stations and James Road, Morrison Terrace, Barrett Street and the River Moy **Potential Uses:** • Residential, Offices, Permeability links, Car Parking and Commercial	⇳⇳	⇳	⇳	⇳	⇳	⇳⇳	⇳	⇳	⇳
This site based on review of aerial imagery is largely brownfield and comprises built land and artificial surfaces. Positive in terms of town centre and potential uses as well as street frontage permeability. Consistent with all SEOS subject to adherence with Mayo CDP and draft LAP									
  OPP 10 ***Area:*** Hectares **Land Use Zoning:** Town Centre ***Description:*** Opportunity Site 10 is located off James Road James Connolly Street and can be accessed from Bury Street through pedestrian walkways. The site is adjacent to a new supermarket and residential and commercial units abound the lands in question. **Potential:** The site has potential for both town centre and residential uses. The development of this site has potential to contribute to the revitalisation of underutilised lands in the town core area. The site holds potential for the improvement of two street frontages, with additional scope available for the development of permeability linkages between the town centre and the Moy, James Road and bus and train stations.	⇳	⇳	⇳	⇳	⇳	⇳⇳	⇳	⇳	⇳

Opportunity Site	BFF	PHH	W	SG	AQ C	LA	CH	MA	IR
Potential Uses: • Residential, Offices, Permeability links, Car Parking, Commercial									
SEA- based on review of aerial imagery this large site comprises 'backlands' and is current greenfield land with small areas of potential scrub. The development of this should strongly support Nature based solutions through SuDs that provide enhanced biodiversity such as vegetated swales, and new build should support measures to support wildlife eg Swift box provision in consultation with Swift Conservation Ireland.									
  Site 11 Quay reg Opportunity Site 11 -Quay regeneration area Area: 0.9010 Hectares (approx.) Land Use Zoning: Tourism and Related Description: Opportunity Site 11 is comprised of lands at the Quay which are situated on the River Moy. Current uses include a beautician, hair salon, Cultural and Events Centre, disused bakery shop and car parking Potential: Revitalise and rejuvenate this area of the Quay and opportunities for the creation of a civic space and improved public realm. Underpinning ambitions for the area are the development of highest quality public-realm spaces, connectedness, tourism and marine activity, civic value, economic value, innovation and transformational place-making. Potential Uses: • Tourism and marine development, Public realm, Light commercial									
Based on review of aerial imagery this comprises built land and artificial surfaces. Opportunities existing to support increased vegetation/planting through future development; given its location on the River Moy, consideration and assessment of ecological effects of development on the SAC is required.									
Strategic Flood Risk Assessment *Please see SFRA for flood risk assessment on town centre and edge of town centre with accompanying justification tests where required:* *"Part of the Town Centre and Edge of Town Centre lands are within Flood Zone A/B. The Justification Test has been passed for the Town Centre & Edge of Town Centre on the basis that;* • *Prior to the completion of the FRS, development within Flood Zone A/B is limited to extensions, renovations and change of use.* • *Infill highly vulnerable development and demolition and reconstruction can only take place in Flood Zone C until such a time as the Ballina FRS has been constructed and fully operational.* • *Any future development should be subject to an FRA which should follow the general guidance provided in Section 7 of the SFRA and must specifically address points listed in Appendix A.1.1 and A.1.2.* *Parts 1 & 2 of the test found that it is considered appropriate to retain the existing zoning for Community Services & Facilities (see Appendix A.1.3):* *Any future expansion of the land should be subject to an FRA which should follow the general guidance provided in Section 7 of the SFRA and must specifically address the following:* • *The sequential approach should be applied and built development should preferably be located in Flood Zone C;* • *Flood Zone A would principally be suitable for playing pitches/water compatible use only;* • *FRA should address climate change scenarios in relation to operational levels and potential mitigation measures;* • *Proposals should not impede existing flow paths or cause flood risk impacts to the surrounding areas, and;* • *Any development shall also be required to be built in accordance with MCC SuDS Policy.*									

Opportunity Site	BFF	PHH	W	SG	AQ C	LA	CH	MA	IR
The Justification Test for Existing Residential (see Appendix A.1.4) is passed on the basis that development is: • *Prior to the completion of the FRS, development within Flood Zone A/B is limited to extensions, renovations and change of use.* • *Infill residential development and demolition and reconstruction can only take place in Flood Zone C until such a time as the Ballina FRS has been constructed and fully operational.* • *There are to be no bedrooms on the ground floor when extending existing residential property in Flood Zone A/B.* • *Any future development should be subject to an FRA which should follow the general guidance provided in Section 7 of the SFRA and must specifically address the points detailed in Part 3 of the JT under Appendix A.1.4.* *Parts 1 & 2 of the test found that it is considered appropriate to retain the existing zoning for Education (see Appendix A.1.5):* *Any future construction should be subject to an FRA which should follow the general guidance provided in Section 7 of the SFRA and must specifically address the following:* • *Only water compatible development should be placed in Flood Zone B;* • *FRA should address climate change scenarios in relation to operational levels and potential mitigation measures;* • *Proposals should not impede existing flow paths or cause flood risk impacts to the surrounding areas, and;* • *Development is constructed in accordance with the site specific FRAs.* • *Any development shall also be required to be built in accordance with MCC SuDS Policy.* *For the New Residential lands, since these are undeveloped it is a suitable opportunity to apply nature based surface water management in line with IESO 3 (c) and the DHLGH Best Practise Interim Guidance Document; Nature-Based Solutions to the Management of Rainwater and Surface Water Runoff in Urban Areas.* *Elsewhere in the area, risk can be managed in line with MCC approved policy and the guidance provided within Section 7 of this SFRA.*									

Local Transport Plan for Ballina

In compliance with objective MTO 1 of the CDP and regional policy objective RPO 6.17 of the RSES, a Local Transport Plan (LTP) has been prepared for Ballina (Ballina LTP), and will run concurrently with the LAP.

The LTP is aimed at providing a functional and active travel network from the town centre outwards. It has been prepared in collaboration with the NTA and runs concurrent with this Plan. The Local Transport presents an evidence-based assessment of the town, which takes into consideration the location, land-use and transport infrastructure and provides a suite of recommendations for various modes of travel to serve forecasted travel demand based on population and employment growth targets for Ballina. The table below provides SEA commentary on same: Figure below shows the proposed interventions identified in the LPT.

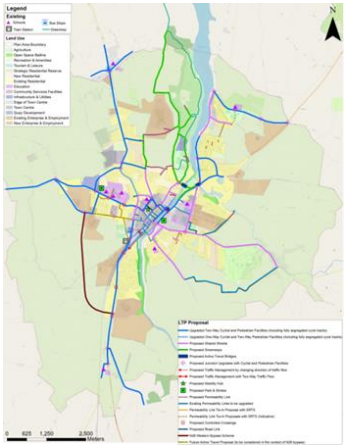


TABLE A-3 ASSESSMENT OF BALLINA LPT

Local Transport Plan	BFF	PHH	W	SG	AQ C	LA	CH	MA	IR
As part of Part 2 of the Area Based Transport Assessment (ABTA) process, a suite of objectives was developed to enable significant modal shift to walking, cycling and public transport in order to reduce emissions and align with national policies. The 5 objectives are:	⇳	⇳	⇳	⇳	⇳	⇳	⇳	⇳	⇳

Local Transport Plan	BFF	PHH	W	SG	AQ C	LA	CH	MA	IR
1. More effective integration of land use and transport planning to reduce number of car trips 2. Reduce traffic movements through and within the town to reduce vehicle emissions and create opportunities to enhance placemaking by road space reallocation 3. Encourage mode shift to active travel and sustainable modes and improve accessibility for all users and all journey types 4. Accommodate the needs of businesses and local resident, by suitable provision and appropriate allocation and management of parking 5. Enhance road safety with focus on vulnerable users									
Pedestrian Network Support the implementation of the following proposed LTP measures (but not limited to): Walking P1 To enhance the existing facilities within town centre streets to create a people-first environment that encourages increased footfall in the area. P2 To improve crossing points within the town at major junctions and along N59, N26, Abbey Street, Church Road, Killala Road, Castle Road, Bohernasup and McDermott Street. P3 To provide continuous pedestrian facilities along the N26 to connect Rehins NS, Hollister, Grand National Hotel and Rehins Housing Estate to the town centre. P4 To improve pedestrian facilities across the River Moy, at the Upper and Lower Bridges through a new active travel link and dedicated pedestrian facilities at the junctions. P5 Improve the pedestrian connection between Ballina Train Station and Ballina Bus Station to the town centre. P6 To enhance the current pedestrian facilities on McDermott Street so that it can adequately cater for the demand at school times and to tie in with SRTS. P7 Improved filtered permeability through the use of laneways and the opening up of cul-de-sacs for pedestrians to increase directness and	⇳	⇳	⇳	⇳	⇳	⇳	⇳	⇳	⇳

Local Transport Plan	BFF	PHH	W	SG	AQ C	LA	CH	MA	IR
connectivity.to enhance access to homes, jobs, schools, shops, public transport and services. P8 To remove traffic from town centre streets to allow for potential pedestrianisation (ie; Market Square and Pearse Street) P9 To create new active travel links to reduce severance caused by the River Moy, particularly to improve connectivity to the north-east (The Quays/Quignalecka) of the town									
Cycle network C1 To develop a continuous and linked cycling network within the town of Ballina comprised of greenway, primary, secondary and feeder routes to connect the residential, education, employment, retail, commercial, healthcare and community centres. C2 Create a network that can cater for predicted current and future demand for commuter, delivery, leisure and tourist cyclists that is accessible to all population cohorts. C3 Make streets more conducive to cycling through reallocating space to provide the cross section to NCM standard. C4 Provision of dedicated cycle facilities at major junctions (Upper Bridge, Lower Bridge, Circular Road Roundabout, Market Square, Pearse Street, The Font, and Sligo Road Roundabout) C5 Provide dedicated cycle facilities along the N26 to connect Rehins NS, Hollister, Grand National Hotel and Rehins Housing Estate to the town centre. C6 Improve the cycle connection between Ballina Train Station and Ballina Bus Station to the town centre. C7 To provide two-way cycle facilities on McDermott Street so that it can adequately cater for the demand at school times and to tie in with SRTS. C8 To remove traffic from town centre streets to allow for the provision of adequate cycle facilities in key areas of high-demand levels (i.e.; Lord Edward Street and Market Square) C9 To reduce traffic volumes within the town to make the road network more conducive to cycling. Particularly on routes where the available width is too narrow to provide dedicated cycle facilities for low-medium demand levels (i.e.; Sligo road, Abbey Street, Killalla Road, Church Road and Castle Road)	⇳	⇳	⇳	⇳	⇳	⇳	⇳	⇳	⇳

Local Transport Plan	BFF	PHH	W	SG	AQ C	LA	CH	MA	IR
C10 Provide cycle infrastructure throughout the town centre to include covered cycle parking, parking for adapted bikes and e-bike charging points. C11 Create permeability links to provide direction cycle routes and alternative cycle routes to main roads.									
Public Transport Network PT1 Improve the active travel connection between Ballina Train Station and Ballina Bus Station to the town centre. PT2 Enhance the existing rail and bus services through co-ordinated timetabling to facilitate quick interchange between local and regional services. PT3 Improve the routing and frequency of existing bus services, including the possible expansion of the 'Local Link' bus network to include short distance trips within the Ballina Town Area that are accessible to the wider population. PT4 Improve the routing and frequency of existing rail services. PT5 Development of a potential local high-frequency bus service for the town. PT6 Development of 'Park and Ride' infrastructure PT7 Development of a central bus stop at Humbert Street with covered and secure waiting area and welfare facilities to allow for the pedestrianisation of Market Square.	⇳	⇳	⇳	⇳	⇳	⇳	⇳	⇳	⇳
Road Network R1 Introduce traffic management measures to more effectively route vehicles to the N59 and N26 rather than the town centre streets (traffic management measures to allow 2-way traffic on Lower Bridge to keep traffic on the N59). R2 Retain the capacity of the road network to cater for the through-traffic trips that are utilising the N26 and N59. R3 Formalising the through link from Tesco to Pearse Street, through the Penneys Car Park, to allow for the pedestrianisation of Market Square and Pearse Street. R4 Provision of alternative routes for bypassing traffic to allow for enhanced active travel, public realm and public transport facilities in key areas of high-demand levels by means of the N26 Ballina Bypass Phase 1 and consideration of the long-term indicative proposal to provide an eastern bypass.									

Local Transport Plan	BFF	PHH	W	SG	AQ C	LA	CH	MA	IR
R5 Development of town Parking Strategy.									

SEA comment:
The actions relating to provision of **new footpaths** are identified as being mitigated through project level measures and whilst will be positive in making walking more attractive and safer, with positive interactions with PHH, AQ, CC SEOs in particular. Care should be taken to avoid removal of older linear features if present such as old stone walls, hedgerows and treelines. An overly engineered design should be minimised and boundary treatments should reflect existing local character with a key focus to avoid removal of woodland habitat where possible.
The LPT was screened in for AA with the following evaluation :
The provision of new and improved transport routes and facilities could have direct and/or indirect impacts on the European Sites through fragmentation or loss of habitats, disturbance or fragmentation of species, or changes in key indicators of conservation value, such as changes in water quality and quantity, and air quality.

The LTP contains a comprehensive suite of measures to provide for a more sustainable travel network in Ballina, in line with targeting a reduction in air emissions as per climate change objectives. Many of the proposed measures are likely to have impacts only associated within the footprint of the works e.g. footpath upgrades, cycleway upgrades, new crossings etc. In general, these works are small scale and unlikely to have significant effects on the SAC, however even minor works which require movement of services or drains have the potential for impact through works with the stormwater system, which can lead to contaminated run-off via the storm water network, which often discharges to local rivers ;
Additional small-scale works include improved crossings, improved public transport service for bus and train and improved traffic management and signalling. These have low potential for impacts.
Mobility hubs are also proposed, on already developed land, as well as improved bus infrastructure facilities and electric vehicle charging stations. These have the potential for impact via excavation and construction. These construction projects are small-scale and so likely significant effects are not anticipated, but the individual characteristics of the projects would need to be assessed.
In general, the cycleways and footpaths stick to already established routes within the built-up area of the town, however there are proposals for new/improved paths alongside the River Moy SAC and new bridges, including a longer term measure to deliver a Southern Bypass road which would cross the River. Construction works to deliver these measures could result in impacts to water quality and quantity.. Any deterioration in water quality could potentially result in adverse impacts, either directly or indirectly, to QI habitats such as Atlantic salt meadows and Coastal lagoons and species sensitive to water quality (i.e. Otter). Construction works could also result in disturbance to Otter and this species may also be impacted during operation due to recreational disturbance and lighting which could impact upon the resting and/ or breeding places and foraging areas of this species.
Mitigation measures are detailed in Section 7 to ensure that potential impacts due to the implementation of the proposed Plan will not adversely affect the integrity of the SAC.

Greenway
The projects listed under this action C1 relate to *development of greenway, primary, secondary and feeder routes to connect the residential, education, employment, retail, commercial, healthcare and community centres.* Indictive route review suggest use of existing hard surfaces though some run close to River Moy, subject to full implementation of the policies in the Mayo CDP 2022 -2028 and Draft LAP relating to environmental protection (listed below) no significant effects are identified.

New shared used paths.
As above, the projects listed relate to existing roads and that new shared paths will be provided. Depending on if the design increased shared used of the existing road, rather than expanding onto greenfield lands, the effects can be varied. As with the off road projects, impacts can vary and be as those listed above.

Local Transport Plan	BFF	PHH	W	SG	AQ C	LA	CH	MA	IR
Primary Cycle Network consisting of segregated cycleways. The primary network will improve safety and increase connectivity for cycling in and around the town including to the train station. These actions relate to existing roads and will result in positive interactions with PHH, AQ, CC and MA SEOs in particular, with provision of segregated cycling track. The implementation and adherence to the environmental protection measures in the Mayo CDP 2022 -2028 and draft Ballina LAP through the development management process will ensure significant environmental effects avoided on BFF, W, SG with positive cumulative interactions across PHH, AQ, MA and CC in particular. Key mitigation policies from the **Mayo CDP 2022 -2028** and draft Ballina LAP are listed below: SO9 Ecological Impact Assessment, Appropriate Assessment, Strategic Environmental Assessment and Strategic Flood Risk Assessment. a) To ensure the assessment of all planning applications in the Plan area have regard to the information, data and requirements of the Appropriate Assessment Natura Impact Report, SEA Environmental Report and Strategic Flood Risk Assessment Report contained in Volume 5 of the Mayo CDP 2022-2028. b) To require project planning to be fully informed by ecological and environmental constraints at the earliest stage of project development and any necessary assessment to be undertaken, including Ecological Impact Assessments (EcIA) and assessments of disturbance to species protected under the Wildlife Act and/or the Flora Protection Act and of Habitat IV species protected under the Habitats Directive. SFRA: There are a number of areas where proposed transport infrastructure crosses, or is within, Flood Zone A and / or B in Ballina, some of which are within Flood Zone C and some cross, or are wholly within Flood Zone A and or B. Local infrastructure routes are considered to be less vulnerable and are appropriate in Flood Zone B but a flood risk assessment is required to support the detailed design. Where the routes pass through Flood Zone A, careful consideration of the risks is required to ensure alternative routes within Flood Zone B or C are not available. A detailed flood risk assessment will also be required to support all route selection and detailed design. The three proposed active travel bridges (circled in red, **Error! Reference source not found.**) proposed on the Moy in Ballina are within Flood Zone A. As far as the Justification Test applies, there are no alternative routes which are wholly within Flood Zone C or B. The detailed design of the preferred route should include a flood risk assessment and note the requirement for Section 50 consent where a bridge is required to cross the Moy. The proposed western bypass scheme lies predominantly within Flood Zone C with some sections of it passing through Flood Zone A and B and across the Moy and some of its tributaries. As far as the Justification Test applies, there are no alternative routes which are wholly within Flood Zone C. The assessment of road alignment options and detailed design of the preferred route should include a flood risk assessment and note the requirement for Section 50 consent where bridges or culverts are required. Ensure that proposals for developments located within identified or potential flood risk areas, or which may exacerbate the risk of flooding elsewhere, are assessed in accordance with the provisions of the Flood Risk Management Guidelines (DoEHLG/OPW 2009) and Circular PL2/2014 (or any updated/superseding document), the relevant policies, objectives and guidelines within this plan and shall also take account of the National CFRAM Programme Flood Hazard Mapping and Flood Risk Management Plans when they become available. TRP 11 To promote Mayo as a premier walking/cycling destination in the Country and support the further development of walking routes and trails within the county and the integration and linkage of these with other existing / proposed routes and trails both within and outside of County Mayo, in accordance with national walking strategy guidance and in conjunction with the Tourism Section of Mayo County Council, Fáilte Ireland and other relevant stakeholders. Opportunities to enhance ecological connectivity should be integrated as part of any linking of routes to strengthen and support green infrastructure. MTO 16 Protect open spaces, with multifunctional green and blue infrastructure in developments, with connections to the wider network of open spaces and habitats.									

Local Transport Plan	BFF	PHH	W	SG	AQ C	LA	CH	MA	IR
BEO 24 To apply the following key attributes when considering public realm and public space enhancements: Accessible - connected and linked permeable spaces to ensure ease of movement. Functional - safe, adaptable and social environments to attract and foster activity. Attractive - visually pleasing spaces with high quality design, materials and installations (lighting, furniture and signage) based on a singular common design theme. Distinctive - reference to local context and building on the character and identity of place. Where appropriate, recreational considerations and access to blue and greens space should be underpinned by the Green Space Principles including: • Enhance urban greening through planting strategies that mitigate noise and air pollution and maximise local biodiversity gain and facilitate sustainable drainage (e.g., deciduous wooded and wildflower meadow areas). • A networked approach: emphasising green infrastructure networks (rather than isolated parks) can provide new opportunities for connecting existing and new green spaces and creating linkages between urban and rural areas. Examples include greenways and linear parks, local greenways or cycleways that link to regional and national greenways and de-culverting watercourses to provide new blue corridors. • Well managed and maintained, creating a high-quality environment: poorly managed spaces or vandalism lead to negative perceptions among potential users. • Multifunctional uses: examples include spaces that encourage active mobility, physical activity and sports, relaxation and tranquillity, and opportunities for social exchange (e.g., that incorporate community gardens or encourage park runs). • Create multisensory restorative environments that help mitigate the psychological stresses of modern living through the provision of “restive places for rejuvenation”. BEP 21 To encourage the continued vitality and viability of town and village centres by promoting ongoing environmental improvements to the public realm, including blue and green infrastructure measures. NEP 13 To promote and enhance green and blue infrastructure and seek to integrate the provision of green infrastructure with infrastructure provision and replacement, including walking and cycling routes, as appropriate, while protecting and enhancing natural heritage and improving ecological corridors. NIR of Mayo CDP Projects stemming from the Mayo County Development Plan will apply a range of standard processes and measures that will mitigate potential environmental impacts. While the applicability of processes and particular measures will be dependent on the nature and scale of each project, examples of typical processes and measures that will be implemented where applicable at the different stages of project implementation are set out in the below sections. It must also be noted that some Aims, Objectives, Strategies and policies of the Plan will increase the levels of environmental protection afforded to Natura 2000 sites and their conservation objectives e.g., Strategic Objective SO 9 8: “Appropriate Assessment, Strategic Environmental Assessment and Strategic Flood Risk Assessment a) To ensure the assessment of all planning applications in the Plan area have regard to the information, data and requirements of the Appropriate Assessment Natura Impact Report, SEA Environmental Report and Strategic Flood Risk Assessment Report contained in Volume 5 of the Mayo CDP 2022-2028. b) To require project planning to be fully informed by ecological and environmental constraints at the earliest stage of project development and any necessary assessment to be undertaken, including assessments of disturbance to species protected under the Wildlife Act and/or the Flora Protection Act. c) To comply with the objectives and requirements of the Habitats Directive, specifically Article 6(3) and where necessary 6(4), Birds, Water Framework, and all other relevant EU Directives and all relevant transposing national legislation.									

Local Transport Plan	BFF	PHH	W	SG	AQ C	LA	CH	MA	IR

d) Ensure that proposals for developments located within identified or potential flood risk areas, or which may exacerbate the risk of flooding elsewhere, are assessed in accordance with the provisions of the Flood Risk Management Guidelines (DoEHLG/OPW 2009) and Circular PL2/2014 (or any updated/superseding document), the relevant policies, objectives and guidelines within this plan and shall also take account of the National CFRAM Programme Flood Hazard Mapping and Flood Risk Management Plans when they become available."

9.1 Project Mitigation: Consenting Process

As set out in Section 8.2 of the Mayo CDP 2022-2028 NIR, the consenting process for the progression of measures, actions or projects supported, guided or recommended within the Plan involving physical works, will require the applicable environmental assessments. Also, the consenting authorities may set out specific environmental conditions as part of the project approval.

9.2 Project Mitigation: Pre-Construction / Detailed Design

For the detailed design of projects that may arise as a result of the Plan, where options are available, the design should use a hierarchy to mitigation measures along the following principles:

- Avoidance: avoid creating the potential impact where feasible.
- Mitigation: minimise the potential impact through mitigating measures
- Enhancement: Enhance the environment to better than pre-project conditions, where reasonably possible.

The progression of any projects that may arise as a result of the Plan, through the detailed design phase can entail a series of surveys to inform the design, where the scale of surveys would be proportionate to the complexity and potential impacts of the project. These can include:

- engineering structure surveys,
- topographical surveys,
- habitat and species surveys
- ornithological surveys,
- bat surveys,
- fish surveys,
- water quality surveys,
- archaeological surveys,
- landscape and visual assessments,
- land valuation surveys and
- other surveys as deemed necessary to prepare a project.

Where necessary, Wildlife Derogation Licences will be sought from Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs.

Local Transport Plan	BFF	PHH	W	SG	AQ C	LA	CH	MA	IR

The scope of any necessary EIS will contain a WFD assessment, which will include a hydro- morphological assessment, to more clearly consider and support the Water Framework Directive (WFD) objectives. This WFD assessment will inform the project level AA regarding likely significant effects and adverse impacts on the site integrity of Natura 2000 sites in respect of their conservation objectives and if necessary, appropriate mitigation measures will be implemented at project level to ensure adverse effects will not occur.

9.2.1 Project Mitigation: Construction Stage

For large and complex projects and sites, where environmental management may entail multiple aspects, a project specific Construction Environmental Management Plan (CEMP) may be developed. This will form a framework for all environmental management processes, mitigation measures and monitoring and will include other environmental requirements such as invasive species management measures, if applicable .

A designated environmental officer and project ecologist will be appointed, as appropriate for the project.

Biosecurity measures may be required and should be considered depending on the location and conditions on-site.

9.2.2 Project Monitoring

The Plan, with its associated SEA and plan-level AA, sets out a series of monitoring requirements, in connection with the SEA objectives and the predicted effects of the Plan.

For measures involving physical works, the project-level EIA and AA, where conducted, will set out the specific monitoring required for each measure.

LAP Draft policies/objectives:

NEP 1 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.

NEP 2 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.

NEP 3 Protect, reinforce and strengthen the Green Infrastructure network in Ballina and to strengthen links to the wider regional network. This should be informed by appropriate ecological surveys and assessment.

NEP 4 Support the implementation of the Biodiversity Plan for Ballina and any subsequent Biodiversity Plan for the Plan area over the lifetime of the Plan.

NEP 5
- There shall be a presumption against 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.

NEP 6 Protect and incorporate existing biodiversity features such as hedgerows and surface water features into the design and construction of new development and public realm. Where the loss of the existing features is unavoidable new biodiversity features should incorporate native species, and species of local provenance to replace the existing hedgerow.

NEP 7 To protect sensitive landscapes, including elevated lands, from development.

Annex B: SEA Screening of material alterations

The Draft LAP was placed on public display for a period of 6 weeks from 26th September to 7th November 2023 inclusive. A total of 57 no. valid written submissions were received within the statutory timeframe for public display.

The 57 no. submissions were considered by the Chief Executive and responses and recommendations set out in a Chief Executive's report, dated the 19th December 2023. The Elected Members of the Ballina Municipal District at their meeting on the 26th January 2024, considered the draft LAP and the CE Report and passed a resolution to accept the Draft LAP and the Chief Executive's report in respect of the Draft LAP, subject to the alterations in the Chief Executive's report and the subsequent alterations proposed by the Elected Members.

Proposed Material Alterations

The following section sets out the proposed Material Alterations to chapters of the written statement of the Draft Ballina Local Area Plan 2024-2030 and alterations to maps.

Note: Where sections, policies, objectives, tables, figures or maps are proposed to be included or altered, the numbers of those in the Draft Plan may need to be revised prior to final adoption of the Plan.

Proposed Alteration Number	MA 1
Submission Number	MYO-C92-22 - Department of the Environment; Climate and Communications / Geological Survey Ireland
Section/Heading/Page No.	Section 1.2 Climate Action, Section 2.9 Integrating Climate Considerations into the Ballina LAP, P-2 & 15

Proposed Material Alteration

Amend and update the year of 'The Climate Action Plan' as shown below:

Paragraph 2 P-2 as follows: '*....The Climate Action Plan (CAP) ~~2023~~ 2024 sets out the measures to be taken to reach our targets in each sector of the economy.....'*

Paragraph 4 P-2 as follows: *....'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.'

Amend Section 2.9, paragraph 1 P-15 as follows: *....'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 CAP ~~2023~~ 2024'.*

SEA comment: minor amendments, no landuse effects identified. No environmental impacts identified for this MA.

Proposed Alteration Number	MA 2
Submission Number	MYO-C92-43 – Office of the Planning Regulator
Section/Heading/Page No.	Section 2.8 Table 2.1 – Projected Population Increase and Housing requirements to 2028, P-13

Proposed Material Alteration

Amend Table 2.1 in Section 2.8 as below:

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

Table 2.1 Projected Population Increase and Housing requirements to 2028

SEA comment: minor amendments, no landuse effects identified. No environmental impacts identified for this MA

Proposed Alteration Number	MA 3
Submission Number	MYO-C92-43 – Office of the Planning Regulator & MYO-C92-3 – Northern & Western Regional Assembly, MYO-C92-21 – The Heritage Council
Section/Heading/Page No.	Section 2.10, Development Strategy Policy & Objectives, P-17

Proposed Material Alteration

Insert new objective DSO 11 as below:
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.

SEA comment: Positive across SEOS due to increase consistency with 2024 Guidelines.

Proposed Alteration Number	MA 4
Submission Number	MYO-C92-43 – Office of the Planning Regulator
Section/Heading/Page No.	Section 7.5.4, Ballina LTP Strategy, P-79

Proposed Material Alteration

Insert addition text at end of paragraph 2 of Section 7.5.4:

"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 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:

- *Short-term: 2-3 years*
- *Medium-term: 3-5 years*
- *Long-term: 5+ years"*

SEA comment: clarification of time periods under consideration, no landuse effects identified beyond those already evaluated under SEA process. No environmental impacts identified for this MA

Proposed Alteration Number	MA 5
Submission Number	MYO-C92-43 – Office of the Planning Regulator
Section/Heading/Page No.	7.10, Ballina Local Transport Plan Objective's, P-87

Proposed Material Alteration

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):*

Walking

New footpaths:

- *N26 – Southwest*
- *Section between Moy Valley Business Park and N26*
- *Morrison Terrace*

New Permeability Links

- *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)*

Proposed Active Travel Bridge

- *Active Travel Bridge at Lower Bridge (Medium-Term)*

Proposed Park and Stride

- *Cathedral Road Car Park*
- *St Patricks Church Car Park*

Cycling:

Two Way Cyclist Facilities (fully segregated cycle tracks)

- *N26 South*
- *N26 Kevin Barry Street*
- *Water Lane*
- *L-1127*
- *R-310*

One Way Cyclist Facilities (fully segregated cycle tracks)

- *Morrison Terrace*
- *Barrett, James Connolly, Hill and Tone Streets*

Greenway / off road paths

- *River Moy (southwest extend behind Hollister)*

Provide Shared Street:

- *Ferran Terrace*
- *Mercy Road*

** Measures listed are exhaustive, full range of measures are listed in Ballina Local Transport Plan"*

SEA comment: clarification of time periods under consideration, no landuse effects identified beyond those already evaluated under SEA process. No environmental impacts identified for this MA

Proposed Alteration Number	MA 7
Submission Number	MYO-C92-3 – Northern & Western Regional Assembly
Section/Heading/Page No.	Section 2.8 Core Strategy, P-13

Proposed Material Alteration

Amend Table 2.2 as follows:

Ballina Allocation of Residential Units/Lands Requirements			
Land Zoning Category	**Housing Targets ~~(551)~~**	**Area**	**Overall housing target**
Town Centre/Opportunity Sites	35	2.33ha	511
Residential Infill Lands	70	4.66ha	
New Residential Lands	446	29.73ha	

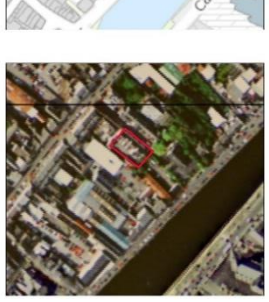
Table 2.2: Housing Units and land Requirements for Ballina to 2028.

SEA comment: clarification of time periods under consideration, no landuse effects identified beyond those already evaluated under SEA process. No environmental impacts

identified for this MA	
Proposed Alteration Number	MA 8
Submission Number	MYO-C92-35 – Uisce Eireann
Section/Heading/Page No.	Section 2.10, Development Strategy Policies and Objectives, P-15
Proposed Material Alteration	
Amend DSP 6 as follows: *"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~~."*	
SEA comment: clarification wording, no landuse effects identified beyond those already evaluated under SEA process. No environmental impacts identified for this MA	

Proposed Alteration Number	MA 9
Submission Number	MYO-C92-21 – The Heritage Council
Section/Heading/Page No.	Section 2.10, Development Strategy Objectives, P-16
Proposed Material Alteration	
Amend NEP 5 as follows: *"'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'.*	
SEA comment: positive for BFF, CH, PHH and L SEOs in particular. No landuse effects identified beyond those already evaluated under SEA process. No adverse environmental impacts identified for this MA	

Proposed Alteration Number	MA 10
Submission Number	MYO-C92-22 - Department of the Environment; Climate and Communications / Geological Survey Ireland
Section/Heading/Page No.	Section 3.4.6 Waste – P23
Proposed Material Alteration	
Amend Section 3.4.6 as follows: *…"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. "*	
SEA comment: clarification of wording, no landuse effects identified beyond those already evaluated under SEA process. No environmental impacts identified for this MA	

Proposed Alteration Number	MA 11
Submission Number	Elected Member Motion
Section/Heading/Page No.	Section 4.7 Character Areas and Opportunity Sites – P-39
Proposed Material Alteration	
Additional Opportunity Site Town Core Character Area as follows:	
Opportunity Site 3:   Map 4.9 Site Location. Map 4.10 Aerial image of site	*Area: 0.1001* Hectares (approx.) *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. *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. 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. Potential Uses: Cultural Offices Mixed-Use
SEA comment: this is positive in terms of reuse of brownfield town centre and enhancing permeability and public realm. Consistent with Mayo CDP 22 -2028. No adverse effects identified with this MA.	

Proposed Alteration Number	MA 12
Submission Number	MYO-C92-6– Transport Infrastructure Ireland
Section/Heading/Page No.	Section 5.5.2.1, Enterprise and Employment Lands of National or Regional Strategic Importance, P-58

Proposed Material Alteration
Amend text and title of Section 5.5.2.1 as follows: *"5.5.2.1 Strategic Enterprise & Employment Lands of National or Regional Strategic Importance"* *"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 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."*
SEA comment: clarification of wording and reference to relevant guidelines cited above, no landuse effects identified beyond those already evaluated under SEA process. No environmental impacts identified for this MA

Proposed Alteration Number	MA 13
Submission Number	MYO-C92-3 – Northern & Western Regional Assembly
Section/Heading/Page No.	Section 5.9, Economic Development Policies and Objectives, P-65
Proposed Material Alteration	
Amend EDO 8 as follows: *'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'.*	
SEA comment: additional referent to the Eurovelo 1 Atlantic Coastal route. Potential environmental effects identified for tourism and recreation have been assessed through the SEA and existing mitigation measures including those from the Mayo CDP 2022-2028 and supporting strategies will provide appropriate project level mitigation subject to their full implementation and adherence to same. No landuse effects identified beyond those already evaluated under SEA process. No environmental impacts identified for this MA *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.*	

Proposed Alteration Number	MA 14
Submission Number	Elected Member Motion
Section/Heading/Page No.	Section 6.10, Residential Density, Mix and Design Policy, P-75
Proposed Material Alteration	
Insert new objective HSCO 7 as follows: *"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."*	
SEA comment: this MA proposes liberalization of the approach to housing provision and additional serviced lands outside those provided for in the core strategy. This MA 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 Westport LAP Policies and Objectives. The provision of this policy 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. Potential loss of local habitats and increase in soil sealing as well as potential reliance upon private transport. Cumulative adverse impacts identified. This MA is screened in for full SEA.	

Proposed Alteration Number	MA 15
Submission Number	Elected Member Motion
Section/Heading/Page No.	Section 6.10, Residential Density, Mix and Design Policy, P-75
Proposed Material Alteration	
Insert new objective HSCO 8 as follows: *"To support multi-generational housing developments, recognising current and future trends of 2 or 3 generations of a family sharing the same plot."*	
SEA comment: this MA proposes liberalization of the approach to housing provision and additional serviced lands outside those provided for in the core strategy. This MA 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 Ballina LAP Policies and Objectives. The provision of this policy 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. Potential loss of local habitats and increase in soil sealing as well as potential reliance upon private transport. Cumulative adverse impacts identified. This MA is screened in for full SEA.	

Proposed Alteration Number	MA 16
Submission Number	Elected Member Motion
Section/Heading/Page No.	Section 6.10, Community, Arts and Educational Facilities Objectives, P-76
Proposed Material Alteration	
Insert new objective HSCO 13 as follows: *"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."*	

SEA comment: this new objective is consistent with national, regional and Mayo CDP 2022-2028 policies in terms of town centre development, adaptive reuse of existing buildings. Application and adherence to existing provisions re built and natural heritage in the Mayo CDP 2022-2028 and the Ballina LAP provisions will avoid significant adverse environmental effects.	
Proposed Alteration Number	MA 17
Submission Number	Elected Member Motion
Section/Heading/Page No.	Section 6.10, Sports and Recreation Objectives, P-75
Proposed Material Alteration	
Insert new objective HSCO 17 as follows: *"To provide a pedestrian bridge over the Bunree River at the Town Park."*	
This is a project proposal and would be subject to detailed design, included as appropriate all relevant environmental assessments. In particular, the following draft LAPs would apply: *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.* *DSO 7* *Protect, enhance and connect areas of natural heritage, green and blue infrastructure and open space for the benefits of quality of life and biodiversity, capitalising on climate change adaptation and flood risk measures.* *Subject to full adherence to and implementation of the existing LAP and Mayo CDP 2022 -2028 environmental protection measuers, at this strategic level, no adverse effects identified.*	
Proposed Alteration Number	MA 18
Submission Number	MYO-C92-34 – National Transport Authority
Section/Heading/Page No.	Section 7.9, Parking, P-84
Proposed Material Alteration	
Amend text of paragraph 1 of Section 7.9 as follows: *"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."*	
SEA comment: clarification of wording and reference to LPT cited above, no landuse effects identified beyond those already evaluated under SEA process. No environmental impacts identified for this MA	
Proposed Alteration Number	MA 19
Submission Number	MYO-C92-6– Transport Infrastructure Ireland
Section/Heading/Page No.	Section 7.9, Parking, P-84
Proposed Material Alteration	
Amend Policy MTP 3 as follows: *"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."*	
SEA comment: clarification of wording and reference to TII publications cited above, no landuse effects identified beyond those already evaluated under SEA process. No adverse environmental impacts identified for this MA	
Proposed Alteration Number	MA 20
Submission Number	MYO-C92-6– Transport Infrastructure Ireland
Section/Heading/Page No.	Section 7.10, Road Objectives, P-86
Proposed Material Alteration	
Insert new objective MTO 8 as follows: *"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."*	
SEA comment: The new objective reflects and is consistent with LPT provisions and MTO 6 already assessed through the SEA process with no additional environmental effects identified beyond those assessed. No adverse environmental impacts identified for this MA. Preceding objective MTO 7 supports the provision of new roads infrastructure by ensuring that the lands along the indicative routes listed in the objective are protected by keeping them free from development that would undermine the delivery of these projects. The Design Manual for Urban Roads and Streets incorporates good planning and design practice to support and encourage more sustainable travel patterns in urban areas. Thus, this objective will have positive effects on human health by protecting, enhancing and improving people's quality of life as well as protection from hazards or nuisances arising from incompatible land uses/developments. It will also have a positive effect on sustainable transport patterns and modes. However, it will have unclear effects on other SEOs. While new road developments are not desirable due to present limited options for public transport it is important to ensuring roads are safe and encourage safer driving. As included in the objective MTO 6 all road projects will be subject to the appropriate environmental assessments.	
Proposed Alteration Number	MA 21
Submission Number	MYO-C92-35 – Uisce Eireann
Section/Heading/Page No.	Section 10.5.2, Wastewater Treatment, P-106
Proposed Material Alteration	
Amend 10.2- Existing Capacity of Ballina WWTP as shown below:	

Capacity - today (PE)	Load - in 202~~1~~3 (PE)	Headroom (PE)

25,000	~~15,888~~ 14,731	~~9,112~~ 10,269

Table 10.2 - Existing Capacity of Ballina WWTP

SEA comment: updated figures, this has been updated in the SEA ER. *No adverse environmental impacts identified for this MA*

Proposed Alteration Number	MA 22
Submission Number	MYO-C92-35 – Uisce Eireann
Section/Heading/Page No.	Section 10.9, Surface Water Drainage Policies, P-107

Proposed Material Alteration

Amend IESP 2 (c) as below:

a) *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.*

b) *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.*

c) ~~*Encourage*~~ *Require 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*

SEA comment; strengthening of wording for SuDS is positive for following SEOs – BFF, W, MA and L, PHH. *No adverse environmental impacts identified for this MA*

Proposed Alteration Number	MA 23
Submission Number	MYO-C92-35 – Uisce Eireann
Section/Heading/Page No.	Section 10.9, Surface Water Drainage Policies, P-107

Proposed Material Alteration

Amend IESO 1 as below:

"~~Encourage~~ Require 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."

SEA comment: as above

Proposed Alteration Number	MA 24
Submission Number	Office of Public Works
Section/Heading/Page No.	Section 10.9, Flood Risk Planning Objectives, P-109

Proposed Material Alteration

Amend IESO 3 as below:

IESO 3 -

a) *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.*

b) *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.*

c) *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.*

d) *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.*

e) *Have regard to the most up to date Flood Mapping as presented on the Office of Public Works (OPW) maps.*

f) The LAP supports the on-going design, planning and implementation of the Ballina Flood Relief Scheme.

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.

SEA comment: additional points relating to SFRA and flood risk management is positive across W, BFF, MA and PHH SEOs in partiuclar; . *No adverse environmental impacts identified for this MA*

Proposed Alteration Number	MA 25
Submission Number	MYO-C92-6– Transport Infrastructure Ireland
Section/Heading/Page No.	Section 11.5, Land Use Zoning Matrix, P-119-120

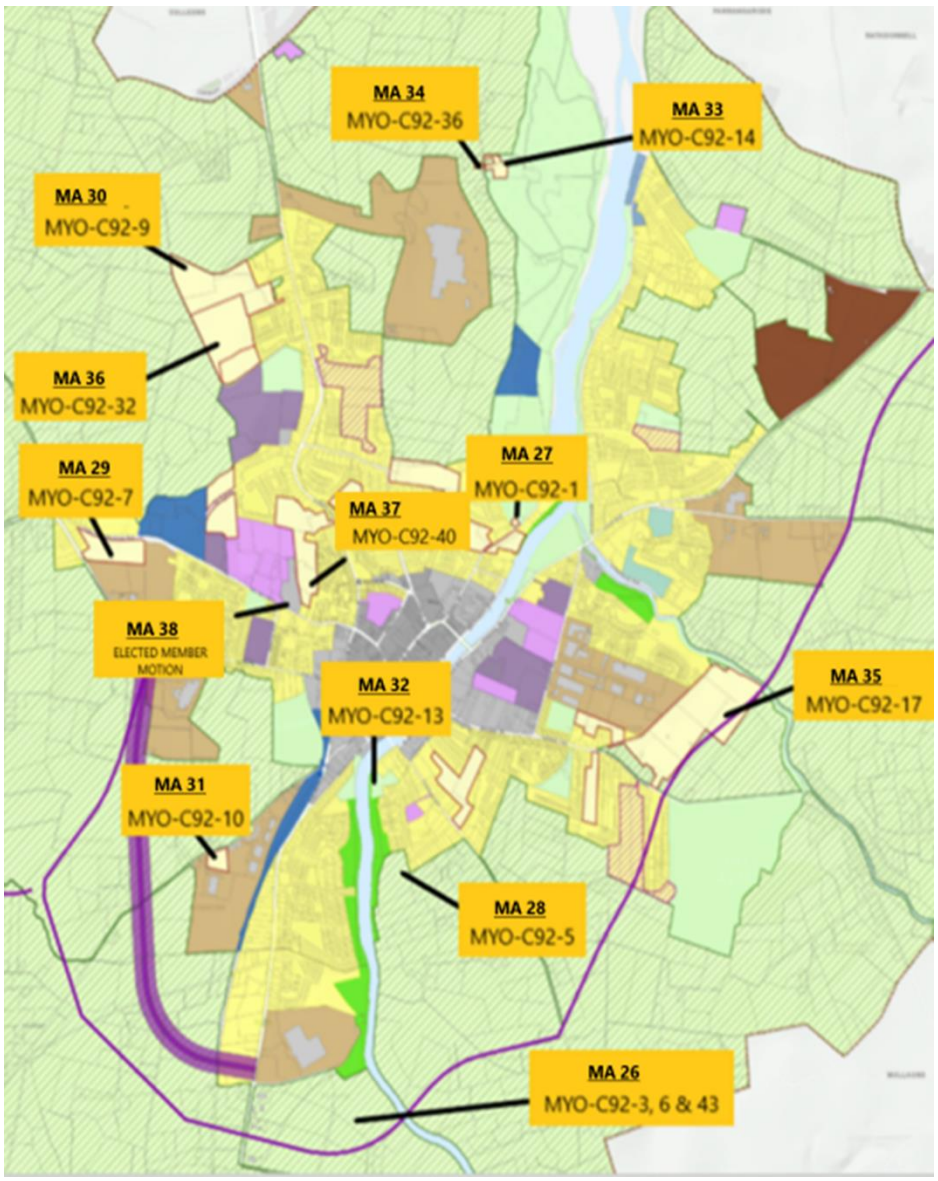
Proposed Material Alteration

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[2]	O[4] X	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[3]	X	X	X	X
Restaurant/ Café	P	P	X	X	X	X	O	O[4] X	O	X	X	X	X	P	P

SEA comment: minor amendment to LUZ table, no adverse environmental impacts identified.



Map of Material Alterations relating to landuse zonings

Proposed Alteration Number	MA 26
Submission Number	MYO-C92-43 – Office of the Planning Regulator & MYO-C92-3 – Northern & Western Regional Assembly, MYO-C92-6– Transport Infrastructure Ireland
Proposal/Location	Rezone lands from Enterprise & Employment to Agriculture
Proposed Material Alteration	
 **Draft Plan Zoning = Enterprise & Employment (site outlined in Red)**  **Proposed Material Alteration Zoning = Agriculture (outlined in red)**	
SEA comment: de intensification of landuse zoning; no adverse environmenal effects identified beyond those already assessed for Agirculture landuse in the LAP.	

Proposed Alteration Number	MA 27
Submission Number	MYO-C92-1 - Ruairi O'Malley & Elected Member Motion

Proposal/Location	Rezone lands from Recreation and Amenity to New Residential (Belleek)
Proposed Material Alteration	
 Draft Plan Zoning = New Residential (site outlined in black)  Proposed Material Alteration Zoning = New Residential (site outlined in red)	
SEA comment: this is adjacent to Moy River and is not supported in the SEA process. It is screened in for SEA. New residential is an intensification of landuse and may give rise to adverse effects on BFF, W, MA SEOs in particular. It is not consistent with core strategy or other provisions and may result in cumulative effects around soil sealing, flood risk and loss of habitats ajcent to River Moy or mobile species dependant upon same.	

Proposed Alteration Number	MA 28
Submission Number	MYO-C92-5 – Robert Morrow & Elected Member Motion
Proposal/Location	Rezone lands from Existing Residential to Agriculture
Proposed Material Alteration	

Draft Plan Zoning = Existing Residential (site outlined red)

Proposed Material Alteration Zoning = Agriculture (outlined in red)

SEA comment: relatively small area of land is addresed in this MA and agricultural rezoning is de intensification of land use. Sequential development and approach to servied lands identified this area for new residential in the draft LAP and this may impact adversely on core strategy targets. No adverse enviornmental effects identified with this MA.

Proposed Alteration Number	MA 29
Submission Number	MYO-C92-7– Eoin Durcan & Elected Member Motion
Proposal/Location	Rezone lands from Enterprise & Employment to New Residential
Proposed Material Alteration	

Draft Plan Zoning = Enterprise & Employment (Site outlined in red).

Proposed Material Alteration Zoning = New Residential (Site outlined in red).

This MA 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 Ballina LAP Policies and Objectives.

The provision of this policy 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. Potential loss of local habitats and increase in soil sealing as well as potential reliance upon private transport. Cumulative adverse impacts identified. This MA is screened in for full SEA.

Proposed Alteration Number	MA 30
Submission Number	MYO-C92-9 – Moytechnics Building Services on behalf of Ray & Margaret Collins & Elected Members Motion
Proposal/Location	Rezone lands
Proposed Material Alteration	

Draft Plan Zoning = Agriculture/Existing Residential (site outlined in Red)

Proposed Material Alteration Zoning = New Residential (Site location outlined in red)

This MA 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 Ballina LAP Policies and Objectives.

The provision of this policy 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. Potential loss of local habitats and increase in soil sealing as well as potential reliance upon private transport. Cumulative adverse impacts identified. This MA is screened in for full SEA.

Proposed Alteration Number	MA 31
Submission Number	MYO-C92-10 – Donal Quinn and Elected Member Motion
Proposal/Location	Rezone lands from Enterprise and Employment to New Residential
Proposed Material Alteration	

Draft Plan Zoning = Enterprise & Employment (site outlined in red)

Proposed Material Alteration Zoning = Strategic Residential Reserve (Site location outlined in red)

Relatively small area of land propsed to amend zoning from enterprise and employment to new residential. This may not be fully serviced lands and may affect core strategy targets as well as not reflecting sequential development approach. This is screened in for SEA.

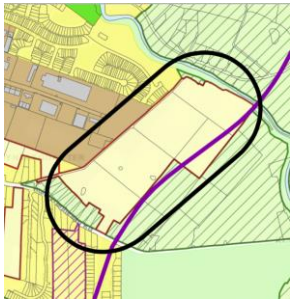
Proposed Alteration Number	MA 32
Submission Number	MYO-C92-13 – Martin Creaven on behalf of the Glebe Residents Association & Elected Member Motion
Proposal/Location	Rezone lands from New Residential to Recreation & Amenity
Proposed Material Alteration	

Draft Plan Zoning = New Residential (site outlined in red)

Proposed Material Alteration Zoning = Recreation & Amenity (Site location outlined in red)	
SEA comment: de intensification of land use; at strategic level no adverse environmental effects identified. The land size is smaller under the rezoning. No adverse environemntal effects identified with this MA	
Proposed Alteration Number	MA 33
Submission Number	MYO-C92-14– John Brogan & Elected Member Motion
Proposal/Location	Rezone lands from Recreation & Amenity to New Residential
Proposed Material Alteration	
 Draft Plan Zoning = Recreation & Amenity (site outlined in red).  Proposed Material Alteration Zoning = New Residential (Site circled in black).	
This may not be fully serviced lands and may affect core strategy targets as well as not reflecting sequential development approach. This is screened in for SEA.	

Proposed Alteration Number	MA 34
Submission Number	MYO-C92-36– Paul & Amanda Cawley & Elected Members Motion
Proposal/Location	Rezone lands from Agriculture to New Residential
Proposed Material Alteration	
 Draft Plan Zoning = Agriculture (outlined in red).  Proposed Material Alteration Zoning = New Residential (Site circled in Black)	
This is a small area but may not be fully serviced lands and may affect core strategy targets as well as not reflecting sequential development approach. This is screened in for SEA	
Proposed Alteration Number	MA 35
Submission Number	MYO-C92-17 – Bourke Builders & Elected Member Motion
Proposal/Location	Rezone lands from Agriculture/Recreation & Amenity to New Residential
Proposed Material Alteration	

Draft Plan Zoning = Agriculture/Recreation & Amenity (site outlined in red).



Proposed Material Alteration Zoning = New Residential (Site circled in black).

This MA 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 Ballina LAP Policies and Objectives.

The provision of this policy 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. Potential loss of local habitats and increase in soil sealing as well as potential reliance upon private transport. Cumulative adverse impacts identified. This MA is screened in for full SEA.

Proposed Alteration Number	MA 36
Submission Number	MYO-C92-32 – Vincent Ruane & Elected Members Motion

Proposal/Location	Rezone lands from Agriculture to New Residential
Proposed Material Alteration	
 Draft Plan Zoning = Agriculture (outlined in red).  Proposed Material Alteration Zoning = New Residential (Site outlined in red.)	
This MA 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 Ballina LAP Policies and Objectives. The provision of this policy 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. Potential loss of local habitats and increase in soil sealing as well as potential reliance upon private transport. Cumulative adverse impacts identified. This MA is screened in for full SEA	

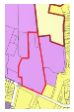
Proposed Alteration Number	MA 37
Submission Number	MYO-C92-32 – The Planning Partnership on behalf of The Congregation of the Sisters of Mercy
Proposal/Location	Rezone lands from Education to New Residential
Proposed Material Alteration	

Draft Plan Zoning = Education (outlined in red).

Proposed Material Alteration Zoning = New Residential (Site outlined in red.)

This represents infill development and adaptive reuse of existing building s in line with national, regional and county policiy. Positive across SEOS including PHH, CH, CC, L and MA in particular.

Proposed Alteration Number	MA 38
Submission Number	Elected Members Motion
Proposal/Location	Rezone lands from Education to Edge of Town Center
Proposed Material Alteration	



Draft Plan Zoning = Education (outlined in red).

 Proposed Material Alteration Zoning = Edge of town centre (Site outlined in red.)
Not identified through SEA as giving rise to significant adverse environmental effects. Landuse activities under this landuse zoning edge of town centre relates to retail uses that are within walking distance of the historic town centre core. The plan supports provision of 'Park and Stride' locations and facilities at the edge of the town centre to cater for the long-distance trips into Ballina. Such facilities encourage car commuters to switch to alternative modes of transport (i.e. walking & cycling), which is particularly effective for those who commute to school or employment centres.

SEA Screening under SI 435 of 2004 Criteria: 1. The characteristics of the plan having regard, in particular, to:
the degree to which the Plan sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources,
The Draft LAP will set the six year framework for the sustainable development of Ballina and the material alterations as shown and assessed in the accompanying Chief Executive Report do, for a number of Material Alterations (MA numbers 14, 15, 27, 29, 30, 31, 33, 34, 35 and 36)significantly alter the findings of the SEA of the draft LAP to date.
the degree to which the Plan influences other plans, including those in a hierarchy,
The Plan is prepared in the context of national and regional planning frameworks, namely the National Planning Framework (NPF) and the Regional Spatial and Economic Strategy (RSES) and Mayo County Development Plan 2022-2028 (CDP). The LAP includes a written statement comprising development objectives, policies, standards and maps including land use zoning. Taking the above and the examination of likely significant environmental effects, the proposed material alterations listed above would be likely to result in significant environmental effects.
the relevance of the Plan in the integration of environmental considerations in particular with a view to promoting sustainable development,
The draft Ballina LAP has been subject to full SEA, AA and SFRA and has integrated environmental considerations with a view to promoting sustainable development at local plan level in the plan area. Taking the above and the examination of likely significant environmental effects, the proposed listed material alterations would be likely to result in significant environmental effects.
Environmental problems relevant to the plan
Environmental problems relevant to the plan have been identified through the SEA process and measures to address same have informed the LAP development and mitigation measures. Taking the above and the examination of likely significant environmental effects, the proposed listed above material alterations would be likely to result in significant environmental effects.
the relevance of the plan to the implementation of European Union legislation on the environment (e.g. plans linked to waste-management or water protection).
The plan provides a landuse framework for the plan area and is subject to SEA and AA and SFRA. The plan considers and integrates European Union legislation on the environment including those relating to topics such as Waste Management and Water protection. Taking the above and the examination of likely significant environmental

effects, the proposed listed above material alterations would be likely to result in significant environmental effects.
2. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to:
the probability, duration, frequency and reversibility of the effects,
Taking the above and the examination of likely significant environmental effects, the proposed listed material alterations would not likely to result in significant environmental effects. Further assessment through SEA is recommended.
the cumulative nature of the effects,
Taking the above and the examination of likely significant environmental effects, the proposed listed material alterations would not likely to result in significant environmental cumulative effects.
the transboundary nature of the effects
No such effects are identified through the examination of the proposed listed material alterations.
the risks to human health or the environment (e.g. due to accidents),
As above, taking the above and the examination of likely significant environmental effects, the proposed listed material alterations would be likely to result in significant environmental effects.
the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected).
As above, taking the above and the examination of likely significant environmental, the proposed listed material alterations would not likely to result in significant environmental effects.
the value and vulnerability of the area likely to be affected due to:
(a) special natural characteristics or cultural heritage Taking the above and the examination of likely significant environmental effects this SEA Screening report, the proposed material alterations would not be likely to result in significant environmental effects on conservation management objectives of European Sites please see the accompanying Natura Impact Report that assessed the material alterations.
(*b*) exceeded environmental quality standards or limit values,

Taking the above and the examination of likely significant environmental effects, the proposed listed material alterations would be likely to result in significant environmental effects.
(*c*) intensive land-use, The draft plan provides in line with national, regional and county policies the provision of relatively intensive landuse within the urban setting. Taking the above and the examination of likely significant environmental effects , the proposed the material alterations would not be likely to result in significant environmental effects.
(d) the effects on areas or landscapes which have a recognised national, European Union or international protection status. Taking the above and the examination of likely significant environmental effects the material alterations would not be likely to result in significant environmental effects. The Screening Statement for appropriate assessment has examined the material alterations and a finding of no likely significant effects on the conservation management objectives of European Sites was concluded.