

Annex C: Strategic Environmental Assessment Screening Report for Material Alternations

for Mayo County Council Draft Development Plan 2021-2027

STRATEGIC ENVIRONMENTAL ASSESSMENT SCREENING REPORT FOR PROPOSED MATERIAL ALTERATIONS TO THE DRAFT MAYO COUNTY DEVELOPMENT PLAN 2021-2027

The Draft Plan consultation stage was originally advertised to take place from December 23rd, 2020 until March 16th, 2021. 1,267 submissions were received during this Draft Plan consultation period, of which 5 no. were subsequently withdrawn (See Appendix I of the CE Report). Mayo County Council wishes to express its appreciation to those who made submissions/observations and/or attended the webinar and workshops.

Assessment Table

Chapter 1 Introduction

MA reference:	+	(-)	(+/-)	(0)
<p>CH 1.1 UN Sustainable Development Goals</p> <p>The NPF states: “sustainability is at the heart of long-term planning and the NPF seeks to ensure that decisions we take today meet our own needs without compromising the ability of future generations to meet their needs”. RPO 5.5 of the RSES expands on the concept the sustainable use of natural assets by seeking to: Ensure efficient and sustainable use of all our natural resources, including inland waterways, peatlands, and forests in a manner which ensures a healthy society a clean environment and there is no net contribution to biodiversity loss arising from development supported in this County Development Plan. Conserve and protect designated areas and natural heritage areas. Conserve and protect European sites and their integrity.</p> <p>Q for MCC...is it Strategy or CDP above</p>	All SEOs			
<p>SEA Comment:</p> <p>The Development Applications Unit Dept of Culture Heritage and the Gaeltacht made this submission and it aims to strengthen overall environmental protection and align more closely with the North West RSES RPO 5.5.</p> <p>This is additional text in Chapter 1, Section 1. This addition of text under 4 ‘UN Sustainable Development Goals’ to strengthen the concept of sustainable use of natural resources with no net biodiversity loss from MCDP development(s) while conserving and protecting designated area is positive.</p>				
<p>Ch 1.2 Climate Action</p> <p>Climate change impacts are currently experienced worldwide. Coastal areas in western parts of Europe, such as Ireland, can expect more heavy rain, higher risk of flooding from rivers and higher risk of storms in winter. County Mayo is particularly vulnerable to river, coastal/tidal flooding, drought, colder winters as well as surface water flooding arising from heavy rain. Tackling climate change is a top priority for the EU and the European Commission has presented a package of measures designed to make Europe the world’s first climate-neutral continent by 2050. The European Green Deal includes key policies aimed at ambitiously cutting emissions, preserving Europe’s natural environment and investing in cutting-edge research and innovation. It sets out an achievable roadmap that will ensure the EU’s economy becomes sustainable by turning climate and environmental challenges into opportunities across all policy areas that will result in economic growth and jobs. Furthermore, the National Climate Action Plan (2019) sets out a course of action to address the impacts of climate change on Ireland’s environment, society, economic and natural resources.</p>	All SEOs			
<p>SEA Comment:</p> <p>Ballina Chamber of Commerce made this submission to identify and use the basis of the UN’s Sustainable Development Goals as a further core base for the development plan, but also to include the Programme for Government Mission: A Green New Deal.</p> <p>This addition of text to strengthen information provided relating to the European Green Deal and Climate Change and Climate Action is positive. Its road map will ensure sustainability by turning climate and environmental challenges into opportunities across all economic policy areas.</p>				

Chapter 2: Core & Settlement Strategy

	(+)	(-)	(+/-)	(0)
<p>CH2.1 Strategic Aims S2.3/pg25 Amend Housing bullet-point within Strategic Aim 2.3 by deleting “and” from first sentence and add the words “and countryside” after villages. <i>Housing</i> - To facilitate the sustainable growth of all rural areas, towns and villages and countryside throughout the county by seeking to accommodate, as far as possible, all persons in their choices to live in our rural areas, towns and villages; by supporting and strengthening the rural economy to sustain vibrant rural communities and by promoting consolidation and compact development of all urban and rural settlements in an attractive setting that provides a suitable mix of housing with supporting amenities; and by ensuring coordinated investment in infrastructure that will support economic competitiveness and create a high quality living and working environment.</p>		BFF W PHH MA CC		
<p>SEA Comment: The addition of ‘and countryside’ will lead to potential conflict with SEOs. Furthermore, it risks not meeting the objectives of the National Planning Framework and the North West Regional Economic and Spatial Strategy. Thus, additional assessment is required as this MA could give rise to cumulative and adverse effects on environmental resources such as Water, BFF, PHH, and MA. . It risks not meeting the objectives of the National Planning Framework nor the North West Regional Economic and Spatial Strategy.</p>				
<p>CH2.2 Strategic Aims S2.3/pg 26 Amend Settlements bullet-point within Strategic Aim 2.3 by deleting “and” from first sentence and add the words “and countryside” after villages. <i>Settlements</i> - To develop Mayo's settlements as a network of attractive, livable towns and villages and countryside in the county with sustainable levels of population, employment activity and enhanced levels of amenity which encourage a high quality of life and well-being and support a sustainable synergy with the rural countryside.</p>		BFF W PHH MA CC		
<p>SEA Comment: The addition of ‘and countryside’ will lead to potential conflict with SEOs. Furthermore, it risks not meeting the objectives of the National Planning Framework and the North West Regional Economic and Spatial Strategy. Thus, additional assessment is required as this MA could give rise to cumulative and adverse effects on environmental resources such as Water, BFF, PHH, and MA. This objective must adhere to all of the relevant planning and environmental legislation, and the MCDP 2021-2027 policies and objectives, especially in relation to environmental protection.</p>				
<p>CH2.3 Strategic Aims Insert map showing the strategic road network in the county.</p>				0
<p>SEA Comment: The insertion of the map showing the strategic road network in the county is a minor addition and no interactions with SEOs have been identified. The addition of this map will not have a negative impact on the SEA outcome at a strategic scale.Minor addition and no interactions with SEOs identified.</p>				
<p>CH2.4 Strategic Aims Insert additional Strategic Aim in Section 2.3 directly beneath Movement and Transport to read as follows:</p>			All SEOs	

<p>Strategic Road Network - To maintain the strategic function, capacity and safety of the national roads network, including planning for future capacity enhancements, and to ensure that the existing extensive transport networks, are maintained to a high level to ensure quality levels of service, safety, accessibility and connectivity to transport users.</p>				
<p>SEA Comment: This Strategic Aim was inserted following a submission and recommendation by Transport Infrastructure Ireland. The TII comment on the lack of text in the Core Strategy associated with improvement to thenational road network in accordance with National Development Plan investment objectives and safeguarding the existing networks in accordance with the provisions of official policy. To reflect the importance of the national road network in the county the submission recommends the inclusion of an additional Strategic Aim alongside Movement and Transport in Section 2.3. The comments regarding the importance of the national road network in the county to supporting and enhancing the economic drivers is noted, as are the comments regarding improvingand maintaining the national road network in accordance with NPF and NDP policies and Section 28 Guidelines. It is therefore considered appropriate to include an additional Strategic Objective asrecommended. This Strategic Aim must adhere to all of the relevant planning and environmental legislation, and the MCDP 2021-2027 policies and objectives, especially in relation to environmental protection.</p>				
<p>CH2.5 Strategic County Development Objectives Amend the title of SO 9 from: Appropriate Assessment, Strategic Environmental Assessment and Strategic Flood Risk Assessment to Ecological Impact Assessment, Appropriate Assessment, Strategic Environmental Assessment and Strategic Flood Risk Assessment.</p>	All SEOs			
<p>SEA Comment: The addition of this text recommended in the Development Applications Unit Dept of Culture Heritage andthe Gaeltacht’s submission will not have a negative impact on the SEA outcome at a strategic scale.and will support stronger assessment of effects on biodiversity and wildlife though Ecological Impact Assessment of projects/plans as appropriate.</p>				
<p>CH2.6 Strategic County Development Objectives Amend text in Part b of SO 9 as follows: 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 (EclA) 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.</p>	All SEOs			
<p>SEA Comment: The addition of this text recommended in the Development Applications Unit Dept of Culture Heritage andthe Gaeltacht’s submission will not have a negative impact on the SEA outcome at a strategic scale and will support stronger assessment of effects on biodiversity and wildlife though Ecological Impact Assessment of projects/plans as appropriate.</p>				
<p>CH2.7 Core Strategy Table Amend Core Strategy and HNDA/Housing Strategy of the Draft Plan to accord with the requirements of the Section 28 Ministerial Guidelines, as per Appendix II (Core Strategy) and Appendix IV (HNDA/Housing Strategy) of the CE Report.</p>	All SEOs			

Revised Core Strategy Table (Table 2.4)																																																																																				
Settlement Type	Settlements	Population 2016	Population 2021	Population increase 2016/2021	Population Growth Rate % Change	Residential Housing Targets	Residential Housing Growth Rate %	Quantity of residential zoned Existing Residential	Quantity of lands zoned for Strategic Residential Reserve	Quantity of lands zoned for Strategic Residential Reserve Tier I	Quantity of lands zoned for Strategic Residential Reserve Tier II																																																																									
Tier I (i) Key Towns	Bellrie	10,171	11,100	929	9.1%	445	14%	0	2973	0	0																																																																									
	Condaroo	11,068	12,342	1,274	11.5%	617	17%	0	3637	0	0																																																																									
Tier I (ii) Strategic Growth Towns	Wagwort	6,109	6,743	634	10.4%	237	8%	0	1713	0	0																																																																									
Tier II Self-sustaining Growth Towns	Bellfarrow	2,706	3,103	397	14.7%	106	3%	64	3640	1323	3052																																																																									
	Banyborris	2,066	2,156	90	4.3%	30	1%	1640	3642	1111	599																																																																									
	Baldon	1,018	1,115	97	9.5%	33	3%	3323	6500	1109	N/A																																																																									
	Corwarrens	1,887	2,054	167	8.8%	140	7%	11340	4240	3591	957																																																																									
<table border="1"> <thead> <tr> <th>Region</th> <th>Population</th> <th>Population 2021</th> <th>Population increase 2016/2021</th> <th>Population Growth Rate % Change</th> <th>Residential Housing Targets</th> <th>Residential Housing Growth Rate %</th> <th>Quantity of residential zoned Existing Residential</th> <th>Quantity of lands zoned for Strategic Residential Reserve</th> <th>Quantity of lands zoned for Strategic Residential Reserve Tier I</th> <th>Quantity of lands zoned for Strategic Residential Reserve Tier II</th> <th></th> </tr> </thead> <tbody> <tr> <td>Tier I (i) Key Towns</td> <td>21,239</td> <td>23,442</td> <td>2,203</td> <td>10.4%</td> <td>1,062</td> <td>14%</td> <td>0</td> <td>6610</td> <td>0</td> <td>0</td> <td></td> </tr> <tr> <td>Tier I (ii) Strategic Growth Towns</td> <td>6,109</td> <td>6,743</td> <td>634</td> <td>10.4%</td> <td>237</td> <td>8%</td> <td>0</td> <td>1713</td> <td>0</td> <td>0</td> <td></td> </tr> <tr> <td>Tier II Self-sustaining Growth Towns</td> <td>7,676</td> <td>8,424</td> <td>748</td> <td>9.7%</td> <td>269</td> <td>3%</td> <td>1676</td> <td>10,242</td> <td>3545</td> <td>1950</td> <td></td> </tr> <tr> <td>Total</td> <td>34,931</td> <td>38,609</td> <td>3,678</td> <td>10.5%</td> <td>1,576</td> <td>10%</td> <td>1676</td> <td>16,852</td> <td>3545</td> <td>1950</td> <td></td> </tr> <tr> <td>Residential Housing Targets</td> <td>34,931</td> <td>38,609</td> <td>3,678</td> <td>10.5%</td> <td>1,576</td> <td>10%</td> <td>1676</td> <td>16,852</td> <td>3545</td> <td>1950</td> <td></td> </tr> </tbody> </table>													Region	Population	Population 2021	Population increase 2016/2021	Population Growth Rate % Change	Residential Housing Targets	Residential Housing Growth Rate %	Quantity of residential zoned Existing Residential	Quantity of lands zoned for Strategic Residential Reserve	Quantity of lands zoned for Strategic Residential Reserve Tier I	Quantity of lands zoned for Strategic Residential Reserve Tier II		Tier I (i) Key Towns	21,239	23,442	2,203	10.4%	1,062	14%	0	6610	0	0		Tier I (ii) Strategic Growth Towns	6,109	6,743	634	10.4%	237	8%	0	1713	0	0		Tier II Self-sustaining Growth Towns	7,676	8,424	748	9.7%	269	3%	1676	10,242	3545	1950		Total	34,931	38,609	3,678	10.5%	1,576	10%	1676	16,852	3545	1950		Residential Housing Targets	34,931	38,609	3,678	10.5%	1,576	10%	1676	16,852	3545	1950	
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SEA Comment:
The OPR requested that the Core Strategy (including settlement strategy and associated identification of development potential and zoning exercises) and HNDA is reviewed and revised, as necessary, to comply with the requirements of the Section 28 Guidelines: Housing Supply Target Methodology for Development Planning 2020 and Appendix 1 of the accompanying Ministerial Circular.
The OPR submission also requests that the Core Strategy Table (Chapter 2) is amended to quantify, in hectares, existing and proposed residential zoned lands, and lands zoned for a mix of residential and other uses which are permitted to accommodate residential use for each settlement. The Planning Authority are advised that the total figures for the county should align with the housing supply targets.

At the time of making the Draft Plan (December 14th, 2020), these guidelines were yet to be issued. The Core Strategy and HNDA/Housing Strategy of the Draft Plan have been reviewed and revised to comply with the housing targets for County Mayo arising from the guidelines and changes set out in CE Recommendation 1a.

The revised Core Strategy Table includes the quantity (hectares) of land of 'Existing' and 'New' residential and Town Centre (Mixed Use) for Tier II settlements only. However, the adopted consolidation land use zoning approach for Tier III, Tier IV and Tier V towns and villages does not formally identify existing and new residential, and therefore, it is not possible to quantify such lands for individual settlements in the Core Strategy.

Town/village core areas have been identified for Tier III to V towns and villages, which have been quantified for inclusion in the revised Core Strategy Table.

The revised Core Strategy Table has been modified to include the required quantity of land uses for Tier 1 towns of Ballina, Castlebar and Westport following the adoption of the local area plans.

The addition of this text will not have a negative impact on the SEA outcome at a strategic scale.

CE Recommendation to OPR Recommendation 1 and Observation 2 & NWRA Observation 1 & 3: results in the inclusion of these two tables as an MA. No significant environmental effects at strategic scale

CH2.8 Core Strategy Table

Amend Core Strategy Table, to quantify, in hectares, existing and proposed residential zoned lands, and lands zoned for a mix of residential and other uses for Tier II settlements and include a combined figure at tier level for Tier III, Tier IV and Tier V town/village centres.

Settlement Tiers	Settlements	Population 2016	Population 2021	Population 2027 end of 2027	Population Growth Rate % Change	No. of residential units required	Residential units built-up	Quantum of lands zoned Existing Residential	Quantum of lands zoned for Strategic Reserve	Quantum of lands zoned for Strategic Reserve Tier I	Quantum of lands zoned for Strategic Reserve Tier II
Tier I (a) Key Towns	Ballina	10,171	11,160	12,444	23.4%	228	323	*	29.73	*	*
	Castlebar	12,068	13,242	14,874	24.4%	447	553	*	36.87	*	*
Tier I (b) Strategic Growth Towns	Westport	6,198	6,745	7,326	18.8%	420	257	*	17.13	*	*
Tier II Self-Sustaining Growth Towns	Ballyrobe	2,786	3,010	3,100	12.2%	106	38	66.68	20.28	20.28	30.53
	Ballymanna	2,366	2,556	2,582	10.9%	90	30	58.68	28.33	22.12	5.99
	Ballyvaughan	1,019	1,101	1,115	9.0%	39	11	39.28	48.00	15.00	N/A

All SEOs

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				1,150							
	Claremorris	3,687	3,984	4,240	11.2%	254	7%	118.48	42.61	26.01	9.57
				4,100		140	4%	126.71	8	30.75	49.16
	Swineford	1,394	1,506	1,640	11.2%	65	3%	54.88	17.01	14.01	7.7
				1,550		53	2%	53.76	4.48	8.79	15.31
Tier III Self-Sustaining Towns	Bally Charleston Kilrinnagh Killa Knock Louisa Newport Foyfey Crossmalna	7,824	8,357	8,600	0.4	204	6%	N/A	50.2	N/A	N/A
				8,000	3.8%	251	8%				
				8,400	7.4%						
Tier IV Rural Settlements	18 Settlements* (See Table 2.4 Settlement Hierarchy)	2,215 4,535	4,741	4,300	8.9	122	4%	N/A	23.2	N/A	N/A
				4,000	10%	116	4%				
				4,800	5.8%						
Tier V Rural Villages	22 Villages* (See Table 2.6 Settlement Hierarchy)	N/A	N/A	200	N/A	128	2%	*	*		
Total		21,444 52,048	56,403	60,300	17.4%	2,282	6%				
				64,464	18.2%	2,095	6%				
				58,280	12%						

				[40%]							
Rural Villages* (Tier V) and the Open Countryside		20,000 78,459	81,101	82,400	2.8	1,257	4%				
				84,420	3.6%						
				87,420	11.42%						
County Total		130,507	137,504	145,700	11.6%	3,252	100%				
				144,400	11.6%						

* Note: Statutory Local area plans IAPs to will be prepared for Tier I (a & b) towns. Land zoned for Residential in Tier II towns will be monitored to ensure the delivery of the proposed housing targets. Upon reaching the strategic residential land targets per settlement, the remaining undeveloped residential land will revert to strategic residential reserve land. Tiers III, IV and V adopt a single category rural and semi-rural zoning approach.

* Settlements: See Table 2.5 Settlement Hierarchy
* Housing Targets cover plan period Q1-2022 to Q4-2028

* Tier V Rural Villages population aggregate of 2,421 persons.

SEA Comment:
See CH2.7 (MA 10) comments above

CH2.9 Core Strategy Table
Amend Table 2.4 so that the relevant period for population and housing supply growth targets in the revised Core Strategy Table shall change from 2022 to 2027 to 2022-2028.

Settlement Type	Settlements	Population 2016	Population 2021	Population Increase 2016-2021	Population Growth Rate % Change	Residential Development Potential (2022-2028)	Residential Development Potential (2022-2028) Housing Growth Rate %	Quantum of lands zoned Existing Residential	Quantum of lands zoned for Strategic Residential Reserve Tier I*	Quantum of lands zoned for Strategic Residential Reserve Tier II
				11,100						

SEA Comment:
See CH2.7 (MA 10) comments above

<p>CH2.10 Monitoring & Management</p> <p>Amend text within 2.7.9 Monitoring & Management as below:</p> <p>With the adoption of specific population targets for the county and each settlement/tier typology, the monitoring of the extent of residential development is required to ensure that development occurs in a coherent, reasoned and evidence-based manner. The delivery of all residential development will be carefully monitored during the lifetime of this Plan to ensure it does not cumulatively result in housing units or population being exceeded <i>within the context of the overall population limits within the county and in accordance with the Core Strategy and S28 Housing Target Guidelines</i>. Furthermore, if the projected population/unit within a particular Key Town, Strategic Growth Town or Tier II settlement is reached during the lifetime of the Plan, it is considered that there should be scope to exceed this target within the settlement, while remaining within the confines of the overall population allocation for the county.</p>				All SEOs
<p>SEA Comment:</p> <p><i>No significant effects at strategic level. This provides for additional monitoring and in line with the Core Strategy and S 28 Housing Target Guidelines</i></p>				
CH2.11 Core Strategy Policies		All SEOs		

CSP 1 To promote and facilitate the development of sustainable all communities in the county. , by managing the level of growth in each settlement to ensure future growth is in accordance with the Core Strategy and County Settlement Hierarchy, in order to deliver sustainable and vibrant rural and urban communities.				
SEA Comment: Adverse effects across all SEOS, this is not consistent with proper planning and sustainable development				
CH2.12 Core Strategy Policies Delete CDP 2. CSP 2 To support the implementation of the Core Strategy for Mayo in a manner that is consistent with policies at a national and regional level, in particular population targets and distribution.		All SEOS	?	
SEA Comment: Adverse effects across all SEOS, this is not consistent with proper planning and sustainable development				
CH2.13 Core Strategy Policies CSP 4: To support the compact growth of towns and villages and open countryside to ensure that development proceeds sustainably and at an appropriate scale. , density and sequence and in line with the Core Strategy Table.		All SEOS		
SEA Comment: Adverse effects across all SEOS, this is not consistent with proper planning and sustainable development				
CH2.14 Core Strategy Objectives CSO 4 To move towards more compact towns by promoting the development of infill and brownfield/consolidation/regeneration sites where available and the redevelopment of underutilised land within and close to the existing built up footprint of existing settlements in preference as an alternative to edge of centre locations.		All SEOS		
SEA Comment: All the settlements from Tier II to V now include lands identified as Opportunity sites following OPR request the need to amend this . This amendment is not in line with Compact Growth principles, NPF and RESS and is not recommended as could give rise to direct and indirect landuse effects.				
CH2.15 Core Strategy Objectives CSO 5 To deliver at least 30% of all new homes in urban areas within the existing built up footprint of settlements. CSO 5 To encourage where possible the delivery of 30% of new homes in urban areas within the existing built up footprint of settlement.				
SEA Comment: This amendment is not in line with Compact Growth principles, NPF and RESS and is not recommended as could give rise to direct and indirect landuse effects.				
CH2.16 Core Strategy Objectives To deliver at least 20% of all new homes in the rural area on suitable brownfield sites, including rural towns, villages and the open countryside within the existing built up footprint of settlements. For the purpose of clarity, rural towns/villages are settlements with population levels less than 1,500 persons.		All SEOS		
SEA Comment:				

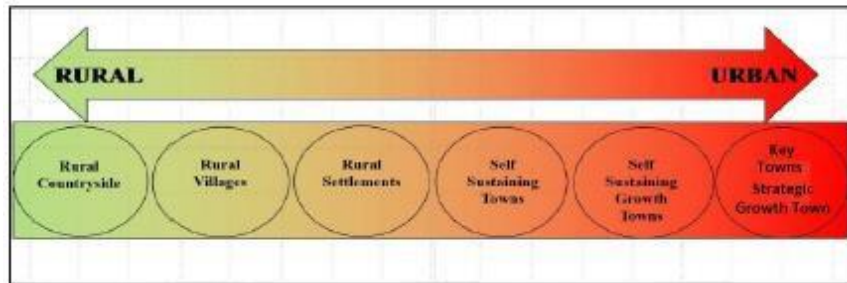
This amendment is not in line with Compact Growth principles, NPF and RESS. The liberalisation of the core strategy objectives to include open countryside is in conflict with national and regional planning policy and could generate significant effects across all SEOS. This is not recommended as could give rise to direct and indirect landuse effects.				
CH2.17 Core Strategy Objectives Delete CSO 7. CSO 7 To implement all land use planning policies and objectives in a manner which takes account of and is consistent with the Core Strategy, in order to accelerate a transition to a greener, low carbon and climate resilient county with a focus on reduced travel demand through the promotion of sustainable settlement patterns.		All SEOS		
SEA Comment: The omission of this objective reduces consistency with all SEOS and is not recommended for deletion.				
CH2.18 Core Strategy Policies Insert new policy into Core Strategy Policies: CSP 5 To facilitate, if necessary, an increase in the housing unit allocation within a particular Key Town, Strategic Growth or Tier II settlement, should the allocated housing target for that settlement be reached within the lifetime of the Plan, while remaining within the confines of the overall population target for the county, as reflected in the Core Strategy.			All SEOS	
SEA Comment: This could lead to imbalance and pressure but sufficient measures including monitoring of Core Strategy (see CH 2.10) should facilitate monitoring to avoid adverse effects, full implementation of MCDP 2021-2027 mitigation measures are required.				
CH2.19 Core Strategy Policies Insert new policy into Core Strategy Policies: CSP 6 It is a Policy of the Council to examine the feasibility and where practical, seek to facilitate serviced sites on council acquired land, at affordable prices within the footprint of existing settlements, predominantly aimed at Tier II and Tier III settlements. These serviced sites would be developed and master planned by Mayo County Council and made available for sale to persons who meet a defined range of criteria to be established in consultation with the Housing SPC and/or national guidelines.			?	
SEA Comment: full implementation of MCDP 2021-2027 mitigation measures are required.				
CH2.20 Core Strategy Objectives Delete CSO 8. CSO 8 To 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 and reasonable alignment with national and regional policy and objectives.		All SEOS	?	
SEA Comment: This change removes a policy which requires compliance with a Core Strategy that takes account of pressures and impacts. It therefore, weakens the protection of the Natura 2000 Network and is inconsistent across all SEOS.				
CH2.21 Settlement Strategy		allSEOs	?	

The settlement strategy will continue to provide the framework for the sustainable development of the county by continuing to balance balancing the distribution of Mayo's population at current ratio levels – rural to urban to the ratio of 60:40 Rural to Urban by ensuring development is targeted in a manner that revitalises Mayo's rural population without compromising the growth of either, its urban areas. The aim is to provide a sustainable synergy between both through the settlement hierarchy. Amend Table 2.4 Accordingly NOTE WITH CHANGE

SEA Comment:

CH2.22 Settlement Strategy
Amend Figure 2.2 (Synergy Between Rural and Urban through Settlement Hierarchy (Figure 2.2) and add Key Towns above Strategic Growth Town as illustrated below.

Synergy Between Rural and Urban through Settlement Hierarchy (Figure 2.2)



SEA Comment; insertion of figure only no landuse effects at significant level. Neutral interactions

CH2.23 Settlement Hierarchy Table S2.8.1/pg 39
Amend Table 2.5 (Settlement Hierarchy) and add Key Towns above Strategic Growth Town as illustrated below:

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?

This does not amend the policy or objectives but the removal of the reference to inappropriate development from urban areas is not consistent with proper planning and sustainable development.				
CH2.25 Self-Sustaining Growth Towns (Tier II) Amend Section 2.8.1.5 paragraph two below to read as follows: On an individual level, it is considered that Swinford also merits inclusion based on its strategic location on the N5, along the Atlantic Economic Corridor and in close proximity to Ireland West Airport Knock and the Strategic Growth Centres Key Towns of Ballina and Castlebar. Béal an Mhuirthead also merits inclusion being an important Gaeltacht Service Town along the Coastal Zone and Wild Atlantic Way. The town plays a key role in the delivering services and supporting employment for the northwest region of Mayo which is at a remove from other growth towns.				All SEOs
SEA Comment: Minor amendment to reflect RESS terminology.				
CH2.26 Self-Sustaining Growth Towns (Tier II) S2.8.1.6/pg 43 Amend paragraph one of Section 2.8.1.6 below to read as follows: 2.8.1.6 Keys Towns and Strategic Growth Towns-(Tier I) The towns included in Tier I of the settlement strategy are described as Tier 1(a) Key Towns and a Tier I (b) Strategic Growth Towns. These towns are the main urban centres of scale in the county. The RSES designates Castlebar and Ballina as Key Towns. Key Towns are defined as regionally, strategic employment centres of significant scale that can act as regional drivers that complement and support the higher-order urban areas within the settlement hierarchy. Westport, a Strategic Growth Town in the settlement hierarchy, is identified in the RSES as an urban centre with strategic development potential, which and seeks to build on the strong physical, economic and social intrinsic links with between Castlebar and Westport . The future growth of Castlebar and Westport is best achieved by building on these intrinsic links to grow in tandem as a driver of economic development for the county and region. (& 3.1.1 (Chapter 3))				All SEOs
SEA Comment: Minor amendment to reflect RESS terminology.				
Ch2.27 Settlement Strategy Objectives Delete wording for SSO 1and replace with new SSO 1 wording as below: SSO 1 To facilitate the appropriate growth of the Rural Countryside by offering a sustainable choice for people to live in order to maintain vibrant Rural Communities. SSO 1 To promote rural sustainability by facilitating people who wish to live in the rural countryside.		allSEOs		
SEA Comment: Conflict with all SEOs and not consistent with NPF, RESS or Core Strategy				
CH2.28 Settlement Strategy Objectives Insert new objectives after Objective SSO 12 in Chapter 2 of the Draft Plan to read as follows: SSO: The land use zoning provisions of the existing town and environs development plans for Ballina, Castlebar and Westport shall continue to be implemented on an interim basis until such time as local area plans are adopted for these towns, whilst also having regard to any draft local area plan, and subject to compliance with the provisions of the Mayo County Development Plan, including the Core Strategy population/housing targets. SSO: Development proposals in Ballina, Castlebar and Westport shall be assessed on an interim basis taking account of the principles of proper planning and sustainable development inter alia traffic safety, residential amenity, flood			?	

<p>risk, cultural, natural and built heritage, and in accordance with the provisions of the Mayo County Development Plan, including the Core Strategy population/housing targets.</p> <p>SSO: To support and facilitate the achievement of the key priorities identified for the Key Towns of Ballina and Castlebar to maximise opportunities of regional scale, as set out in Section 3.8 of the RSES (2020-2032). (SSO: To identify and facilitate higher and increased building heights for appropriate uses at suitable locations in the Tier I (a) Key Towns of Ballina and Castlebar consistent with SPPRs 1-4 of the Urban Development and Building Heights Guidelines for Planning Authorities' (2018).</p>				
<p>SEA Comment: This additional text and objectives were inserted following submission by Office of Planning Regulator to provide greater clarity to landuse zoning in LAPS, and the CDP Preparation. Positive interactions as the additional objectives provide for clarification in relation to these LAPS and CDP</p> <p>CEO Response: The preparation process for new Local Area Plans (LAPs) for Ballina, Castlebar and Westport has commenced and is currently at the pre-draft stage. Pre-draft consultations have already been completed, including workshops with the elected members, and the Chief Executive Reports on same are currently being prepared on same. It is intended that Draft LAPs for the three towns will be on public display in Q4 of 2021, and adopted in Q1/Q2 of 2022. As Section 18(3)(a) of the PDA specifically requires the Planning Authority/Board to have regard to the provisions of any local area plan in the consideration of planning applications and considering the limited timeframe which may occur between the final adoption of the County Development Plan and the LAPS, it is not considered necessary to provide interim plans for these towns. In addition to the provisions of the Draft LAPs, additional objectives have been included in the Draft Plan to further safeguard the requirements of Section 10(2) of the PDA in relation to the three towns. Mayo County Council considers that this approach provides clarity and transparency as requested. This was the process that was presented to the elected members and the public in the preparation of the Draft Plan, at elected members workshops on the Draft Plan, at the public consultation webinar on the Draft Plan as well as at the pre-draft workshops on the three LAPs.</p>				

Chapter 3: Housing

	(+)	(-)	(+/-)	(0)
<p>CH3.1 Strategic Aim Delete and replace Strategic Aim with below wording: The strategic aim of this chapter is to facilitate the sustainable growth of all rural areas, towns and villages throughout the county by seeking to accommodate, as far as possible, all persons in their choices to live in our rural areas, towns and villages; by supporting and strengthening the rural economy to sustain vibrant rural communities, by promoting consolidation and compact development of all urban and rural settlements in an attractive setting that provides a suitable mix of housing with supporting amenities; and by ensuring coordinated investment in infrastructure that will support economic competitiveness and create a high quality living and working environment. It is the strategic aim of this chapter to facilitate the progressive growth of all rural areas, towns, villages and open countryside throughout the country by seeking to accommodate all persons in their choices to live in rural areas.</p>			All SEOs	
<p>SEA Comment: The addition of the above text will lead to potential conflict with SEOs. Furthermore, it risks not meeting the objectives of the National Planning Framework and the North West Regional Economic and Spatial Strategy. Thus, additional assessment is required as this MA could give rise to cumulative and adverse effects on environmental resources such as Water, BFF, PHH, and MA.</p>				

This objective must adhere to all of the relevant planning and environmental legislation, and the MCDP 2021-2027 policies and objectives, especially in relation to environmental protection.				
CH3.2 Introduction Amend Section 3.2 by inserting the words “and open countryside” after the word villages in 3 rd line as shown below: This chapter has been guided by the above strategic aim, sustainable development goals and national strategic objectives to ensure sustainable growth of housing provision and to ensure all housing needs are appropriately accommodated in the rural areas and towns and villages and open countryside of County Mayo. The chapter has also considered the key legislative and policy documents set out in Appendix III, including the NPF and RSES for the Northern and Western region.			All SEOs	
SEA Comment: The addition of ‘ <i>and open countryside</i> ’ will lead to potential conflict with SEOs. Furthermore, it risks not meeting the objectives of the National Planning Framework and the North West Regional Economic and Spatial Strategy. Thus, additional assessment is required as this MA could give rise to cumulative and adverse effects on environmental resources such as Water, BFF, PHH, and MA. This objective must adhere to all of the relevant planning and environmental legislation, and the MCDP 2021-2027 policies and objectives, especially in relation to environmental protection.				
CH3.3 Housing Strategy Policies and Objectives Insert following text regarding Modular Homes: The use of modular units as permanent residences, in both single and multi-unit developments, will be given consideration on a case-by-case basis. It must be demonstrated that the units will provide a high quality, sustainable construction with a lifetime similar to concrete construction (minimum 60 years). The external finishes of the units must be in keeping with the local vernacular finishes, and in this regard the units must therefore have an external plaster finish and normal (conventional) roof slates. The units must comply with all other standards pertaining to residential developments.			allSEOs	
SEA Comment: Subject to full implementation and monitoring sufficient mitigation measures are provided in MCDP to avoid significant effects.				
CH3.4 Housing Strategy Policies and Objectives Insert new Policy after HSP 6, wording below: HSP 7 To consider the use of Modular Units for use as permanent residences, in both single and multi-unit developments, where it complies with the requirements of Section 3.4.7 and normal planning and environmental criteria.			?	
SEA Comment:				
CH3.5 Housing Strategy Policies and Objectives HSO 8: To support the ongoing monitoring and review of the HNDA, in accordance with the forthcoming guidance on HNDA methodology to be issued by the Department of Housing, Planning and Local Government, and Heritage. This will include monitoring and maintenance of a record of residential development permitted as single rural houses.			?	
SEA Comment: The OPR submission under recommendation 11: Rural Regeneration noted that having regard to National Policy Objective 19 and Regional Planning Objective (RPO) 3.4 and RPO 3.7, the planning authority is required to include a more proactive policy and implementation strategy for the regeneration of its rural settlements and villages (Tiers IV & V), including the provision of clear targets and provisions for monitoring residential development permitted as single rural houses.				

<p>This objective has been amended in the Draft Plan to include monitoring and maintenance of a record of residential development permitted as singlerural houses, and also to account for the recent publication of the HNDA guidance (April 2021).</p>				
<p>CH3.6 Rural Single Housing</p> <p>Delete the sentence beginning with “These urban” on 7th line and finishing with the word “directory” on 3rd last line in paragraph. Delete the words “and existing rural settlement patterns” on 3rd last line and replace with “where greater than 30 inhabited units per square kilometre”.</p> <p>Note: Rural Villages located in areas under urban pressure are to be excluded from the above restrictions for a radial distance of 500 metres from village centres.</p> <p>It is recognised that there is a continuing need for housing provision for people to live and work in rural Mayo to sustain vibrant rural communities. The NPF states that it will continue to be necessary to demonstrate a functional economic or social requirement for housing need in areas under unsustainable urban influence. Elsewhere, the NPF states that single houses in the countryside will be facilitated based primarily on siting and design criteria. The Plan makes a distinction between ‘Rural Areas under Strong Urban Influence’ and ‘Remaining Rural Areas. Map 3.1 delineates the ‘Rural Areas under Strong Urban Influence’ for Tier I and Tier II towns of the Settlement Hierarchy. These urban pressure areas were informed by examining a range of factors, including commuter zones, travel times, existing pressure areas, density per square km and existing rural settlement patterns (Geodirectory). The factors of density per square km and existing rural settlement patterns where greater than 30 inhabited units per square kilometre were considered the most appropriate indicators to establish ‘Rural Areas under Strong Urban Influence’ and ‘Remaining Rural Areas’.</p>			<p>All SEOs</p>	
<p>SEA Comment:</p> <p>The addition of the above text will lead to potential conflict with SEOs. Furthermore, it risks not meeting the objectives of the National Planning Framework and the North West Regional Economic and Spatial Strategy. Thus, additional assessment is required as this MA could give rise to cumulative and adverse effects on environmental resources such as Water, BFF, PHH, and MA.</p> <p>This objective must adhere to all of the relevant planning and environmental legislation, and the MCDP 2021-2027 policies and objectives, especially in relation to environmental protection.</p>				
<p>CH3.7 Rural Single Housing</p> <p>Amend Section 3.4.8 by inserting the words “It is recognised that new dwellings in these areas make a contribution to the vitality and viability of the local rural and urban communities” after the viability. Delete final sentence starting with the word “planning” as shown below: <i>Category 1 - Rural Areas under Strong Urban Influence:</i> These areas include the open rural countryside around the Tier I (Strategic Growth Towns) and Tier II (Self-Sustaining Growth Towns) towns. They have been designated to support the sustainable growth of the urban areas, to provide for the immediate, local rural community who have a genuine housing requirement, while directing urban generated housing into designated settlements, maintaining their vitality and viability. It is recognised that new dwellings in these areas make a contribution to the vitality and viability of the local rural and urban communities. Planning applications for single dwellings in these areas must have a demonstrable economic or social need to live in these areas and should be accompanied by supporting documentation.</p>			<p>All SEOs</p>	
<p>SEA Comment:</p> <p>The addition of the above text will lead to potential conflict with SEOs. Furthermore, it risks not meeting the objectives of the National Planning Framework and the North West Regional Economic and Spatial Strategy. Thus, additional assessment is required as this MA could give rise to cumulative and adverse effects on environmental resources such as Water, BFF, PHH, and MA.</p> <p>This objective must adhere to all of the relevant planning and environmental legislation, and the MCDP 2021-2027 policies and objectives, especially in relation to environmental protection.</p>				

<p>CH3.8 Rural Single Housing</p> <p>Replace word “facilitate” with “encourage” on 4th last line of paragraph.</p> <p>Replace word “retaining” with “increasing” in second last line in paragraph.</p> <p><i>Category 2 - Remaining Rural Areas:</i> These areas comprise of all other rural areas outside of the identified pressure areas under strong urban influence. It is recognised that sustaining smaller community areas is important and as such, it is considered appropriate to facilitate encourage rural housing in accordance with the principles of proper planning and sustainable development. In these areas, the Council recognises the importance of retaining increasing population and supporting the rural economy, while seeking to consolidate the existing rural town and village network.</p> <p>The sensitive reuse, refurbishment and replacement of existing rural dwellings is also recognised as a vital element in maintaining the vibrancy of the countryside.</p>				
<p>SEA Comment: The addition of the above text will lead to potential conflict with SEOs however it is not a policy or objective change.</p>				
<p>CH3.9 Rural Housing Policies</p> <p>Delete RHP 2 and replace with:</p> <p>RHP 2 To support a balanced approach to the development of rural areas to retain vibrancy, to accommodate within the rural area people who are functionally or socially part of the rural community, and to direct urban generated housing demand into established rural settlements.</p> <p>RHP 2 To support the development of all rural areas to regain sustainability and vibrancy and to reverse the significant rural population decline since 1951.</p>			All SEOs	
<p>SEA Comment: Full SEA required</p> <p>The addition of the above text will lead to potential conflict with SEOs. Furthermore, it risks not meeting the objectives of the National Planning Framework and the North West Regional Economic and Spatial Strategy. Thus, additional assessment is required as this MA could give rise to cumulative and adverse effects on environmental resources such as Water, BFF, PHH, and MA.</p>				
<p>CH3.10 Rural Housing Policies</p> <p>Delete the word “and” and replace with comma in the 2nd last line and add the words “and open countryside” after the word “villages”.</p> <p>Full stop after considerations, delete remainder of paragraph.</p> <p>RHP 3 To endeavour to accommodate the housing needs of the population, as projected in the Core Strategy, while at all times seeking to facilitate, as far as possible, all persons in their choices to live in our rural areas, towns and, villages and open countryside, subject to normal planning considerations. and carrying capacity of natural resources.</p>			All SEOs	
<p>SEA Comment: Full SEA required</p> <p>The addition of the above text will lead to potential conflict with SEOs. Furthermore, it risks not meeting the objectives of the National Planning Framework and the North West Regional Economic and Spatial Strategy. Thus, additional assessment is required as this MA could give rise to cumulative and adverse effects on environmental resources such as Water, BFF, PHH, and MA.</p>				
<p>CH3.11 Rural Housing Policies</p> <p>Full stop after considerations in second line, delete remainder of paragraph.</p>			All SEOs	

<p>RHP 7 To consider replacement dwellings or development of other structures to habitable homes in all rural areas, subject to normal planning considerations. such as availability of services, adequacy of ground conditions for disposal of effluent from the development, traffic safety, residential amenity, visual amenity etc. Where it is proposed to replace a dwelling, the replacement dwelling may require to be located on the footprint of the existing structure and the scale and character of the existing building may require replication or be of similar scale and design, depending on the location of the development (e.g. sensitive or vulnerable locations such as coastal, the shorelines of large lakes or upland areas).</p>				
<p>SEA Comment: Full SEA required The addition of the above text will lead to potential conflict with SEOs. Furthermore, it risks not meeting the objectives of the National Planning Framework and the North West Regional Economic and Spatial Strategy. Thus, additional assessment is required as this MA could give rise to cumulative and adverse effects on environmental resources such as Water, BFF, PHH, and MA. This objective must adhere to all of the relevant planning and environmental legislation, and the MCDP 2021-2027 policies and objectives, especially in relation to environmental protection.</p>				
<p>CH3.12 Rural Housing Objectives Full stop after considerations in second line, delete remainder of paragraph. RHO 1 To facilitate single houses in the open countryside, however in Rural Areas under Urban Influence, applicants will be required to demonstrate a social or economic link to the rural area in which they want to build.— An economic need would include applicants who are functionally dependent on the local rural area for employment, where they seek to build their first home i.e. employment is rural based. A social need would include applicants who have long standing local intrinsic links to the rural area, where they seek to build their first home i.e. growing up in the area, educated in the area and continue to have strong social links to the rural area. Note: An occupancy clause will be attached to any grant of planning permission. RHO 1 To facilitate single houses in the countryside. However in Rural Areas under Urban Influence applicants will be required to demonstrate a social or economic link to the area in which they wish to build. An economic need would include applicants having a genuine housing need and whose future or current employment is in close proximity to the primary residence they propose to build. Local rural area includes, but is not limited to Parish, District Electoral Division and Townlands. A genuine housing need includes, but is not limited to:</p> <ol style="list-style-type: none"> 1. Farmers, their sons and daughters, close relations or any person taking over the running of a farm in the area in which they propose to live. 2. Sons, daughters or other relations of none farming persons who have spent a period of their lives living in the general rural area in which they propose to build a home. 3. Returning immigrants who spent a period of their lives living in the rural area in which propose to build and now wish to return to reside close or convenient to family members or guardians to care for or support them or work locally or to retire. 4. Persons involved in farming activity including equine enterprise, health related occupations, persons employed locally in education or security positions, persons employed or intending to take up employment in any other local Service or Enterprise. 5. Persons whose health circumstances require them to live in a particular environment or close to family support. Applicants qualifying under this category of housing need are required to demonstrate by way of medical decantation why this is preferable. 			All SEOs	

<p>6. Where permission has been granted for a rural housing proposal in an area deemed to be under urban pressure an occupancy condition may be imposed by agreement with the applicant under section 47 of the Planning and Development act 2000.</p> <p>An occupancy clause shall not be applied to any successful application outside of areas deemed to be under urban pressure.</p> <p>The Residency Condition shall not affect the sale of the house or site by a mortgagee in possession or by any person deriving title from such a sale where force majeure applies, for example, death, illness, relationship break up, emigration, unemployment, relocation due to work issues which would necessitate a new primary place of residence.</p>				
<p>SEA Comment: The addition of the above text will lead to potential conflict with SEOs. Furthermore, it risks not meeting the objectives of the National Planning Framework and the North West Regional Economic and Spatial Strategy. Thus, additional assessment is required as this MA could give rise to cumulative and adverse effects on environmental resources such as Water, BFF, PHH, and MA.</p>				
<p>CH3.13 Town and Village Housing Policies Amend TVHP 3 as below: TVHP 3 To encourage and foster the creation of attractive, mixed use, sustainable communities that include a suitable mix of housing types including larger detached units, and tenure with supporting facilities, amenities and services that meet the needs of the community and are in accordance with the principles of universal design, life-long adaptability, energy efficiency and urban greening, in as far as practicable.</p>			?	
<p>SEA Comment: Get an understanding of this change? See all comments above No reference in the CE report</p>				
<p>CH3.14 Town and Village Housing Policies Insert new objective after RHO 11 and TVHO 11 Include new objective RHO 12 (under RHO 11, P. 60). Also, under Section 3.4.12 Layout and Design as new objective TVHO 12 - Mayo County Council supports and encourages multi-generational housing, and the adaption of existing housing to facilitate multi-generational living, whereby a family member of an older or younger generation (or both) can be facilitated with the provision of additional accommodation onto an existing dwelling, the adaption of the existing accommodation, or at construction, the facilitation of the need for multigenerational living.</p>	PH1?		?	
<p>SEA Comment: The new Objective may have positive effects on Population and Human Health but will lead to potential conflict with other SEOs. Furthermore, it risks not meeting the objectives of the National Planning Framework and the North West Regional Economic and Spatial Strategy. Thus, additional assessment is required as this MA could give rise to cumulative and adverse effects on environmental resources such as Water, BFF, PHH, and MA. This objective must adhere to all of the relevant planning and environmental legislation, and the MCDP 2021-2027 policies and objectives, especially in relation to environmental protection.</p>				
<p>Include new objective after Objective TVHO 11 to read as follows: TVHO: To review the car parking standards (Table 7 of Section 7.12.1 Vol. II) over the lifetime of the plan to include maximum parking standards. In the interim period, a reduction of parking standard requirements will be considered for urban infill and brownfield locations, subject to the individual merits of each development proposals, with respect to performance-based criteria, in accordance with the provisions of NPO 13</p>				
<p>Minor interactions no significant effects at strategic scale.</p>				

Chapter 4: Economic Development

	(+)	(-)	(+/-)	(0)
<p>CH4.1 Economic Development Objectives</p> <p>EDO 21 To encourage and facilitate small indigenous industries, at appropriate locations with good communication infrastructure, in recognition of their increasing importance in providing local employment and helping to stimulate economic activity within small communities.</p>			All SEOs	
<p>SEA Comment:</p> <p>There is only a one word delete in the above Objective EDO 21. Subject to full implementation of existing mitigation measures at project level scale issues would be assessed in accordance with proper planning and sustainable development.</p>				
<p>CH4.2 Economic Development Objectives</p> <p>EDO 22 To support the use of town centre core and other suitable locations for new service focused enterprises.</p>			?	
<p>SEA Comment:</p> <p>There is a question with regard to 'other suitable areas' in relation to this amendment. The landuse zoning for enterprise is provided under settlement plans. This objective must adhere to all of the relevant planning and environmental legislation, and the MCDP 2021-2027 policies and objectives, especially in relation to environmental protection.</p>				
<p>CH4.3 Growth Clusters</p> <p>Amend objective EDO 38 as follows –</p> <p>To prepare an economic growth strategy for Ballina and its supporting catchment</p> <p>To seek to support the implementation of the recommendations of the Ballina/North Mayo Growth Cluster Study to advance the economic development of North Mayo.</p>	All SEOS		?	
<p>SEA Comment:</p> <p>Ballina Chamber of Commerce's submission requested the North Mayo study be identified and included in the MCDP.</p> <p>Key proposals across these pillars include the Ballina Market Town LAB which is geared at establishing Ballina as Ireland's market town of the future — a place to live and work that will help accelerate regional growth; the branding of the area as the Salmon Tech Valley — an international investment and innovation positioning that will help attract investment; establishing North Mayo as a sustainable tourism gateway through exceptional visitor experiences and infrastructure; cultivating the region as the destination of choice for multinational relocation of second sites and regional work bases and defining the area as Ireland's green energy innovation hub through the development of a thriving renewable energy cluster.</p> <p>Ballina-specific proposals include the revitalisation of the town core; the delivery of the planned Innovation Quarter at the old military barracks as a catalyst for urban regeneration and the creation of a cultural quarter as a gateway to North Mayo's natural and cultural heritage.</p> <p>Investing in indigenous industries, promoting sustainability and regional connectivity are also among the document's recommendations.</p> <p>This objective and any projects that arise from it must adhere to all of the relevant planning and environmental legislation, and the MCDP 2021-2027 policies and objectives, especially in relation to environmental protection.</p>				
<p>CH4.4 Rural Economy</p> <p>Amend Section 4.4.8, Chapter 4 to include the following: In addition to the natural resources and food sector as traditional pillars of the rural economy, improved connectivity facilitating home working and digital hubs, broadband and rural economic development opportunities offer the potential to ensure our rural area remains and strengthens as a living and working community. Local Development Companies are important collaborators with Mayo County Council on rural economic development through their work with the LEADER Rural Development Programme and other rural based programmes.</p>				0
<p>SEA Comment:</p>				

South West Mayo Development Company CLG's submission requested that Local Development Companies (LDC) should be acknowledged in sections 4.4.8 and 4.4.9 as an important collaborator with Mayo County Council.

It is important that all public and private organisations working together to improve the rural economy. It is also very important to ensure all environmental parameters are protected and considered in all rural developments. This amendment must adhere to all of the relevant planning and environmental legislation, and the MCDP 2021-2027 policies and objectives, especially in relation to environmental protection.

Chapter 5: Tourism & Recreation

	(+)	(-)	(+/-)	(0)
<p>CH5.1 Fáilte Ireland's Settlement Approach</p> <p>5.4.2 Fáilte Ireland's Settlement Approach</p> <p>Fáilte Ireland has identified a strategic approach to building tourism considerations into the settlement hierarchy. This involves the identification, prioritisation and strengthening of the 2-tier concept of 'Always On' (Hub), 'Seasonal' (Service Centre) and 'Attraction', with maximum development and minimal seasonality at the Hub. Westport and Ballina are identified as 'Hubs' as both have the greatest potential offering to tourism. In terms of 'Service Centres', these include settlements such as Newport and Beal an Mhuirthead (Belmullet).</p> <p>5.4.2 Regional Tourism Plans (RTPs)</p> <p>Fáilte Ireland are in the process of preparing Regional Tourism Plans for each of the four Regional Experience Brands (Dublin, Wild Atlantic Way, Ireland's Ancient East and Ireland's Hidden Heartlands). The purpose of the Regional Tourism Plans is to identify the sustainable tourism development priorities that will help to unlock the commercial potential of the region bringing benefits to all stakeholders and industry. Each plan will be prepared based on the VICE model which is a methodology for working towards sustainable tourism that seeks to strike an appropriate balance between the needs of the Visitor, the Industry and Community and the Environment. The plans will be for the period to 2025 and will be grounded in the Fáilte Ireland's new Corporate Strategy. There will be a strong spatial element to the plans which will seek to identify where development should take place in order to unlock the tourism potential of the region.</p>	PH1		Other SEOS	
<p>SEA Comment:</p> <p>Fáilte Ireland's submission requested that the opening paragraph of this section should be removed and replaced with the above relating to Regional Tourism Plans. Integration of the relevant Regional Plans and their associated environmental report including SEA into the MCDP 2021-2027 will ensure all environmental concerns are addressed while striving for sustainable tourism in County Mayo while also seeking to strike an appropriate balance between the needs of the Visitor, the Industry and Community and the Environment.</p>				
<p>CH5.2 General Tourism Policies</p> <p>Amend wording of TRP 3 as follows:</p> <p>To support the work of Fáilte Ireland and the strategic growth of tourism development in the County through:</p> <p>(s) The implementation of Fáilte Ireland's designations 'Always On' Hubs, 'Seasonal' Service Centres and 'Attractions' within the county.</p> <p>(a) To support the implementation of the Wild Atlantic Way Regional Tourism Plan.</p> <p>(b) The implementation of Fáilte Ireland's Visitor Experience Development Plans (VEDP's) for Clew Bay and North Mayo/Erris.</p>				
<p>SEA Comment:</p> <p>Fáilte Ireland's submission requested this policy amendment 3 to reflect the current strategy being undertaken by Fáilte Ireland and to include an objective acknowledgement and support of Destination Experience Development Plans in this section also. This Plan must adhere to all of the relevant planning and environmental legislation, and the MCDP 2021-2027 policies and objectives.</p> <p><i>'and its associated environmental reports including SEA'</i></p>				

	(+)	(-)	(+/-)	(0)
<p>CH5.3 General Tourism Policies</p> <p>Amend wording of TRP 6 to include the following: (f) Promote the development of Castlebar as a nationally important events, conference and business tourism hub, including through leveraging existing local assets such as Galway Mayo Institute of Technology, Castlebar Campus, Castlebar Regional Training Centre, Breaffy House Resort, the Royal Theatre, and expanding the scale and capacity of hotel and other accommodation within the town. See full Policy below with amendment. TRP 6</p> <p>To promote and support the continued strategic development of Westport, Ballina and Castlebar as tourist destinations through: (a) Supporting the enhancement of Westport as a major tourism centre in the West of Ireland, building on its reputation as one of Ireland's premier visitor destinations along the Wild Atlantic Way, as a heritage town and gateway to areas of outstanding natural and built heritage. (b) Supporting the development of Westport's key assets e.g. Westport House Demesne, Quay area, extension of the Great Western Greenway and additional greenway linkages e.g. Westport-Cong Trail and National Coastal Path. (c) Exploration of the development potential of Westport and Ballina harbour areas in terms of marine related tourism and extensive marine resources. (d) Promote the significant tourism potential of Ballina and its location as a prominent stop on the Wild Atlantic Way, a gateway to Northwest Mayo, the Céide Fields, and internationally renowned salmon fishing, through investment in tourism related infrastructure, including Monasteries of the Moy Greenway from Belleek to Killala, incorporating EuroVelo1 Atlantic Coastal Route, Mountain Biking Trail via Ballina connecting the Wild Nephin Ballycroy National Park to the National Mountain Bike Trail at Coolaney and ongoing development of the Wild Atlantic Way, including Discovery Points at Crockets Town. (e) Promote the development of Castlebar as a nationally important Sports Tourism and Adventure Hub, including leveraging existing sports assets and existing natural and built facilities at Lough Lannagh Holiday Village. (f) Promote the development of Castlebar as a nationally important events, conference and business tourism hub, including through leveraging existing local assets such as Galway Mayo Institute of Technology, Castlebar Campus, Castlebar Regional Training Centre, Breaffy House Resort, the Royal Theatre, and expanding the scale and capacity of hotel and other accommodation within the town.</p>	PHH		all SEOs	
<p>SEA Comment:</p> <p>Primbrook Investments Ltd's submission requested the above be included in the policy. The site in question (reference) intends to provide a substantial tourism element, including hotel with conference facilities. This Plan must adhere to all of the relevant planning and environmental legislation, and the MCDP 2021-2027 policies and objectives, especially in relation to environmental protection.</p>				
<p>CH5.4 General Tourism Policies</p> <p>Amend TRP 6 - General Tourism Policies to include the following: (g) To support the implementation of the feasibility study entitled Moy Estuary, A Development Strategy, A Shared Vision, where appropriate. See full Policy below with amendment. TRP 6: To promote and support the continued strategic development of Westport, Ballina and Castlebar as tourist destinations through: (a) Supporting the enhancement of Westport as a major tourism centre in the West of Ireland, building on its reputation as one of Ireland's premier visitor destinations along the Wild Atlantic Way, as a heritage town and gateway to areas of outstanding natural and built heritage.</p>			All sEOs	

	(+)	(-)	(+/-)	(0)
<p>(b) Supporting the development of Westport's key assets e.g. Westport House Demesne, Quay area, extension of the Great Western Greenway and additional greenway linkages e.g. Westport-Cong Trail and National Coastal Path.</p> <p>(c) Exploration of the development potential of Westport and Ballina harbour areas in terms of marine related tourism and extensive marine resources.</p> <p>(d) Promote the significant tourism potential of Ballina and its location as a prominent stop on the Wild Atlantic Way, a gateway to Northwest Mayo, the Céide Fields, and internationally renowned salmon fishing, through investment in tourism related infrastructure, including Monasteries of the Moy Greenway from Belleek to Killala, incorporating EuroVelo1 Atlantic Coastal Route, Mountain Biking Trail via Ballina connecting the Wild Nephin Ballycroy National Park to the National Mountain Bike Trail at Coolaney and ongoing development of the Wild Atlantic Way, including Discovery Points at Crockets Town.</p> <p>(e) Promote the development of Castlebar as a nationally important Sports Tourism and Adventure Hub, including leveraging existing sports assets and existing natural and built facilities at Lough Lannagh Holiday Village.</p> <p>(f) Promote the development of Castlebar as a nationally important events, conference and business tourism hub, including through leveraging existing local assets such as Galway Mayo Institute of Technology, Castlebar Campus, Castlebar Regional Training Centre, Breaflay House Resort, the Royal Theatre, and expanding the scale and capacity of hotel and other accommodation within the town.</p> <p>(g) To support the implementation of the feasibility study entitled Moy Estuary, A Development Strategy, A Shared Vision, where appropriate.</p>				
<p>SEA Comment: Ballina Chamber of Commerce's submission requested a strong commitment to elements of the Moy Estuary Development Strategy 'A Shared Vision' be included as outlined above. It is requested that this feasibility Study incorporate and consider all of the SEA environmental parameters and their interrelationships. This Plan must adhere to all of the relevant planning and environmental legislation, and the MCDP 2021-2027 policies and objectives, especially in relation to environmental protection.</p>				
<p>CH5.5 General Tourism Policies</p> <p>Insert new Policy after TRP 7, wording below: TRP 8 To work with relevant authorities to promote the concept of creating Ireland's first "National Marine Park" in Killala Bay from Easkey Head to Kilcummin Head. This would enhance the Economic, Environmental and Social Values of Killala Bay and promote the understanding and enjoyment of these special qualities by the public.</p>		?		
<p>SEA Comment: The addition of the above text will lead to potential conflict with SEOs.. Thus, additional assessment is required as this MA could give rise to cumulative and adverse effects on environmental resources such as Water, BFF, PHH, and MA, as well as potential effects on European Sites.</p>				
<p>CH5.6 Activity, Adventure and Sports Tourism</p> <p>Add Scuba Diving to 1st line of 1st Paragraph on page 94: Water sports activities are also very popular across coastal, lakes and river locations, including swimming, surfing, canoeing, kayaking, scuba diving and sailing.</p>				0
<p>SEA Comment: The addition of this text will have no negative impact on the SEA outcome at a strategic scale and relates to additional text not policy/objective change.</p>				
<p>CH5.7 Cultural and Amenity Tourism Objectives</p> <p>Amend TRO 9 as follows:</p>	SG2			

	(+)	(-)	(+/-)	(0)
Encourage sensitively designed and located development which provides for the appreciation, interpretation, upgrade and provision of access to natural habitats, scenic vistas and heritage and geoheritage features for the benefit of rural tourism, subject to normal planning and nature conservation consideration.				
SEA Comment: This will have a positive effect on Geology and Soil SEO SG2				
CH5.8 Infrastructure and Visitor Objectives Insert new objective after TRO 13 to read as follows: TRO: To work with key stakeholders, including transport providers, to promote, support and facilitate the provision of sustainable rural transport modes to key tourist locations within the county.			?	
SEA Comment: The Office of the Planning Regulator (OPR) submission requested that the tourism strategy promoted in the draft Plan promotes sustainable rural transport modes, to tourist locations.. It is vital that there is an environmental aspect included in TRO 14. This objective must adhere to all of the relevant planning and environmental legislation, and the MCDP 2021-2027 policies and objectives, especially in relation to environmental protection.				
CH5.9 Key Tourism Pillar 3 – Flagship Infrastructural Projects Amend section 5.4.3.3 Key Tourism Pillar 3: Flagship Infrastructure Projects, Wild Atlantic Way – Discovery Points to include the following – “... Planning and design of a unique and architecturally striking interpretation signature discovery point is ongoing for Keem Bay, including improved walk access and improved toilet facilities. It is intended that this Signature Point will magnetise visitors to the Wild Atlantic Way and Achill, in particular”. See full text below with amendment. Section 5.4.3.3 The Wild Atlantic Way has been very successful tourism initiative by Fáilte Ireland, particularly for the West of Ireland. It showcases the natural assets and outstanding scenery of the West and has been an important economic driver for County Mayo to date. Mayo County Council recognises that the Wild Atlantic Way is essential to the future of tourism and economic growth in the county. The Wild Atlantic Way is one of the longest defined coastal routes in the world, stretching approximately 2,500km. The section of the Wild Atlantic Way which runs through Mayo is a 543km coastal drive, from Killary Harbour in the south, to Ballina in the north of the county and beyond into County Sligo. The route contains 35 Discovery Points, three of which are Signature Points (Downpatrick Head, Keem Bay & Killary Harbour). Pivotal to the success of the initiative is investment in necessary infrastructure along the way, including signage and parking facilities. Signature Discovery points are worthy of significant investment and works have been completed at Downpatrick Head. Planning and design of a unique and architecturally striking interpretation signature discovery point is ongoing for Keem Bay, including improved walk access and improved toilet facilities. It is intended that this Signature Point will magnetise visitors to the Wild Atlantic Way and Achill, in particular”.			All SE	
SEA Comment: This potential development must adhere to all of the relevant planning and environmental legislation, and the MCDP 2021-2027 policies and objectives, especially in relation to environmental protection and relevant measures arising from the Wild Atlantic Way Operational Programme SEA and AA, and ongoing ecological monitoring and recommendations arising from same.				
CH5.10 Key Tourism Pillar 3 – Flagship Infrastructural Projects Amend Policy TRP 27 to include the following: (g) To support the preparation of a masterplan and/or visitor traffic management plan at Downpatrick Head-Discovery Point. See full Policy below with amendment.			?	

	(+)	(-)	(+/-)	(0)
<p>TRP 27</p> <p>To support the promotion of the Wild Atlantic Way in its role to grow the economic contribution of tourism along its route, through the upgrade and improvement of the touring network, facilities and visitor attractions through:</p> <p>(a) Exploration of the development of signature discovery points to assist and secure Mayo's position as 'The Heartbeat of the Wild Atlantic Way'.</p> <p>(b) Working with all relevant stakeholders and Fáilte Ireland to facilitate the erection of standardised signage for tourism facilities and tourist attractions along the Wild Atlantic Way.</p> <p>(c) Working with relevant landholders and recreational/tourism agencies to increase access to the countryside and our coastal areas, and to ensure maintenance and access to the existing network of trails, paths, and tourist sites along the Wild Atlantic Way.</p> <p>(d) Supporting the exploration of the development of new tourist services, parking and facilities or upgrading/extension of existing tourist services, parking and facilities at tourist sites along the Wild Atlantic Way.</p> <p>(e) Build the concept of sustainability firmly into ongoing planning processes for tourism and outdoor recreation. In conducting tourism and recreation planning processes during the lifetime of the Mayo CDP, work towards adopting an ecosystem-based approach that assesses capacity of landscapes, communities, and natural resources to provide a basis for decision making that is firmly based on the principles of sustainability</p> <p>(f) Apply environmental measures as presented in the Wild Atlantic Way Operational Programme, the SEA and NIR of the Destination Mayo Strategy and support monitoring of environmental effects associated with tourism growth to ensure cumulative and in combination effects are avoided.</p> <p>(g) To support the preparation of a masterplan and/or visitor traffic management plan at Downpatrick Head-Discovery Point.</p>				
<p>SEA Comment:</p> <p>Faillte Ireland's submission included a specific policy to develop a masterplan or visitor traffic management plan at Downpatrick Head-Discovery Point. This masterplan traffic management at Downpatrick Head must adhere to all of the relevant planning and environmental legislation, and the MCDP 2021-2027 policies and objectives, especially in relation to environmental protection, mitigation measures in the Wild Atlantic Way (WAW) Operational Programme SEA and AA and any measures and recommendations arising from WAW environmental monitoring</p>				

Chapter 6: Movement & Transport

	(+)	(-)	(+/-)	(0)
<p>CH6.1 Integrated Land Use and Transportation Policies</p> <p>Insert the following the below Policy after MTP 3:</p> <p>MTP: To work with the NTA and Bus Eireann to make all existing public transport services throughout the county more accessible for wheelchair users and those with disabilities and require that proposals for new transport infrastructure are subject to an Accessibility Audit.</p>	PH1		All SEOs	
<p>SEA Comment:</p> <p>National Transport Authority submission recommended that specific objectives should be included for universal design and requiring that Accessibility Audits be carried out for transport infrastructure. This will have direct positive effects on Population and Human Health. Any potential development as a consequence of the audit will have to adhere to relevant environmental requirements. This objective must adhere to all of the relevant planning and environmental legislation, and the MCDP 2021-2027 policies and objectives, especially in relation to environmental protection.</p>				

	(+)	(-)	(+/-)	(0)																																																																						
<p>CH6.2 Integrated Land Use and Transportation Policies</p> <p>MTP: To ensure new development areas and employment land-uses are permeable for walking and cycling and are laid out in such a way as to facilitate the operation of and access to public transport by residents and employees.</p>	PH1		All SEOS																																																																							
<p>SEA Comment:</p> <p>The National Transport Authority highlighted this new policy for inclusion in the plan . This will have direct positive effect on Population and Human Health. However, it is very important to ensure all environmental parameters are protected and considered in any future developments which must be environmentally assessed. This objective must adhere to all of the relevant planning and environmental legislation, and the MCDP 2021-2027 policies and objectives, especially in relation to environmental protection.</p>																																																																										
<p>CH6.3 Integrated Land Use and Transportation Policies</p> <p>Insert the following the below Policy after MTP 3:</p> <p>MTP: To ensure that the layout and design of new developments provide for bus stops, passenger waiting facilities, and bus turning and service regulatory layover facilities, as required.</p>			All SEOs																																																																							
<p>SEA Comment:</p> <p>The National Transport Authority highlighted this policy for inclusion in the plan. This new Policy while providing a public service that could potential have both direct and indirect positive effects on the SEOs also has the potential to have negative effects. It is very important to ensure all environmental parameters are protected and considered in any future developments which must be environmentally assessed.</p> <p>This objective must adhere to all of the relevant planning and environmental legislation, and the MCDP 2021-2027 policies and objectives, especially in relation to environmental protection.</p>																																																																										
<p>CH6.4 Sustainable Mobility</p> <p>Amend Table 6.2 and 6.3 to include CSO 2016 modal share figures for County Mayo, as per Appendix II of the CE Report.</p>				0																																																																						
<p>Table 6.2</p> <table border="1"> <thead> <tr> <th>Mode of Travel</th> <th>Castlebar</th> <th>Ballina</th> <th>Westport</th> <th>Tier 1 (a & b) Combined Average</th> <th>Mayo CSO 2016*</th> <th>National CSO 2016</th> </tr> </thead> <tbody> <tr> <td>Car Driver</td> <td>59.35%</td> <td>53.80%</td> <td>50.56%</td> <td>54.57%</td> <td>43%</td> <td>61.40%</td> </tr> <tr> <td>Car Passenger</td> <td>17.91%</td> <td>18.43%</td> <td>19.26%</td> <td>18.53%</td> <td>22.43%</td> <td>4.10%</td> </tr> <tr> <td>Bus</td> <td>3.77%</td> <td>4.10%</td> <td>7.85%</td> <td>5.24%</td> <td>8.42%</td> <td>5.90%</td> </tr> <tr> <td>Train</td> <td>0.08%</td> <td>0%</td> <td>0.65%</td> <td>0.24%</td> <td>0.27%</td> <td>3.40%</td> </tr> <tr> <td>Walk</td> <td>11.58%</td> <td>13.18%</td> <td>13.86%</td> <td>12.87%</td> <td>9.63%</td> <td>9.30%</td> </tr> <tr> <td>Bicycle</td> <td>0.73%</td> <td>1.03%</td> <td>1.21%</td> <td>0.99%</td> <td>0.81%</td> <td>3.00%</td> </tr> <tr> <td>Motorbike/Scooter</td> <td>0.14%</td> <td>0.14%</td> <td>0.16%</td> <td>0.15%</td> <td>0.11%</td> <td>0.40%</td> </tr> <tr> <td>Other (incl. lorry/van)</td> <td>4.56%</td> <td>6.61%</td> <td>5.82%</td> <td>5.66%</td> <td>0.52%</td> <td>7.30%</td> </tr> <tr> <td>Not Stated</td> <td>2.42%</td> <td>3.20%</td> <td>2.19%</td> <td>2.42%</td> <td>3.92%</td> <td>5.00%</td> </tr> </tbody> </table> <p><small>* Modal share data for Mayo are based on the CSO 2016 figures for Population aged 5 years and over by means of travel to work, school or college.</small></p>					Mode of Travel	Castlebar	Ballina	Westport	Tier 1 (a & b) Combined Average	Mayo CSO 2016*	National CSO 2016	Car Driver	59.35%	53.80%	50.56%	54.57%	43%	61.40%	Car Passenger	17.91%	18.43%	19.26%	18.53%	22.43%	4.10%	Bus	3.77%	4.10%	7.85%	5.24%	8.42%	5.90%	Train	0.08%	0%	0.65%	0.24%	0.27%	3.40%	Walk	11.58%	13.18%	13.86%	12.87%	9.63%	9.30%	Bicycle	0.73%	1.03%	1.21%	0.99%	0.81%	3.00%	Motorbike/Scooter	0.14%	0.14%	0.16%	0.15%	0.11%	0.40%	Other (incl. lorry/van)	4.56%	6.61%	5.82%	5.66%	0.52%	7.30%	Not Stated	2.42%	3.20%	2.19%	2.42%	3.92%	5.00%
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<p>SEA Comment:</p> <p>These amendments are based on the Office of the Planning Regulator (OPR) submission request under OPR Recommendation 14: <i>Modal Share and Sustainable Transport</i>. Inclusion of baseline modal share figures for Mayo is only considered applicable to Tables 6.2 and 6.3 of Chapter 6. Table 6.1, as referenced in the recommendation, relates to the daytime populations in Tier I and Tier II settlements and does not provide any modal share breakdown. The amendment of the 2 table will not have a negative impact on the SEA outcome at a strategic scale.</p>																																																																																					
<p>CH6.5 Sustainable Mobility Policies</p> <p>Insert new policy after MTP 5 to read as follows:</p> <p>MTP: Work with the NTA to undertake analysis in relation to modal shift between settlements and derive a realistic modal change target for increased usage of sustainable modes of transport for the county.</p>	All SEOs																																																																																				
<p>SEA Comment:</p> <p>These amendments are based on the Office of the Planning Regulator (OPR) submission request under OPR Recommendation 14: <i>Modal Share and Sustainable Transport</i>. In terms of setting realistic targets, as outlined in the recommendation, the Planning Authority have engaged with the NTA, who have advised on the difficulty of setting realistic measurable targets at County level and consider the appropriate approach should be to set realistic targets for the Tier I settlements arising from the forthcoming Local Transport Plans (LTPs) for these towns. A new objective has been included in the Draft Plan to reflect this position. Notwithstanding this, the Council is committed to continued co-operation with the NTA for the purpose of developing further analysis in relation to modal shift and targets across the county and in deriving a realistic modal change target for Mayo and as such, a policy to this extent should be included as part of the Plan.</p> <p>This new policy will have a positive effect on all of the SEOs.</p>																																																																																					
<p>CH6.6 Sustainable Mobility Policies</p> <p>Insert new policy after MTP 5 to read as follows:</p> <p>MTP: To support and develop public transport routes throughout the County through collaboration with the National Transport Authority.</p>	All SEOs																																																																																				
<p>SEA Comment:</p> <p>This new policy will have a positive effect on all of the SEOs. However, it is very important to ensure all environmental parameters are protected and considered in any future developments which must be environmentally assessed. This new policy must adhere to all of the relevant planning and environmental legislation, and the MCDP 2021-2027 policies and objectives, especially in relation to environmental protection.</p>																																																																																					
<p>CH6.7 Sustainable Mobility Objectives</p> <p>Insert new objective after MTO 4 to read as follows:</p>			All SEOs																																																																																		

	(+)	(-)	(+/-)	(0)
<p>MTO: To retrospectively provide public transport, walking and cycling infrastructure and facilities in existing development areas to achieve growth in sustainable mobility</p>				
<p>SEA Comment:</p> <p>This new objective will have a positive effect on all of the SEOs in the long-term. However, it is very important to ensure all environmental parameters are protected and considered in any future developments which must be environmentally assessed. There is concern about how this is done as it can be destructive to the surrounding environment. 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.</p> <p>This new Objective must adhere to all of the relevant planning and environmental legislation, and the MCDP 2021-2027 policies and objectives, especially in relation to environmental protection.</p> <p>Information direct from submission highlights the following and should be added to the MA: To the extent practicable, residential development in urban areas should be carried out sequentially, whereby lands which are, or will be, most accessible by walking, cycling and public transport, including infill and brownfield sites, are prioritised; As intensively used, central locations, the management of space in town centres should deliver a high level of priority and permeability for walking, cycling and public transport modes. The key outcome of such an approach would be town centres that are accessible, attractive, vibrant and safe, as places to work, live, shop and engage in community life;</p>				
<p>CH6.8 Sustainable Mobility Objectives Insert new objective after MTO 4 to read as follows: MTO: To provide suitable infrastructure on public transport corridors to improve safety and efficiency for public transport users.</p>	PH1		?	
<p>SEA Comment:</p> <p>This new objective will have a direct positive effect on Population and Human Health and a long-term positive effect on all of the SEOs. However, it is very important to ensure all environmental parameters are protected and considered in any future developments which must be environmentally assessed.</p> <p>This objective must adhere to all of the relevant planning and environmental legislation, and the MCDP 2021-2027 policies and objectives, especially in relation to environmental protection</p> <p>There is concern about how this is done as it can be destructive to the surrounding environment. It is very important to ensure all environmental parameters are protected and considered in any future developments which must be environmentally assessed.</p> <p>It is essential to incorporate and consider all of the SEA environmental parameters and their interrelationships. This objective must adhere to all of the relevant planning and environmental legislation, and the MCDP 2021-2027 policies and objectives, especially in relation to environmental protection.</p>				
<p>CH6.9 Sustainable Mobility Objectives Insert new objective after MTO 4 to read as follows: MTO: To establish modal shift targets and a monitoring regime to increase the usage of sustainable modes of transport in the towns of Ballina, Castlebar and Westport, as informed by local transport plans.</p>	All SEOs			
<p>SEA Comment:</p> <p>See comments for MA 62 (CH6.4 Sustainable Mobility) above. This new objective will have positive effects on all SEOs in the long-term. On the surface!</p> <p>Is there an environmental element to this MA and the Plans mentioned</p> <p>There is concern about how this is done as it can be destructive to the surrounding environment. It is very important to ensure all environmental parameters are protected and considered in any future developments which must be environmentally assessed.</p>				

	(+)	(-)	(+/-)	(0)
It is essential to incorporate and consider all of the SEA environmental parameters and their interrelationships. This objective must adhere to all of the relevant planning and environmental legislation, and the MCDP 2021-2027 policies and objectives, especially in relation to environmental protection.				
CH6.10 Pedestrian & Cyclist Objectives MTO 6: To support the establishment of a network of interlinked cycle ways and walk ways in the county and the adjoining counties and specifically to support the development of a link between the Great Northern Greenway and the Great Western Greenway, having regard to best practice standards including the Design Manual for Urban Roads and Streets and the NTA Cycle Manual and the TII Standard DN-GEO-03084 'The Treatment of Transition Zones to Towns and Villages on National Roads or any amending/superseding national guidance or manuals. To specifically conduct a feasibility study for the development of a Greenway linking the Great Northern Greenway at Collooney to the Great Western Greenway via the high amenity areas of the Ox mountains, with a link point to the Ballina - Castlebar - Westport interurban Greenway at Foxford, Co. Mayo. That the Western Rail Corridor (WRC) is protected and preserved for the delivery of Rail Infrastructure to develop the region and is excluded from any feasibility study for the WRC.			?	
SEA Comment: . 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. This objective must adhere to all of the relevant planning and environmental legislation, and the MCDP 2021-2027 policies and objectives, especially in relation to environmental protection.				
CH6.11 Pedestrian & Cyclist Objectives MTO 8: To encourage, where appropriate, the incorporation of safe and efficient cycleways, accessible footpaths and pedestrian routes into the design schemes for town/neighborhood centres, residential, educational, employment, recreational developments and other uses, with the design informed by published design manuals, including the Design Manual for Urban Roads and Streets and the NTA Cycle Manual and TII Standard DN-GEO-03084 'The Treatment of Transition Zones to Towns and Villages on National Roads, or any amending/superseding national guidance or manuals				All SEOs
SEA Comment: This additional text includes for reference the TII Standard, no significant environmental effects associated with the inclusion of this.				
CH6.12 Bus Insert the following policies in Section 6.4.1.3 under MTP 8 MTP: To support improvements to public transport accessibility to and from Ireland West Airport Knock (IWAK).	PH1 All SEOs		other SEOs	
SEA Comment: This will have a positive effect on Populations and Human Health and long-term positive effects for all SEOs. It is essential to incorporate and consider all of the SEA environmental parameters and their interrelationships. This objective must adhere to all of the relevant planning and environmental legislation, and the MCDP 2021-2027 policies and objectives, especially in relation to environmental protection.				
CH6.13 Bus Insert the following policies in Section 6.4.1.3 under MTP 8 MTP: To support improvements to public transport accessibility to and from key tourism hubs and visitor attractions.	PH1 All SEOs			
SEA Comment:				

	(+)	(-)	(+/-)	(0)
This will have a positive effect on Populations and Human Health and long-term positive effects for all SEOs. It is essential to incorporate and consider all of the SEA environmental parameters and their interrelationships. This objective must adhere to all of the relevant planning and environmental legislation, and the MCDP 2021-2027 policies and objectives, especially in relation to environmental protection.				
CH6.14 Bus Insert the following policies in Section 6.4.1.3 under MTP 8 MTP: To support the implementation of the Connecting Ireland Plan where appropriate			?	
SEA Comment: The National Transport Authority noted that the Local Link Service and the new plan for rural transport – Connecting Ireland are highlighted and recommended that the Draft MCDP acknowledges the role rural transport services and the ‘Connecting Ireland’ plan should be included in the Draft Plan. It is also suggested that objectives in relation to the promotion of public transport use should also include improvement in access to public transport stops including the enhancement of permeability. The importance of public rural transport is highlighted throughout the plan. Section 6.4.1.3 highlights the importance of the connectivity between settlements via bus services and provides details of the work of The Local Link Service in Mayo. It is considered appropriate to include a policy regarding the Connecting Ireland Plan and support of same. Objectives regarding public transport and enhanced permeability are included in the plan in Section 6.4.1.2 and through Policies MTP 4 and SSP6, objective BEO 22 and the settlement plans. It is essential to incorporate and consider all of the SEA environmental parameters and their interrelationships. This objective must adhere to all of the relevant planning and environmental legislation, and the MCDP 2021-2027 policies and objectives, especially in relation to environmental protection.				
CH6.15 Rail MTO 15 To liaise with and encourage Iarnród Éireann to: (a) Continue investment in rail freight facilities at Ballina & Claremorris Westport (existing) and Claremorris & Castlebar (as potential freight hubs). (b) Increase frequency of commuter services on the mainline rail network between Westport, Castlebar and Ballina.	PH1 MA4			
SEA Comment: This will have a positive effect on Material Assets (MA4: Promote sustainable transport patterns and modes) and Populations and Human Health and long-term positive effects for all SEOs. However, it is very important to ensure all environmental parameters are protected and considered in any future developments which must be environmentally assessed. This objective must adhere to all of the relevant planning and environmental legislation, and the MCDP 2021-2027 policies and objectives, especially in relation to environmental protection.				
CH6.16 National Road Policies MTP 16 To avoid the creation of any additional direct access points from new development adjoining national roads or the generation of increased additional traffic from existing direct accesses to national roads to which speed limits greater than 60 km/h apply except for economic or social reasons.			All SeOs	
SEA Comment: The TII welcomes the inclusion of National Road Policies. To assist applicants for rural housing, TII recommends including a similar policy provision to that outlined in Policy MTP 16 in Section 3.4.8 of the Draft Plan relating to Rural Single Housing. The submission refers to the Section 28 Ministerial Guidelines related to Spatial Planning and National Roads which outlines that the control of development accessing national roads applies to ‘all categories of development, including individual houses in rural areas, regardless of the housing circumstances of the applicant’. The TII state that a policy of the type proposed would provide clarity to prospective applicants at an early stage in the planning process.				

	(+)	(-)	(+/-)	(0)
<p>Response</p> <p>The Council notes the recommendations in relation to the inclusion of a new policy in Section 3.4.8 of the draft plan regarding rural housing involving the creation of any additional access points or generating of increased traffic from existing accesses to national roads to which speed limits greater than 60 kmh apply. It is considered that it would be more appropriate to attach additional text to the end of MPT 16 stating that the policy applies to all forms of development.</p> <p>It is essential to incorporate and consider all of the SEA environmental parameters and their interrelationships. This objective must adhere to all of the relevant planning and environmental legislation, and the MCDP 2021-2027 policies and objectives, especially in relation to environmental protection.</p>				
<p>CH6.17 National Road Objectives</p> <p>MTO 19 To apply a less restrictive approach to non residential development of strategic or national importance or extensions to such developments accessing onto the National Road Network in accordance with the provisions of Section 2.6 of the 'Spatial Planning and National Roads - Guidelines for planning authorities' (2012).</p> <p>MTO 19 A less restrictive approach to non residential access to National Roads may apply to development considered to be of National or Strategic Importance. Exceptions are required to be identified for incorporation into the Development Plan and the Council will undertake a survey to identify such sites and agree cases in consultation with the TII where 'exceptional circumstances' will apply in accordance with the provisions of Section 2.6 of the DoECLG Guidelines. Such exceptions may also include extensions to existing permitted developments along National Roads. In such cases the existing access may require mitigation measures and upgrading where it is found to be substandard. The Planning Authority will commence the engagement with the TII to agree the case for access off the National Road. One such site has been identified in Ballina:</p> <ul style="list-style-type: none"> • IDA Site at Quignashee, Ballina (off the N59) and <p>Additional sites where required and agreed with the TII</p>			All SEOS	
<p>SEA Comment:</p> <p>This objective must adhere to all of the relevant planning and environmental legislation, and the MCDP 2021-2027 policies and objectives, especially in relation to environmental protection.</p>				
<p>CH6.18 National Road Objectives</p> <p>Insert new objective after MTO 22 as below:</p> <p>MTO: To protect the study area, route corridor options and thereafter the preferred route corridor selected for the national road schemes being progressed in the Development Plan in accordance with National Development Plan Objectives and to prohibit development that could prejudice their future delivery.</p>			All SEOs	
<p>SEA Comment:</p> <p>TII welcomes that the NDP Schemes identified above are included in Table 6.5 of the Draft Plan, however they note that there is no policy or objective safeguarding from development encroachment which could prejudice their delivery. They recommend therefore the insertion of a new policy regarding this matter. The comments in relation to the need to protect preferred route corridors were noted and it was considered that the insertion of a new objective as recommended is justified.</p> <p>It is very important to ensure all environmental parameters are protected and considered in any future developments which must be environmentally assessed. This objective must adhere to all of the relevant planning and environmental legislation, and the MCDP 2021-2027 policies and objectives, especially in relation to environmental protection.</p>				
<p>CH6.19 National Road Objectives</p> <p>Insert new objective after MTO 22 as below:</p> <p>MTO: To protect the capacity and efficiency of the national road network drainage regimes in the County for national road drainage purposes.</p>	All SEOS			

	(+)	(-)	(+/-)	(0)
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SEA Comment:

Having regard to the extensive national road network in Mayo, the TII would welcome a new Objective included in the Development Plan regarding surface water drainage. Capacity and efficiency of drainage network and maintenance of same is critical to address extreme weather events, flash flooding, avoid surface water run off during heavy rainfall. This is a positive addition for all SEOS in particular PHH, MA, CC and W and indirectly BFF. This objective must adhere to all of the relevant planning and environmental legislation, and the MCDP 2021-2027 policies and objectives, especially in relation to environmental protection.

CH6.20 Non-National Road Policies

Amend MTP 2 by deleting 60km/h and on second line and replace with 80km/h
MTP 20 It is an objective of Mayo County Council, in relation to lands adjoining Strategically Important Regional Roads to which to which remove 'to which' as in twice speed limits greater than 60 km/h apply, to avoid the creation of any additional access points from new development or the generation of increased traffic from existing accesses to Strategically Important Regional Roads, unless it can be demonstrated that the development is required for economic or social reasons and cannot be accessed from a non-Strategically Important Regional Road.

All SEOs

SEA Comment:

It is very important to ensure all environmental parameters are protected and considered in any future developments which must be environmentally assessed. This objective must adhere to all of the relevant planning and environmental legislation, and the MCDP 2021-2027 policies and objectives, especially in relation to environmental protection.

Road Classifications in Co. Mayo			
National Roads		Strategically Important Regional Roads	
Road Number	Road Classification	Road Number	Section
N5	National Primary Road	R294	Ballina - Buoyocostelloe
N17	National Primary Road	R294	Buoyocostelloe - Sligo County Boundary
N26	National Primary Road	R310	Castlebar - Portoon - Ballina
N58	National Secondary Road	R311	Castlebar - Newport
N59	National Secondary Road	R312	Castlebar - Belleekerrick
N60	National Secondary Road	R313	Bangor Eglis - Belmullet
N83	National Secondary Road	R314	Ballina - Killala
N84	National Secondary Road	R319	Mulrenny - Achill Sound
		R321	Belleekerrick - Glenties
		R323	Kittimagh - Knock - Belleekerrick
		R327/R330	Claremorris - Roscommon County Boundary at Glenties
		R330	Westport - Belleekerrick
		R331	Ballinrobe - Claremorris
		R332	Ballyvaughan - Galway County Boundary
		R334	Ballinrobe - Galway County Boundary
		R335	Belleekerrick Junction Westport - Belleekerrick
		R345	The Neale - Cong - Galway County Boundary
		R346	Cross to Cong

CH6.21 National & Strategically Important Regional Roads in Mayo
Amend Table 6.6 National & Strategically Important Regional Roads in Mayo, add text **Belleekerrick junction** before Westport

0

SEA Comment:

The addition of this text will have no negative impact on the SEA outcome at a strategic scale.

Chapter 7: Infrastructure

	(+)	(-)	(+/-)	(0)
<p>CH7.1 Strategic Aim</p> <p>The strategic aim of this chapter is to protect, improve and provide water, wastewater, surface water and flood alleviation services throughout the county, and to facilitate the provision of high-quality information communication technology, broadband, telecommunication information and electricity network required to support and enhance the key aims of best place to live, work, visit and invest and facilitate the transition to a low carbon and climate resilient society.</p>	All SEOs			
SEA Comment: The submission by MKO Consultants to include 'low carbon and climate resilient society' will have a positive long-term effect on all of the SEOs.				
<p>CH7.2 Surface Water Policies</p> <p>To support, in conjunction with Irish Water, the improvement of storm water infrastructure to improve increase the use of sustainable drainage and reduce the risk of flooding in urban environments.</p>			?	
SEA Comment:				
Irish Water handles public foul/ combined sewer and supports the removal of surface water from IrishWater's networks and encourages the use of sustainable drainage systems and proposes changes to INP10. This will have a positive long-term effect on all of the SEOs. It is very important to ensure all environmental parameters are protected and considered in any future developments which must be environmentally assessed. This objective must adhere to all of the relevant planning and environmental legislation, and the MCDP 2021-2027 policies and objectives, especially in relation to environmental protection.				
<p>CH7.3 Surface Water Policies</p> <p>Insert new Policy after INP 10 as follows:</p> <p>INP: To support Irish Water in the development and implementation of the National Water Resources Plan for Ireland's public water supplies which seeks to address issues around the availability of water.</p>	PHH W MA		Othe SEOs	
SEA Comment: This New policy suggested by IrishWater (IW) outlining support for IW in implementing the National Water Resources Plan. This will have positive long-term effects for Human Health once the National Water Resources Plan, its associated Sea, AA and other documents are adhered to. This objective must adhere to all of the relevant planning and environmental legislation, and the MCDP 2021-2027 policies and objectives, especially in relation to environmental protection.				
<p>CH7.4 Surface Water Policies</p> <p>Insert new Policy after INP 10 as follows:</p> <p>INP: To promote water conservation and demand management measures among all water users, and to support Irish Water in implementing water conservation measures such as leakage reduction and network improvements, including innovative solutions in specific situations.</p>			?	
SEA Comment:				
Irish Water's recommended new policy to support IW with regards to water conservation will have positive long-term effects for Human Health once the National Water Resources Plan (see MA 82- CH7.3 Surface Water Policies), its associated Sea, AA and other documents are adhered to. However, there is concern about how this is done as it can be destructive to the surrounding environment. It is very important to ensure all environmental parameters are protected and considered in any future developments which must be environmentally assessed. This objective must adhere to all of the relevant planning and environmental legislation, and the MCDP 2021-2027 policies and objectives, especially in relation to environmental protection.				
<p>CH7.1 Surface Water Policies</p> <p>Insert new Policy after INP 10 as follows:</p> <p>INP: To support Irish Water in the promotion of effective management of trade discharges to sewers in order to maximise the capacity of existing sewer networks and minimise detrimental impacts on sewage treatment works.</p>	All SEOS		?	
SEA Comment:				

	(+)	(-)	(+/-)	(0)
Irish Water suggest a new policy about the promotion of effective management of trade discharges to sewers. This will have positive long-term effects for National Water Resources Plan (see MA 82- CH7.3 Surface Water Policies), its associated Sea, AA and other documents are adhered to..This objective must adhere to all of the relevant planning and environmental legislation, and the MCDP 2021-2027 policies and objectives, especially in relation to environmental protection.				
CH7.5 Broadband Objectives S7.4.4.6/pg144 INO 28 To require all new developments, including all new housing and commercial developments, and any local authority or community led town and village centre redevelopment/regeneration projects , to provide specific ducting to enable broadband infrastructure, where appropriate	PHH MA		Other SEOs	
SEA Comment: This will have positive long-term effects for PHH as it will facilitate remote working and in town working/economic development, reducing need for commuting and contributing to activity at town centres. This objective must adhere to all of the relevant planning and environmental legislation, and the MCDP 2021-2027 policies and objectives, especially in relation to environmental protection.				

Chapter 8: Sustainable Communities

	(+)	(-)	(+/-)	(0)
CH8.1 Mayo Local Community Development Committee Mayo Local Community Development Committee (LCDC), established in 2014, consists of public private partnerships of socio-economic interests. Mayo LCDC has a number of functions, one of which is to prepare and agree the local community elements of the Local Economic and Community Plan (LECP). The purpose of the LECP is to identify objectives and implement actions to strengthen and develop both the economic and community dimensions of the county. Central to the Mayo LECP and Action Plan 2016-2021, is the understanding that economic, local and community development is mutually supportive in building sustainable communities with strong local economies. The LECP seeks to progress the following goals: community development; social inclusion; health and wellbeing; education training and skills and culture, heritage and the Arts. The LCDC also coordinates, manages and oversees the implementation of local and community development programmes of the LECP, including has oversight of the Rural Development Programme and Social Inclusion Community Activation Programme, which are run by a number of Local Development Companies in the County.				0
SEA Comment: South West Mayo Development Company CLG's submission states that it is misleading to say that SICAP is a community development programme of the LECP. It is also stated that this section gives the impression that the LCDC coordinates all local and community development with its operational area. This is considered misleading as there is a wide range of local and community activity that does not fall under the LCDC's remit. The addition of this text will provide and clear understanding and have no negative impact on the SEA outcome at a strategic scale.				
CH8.2 Community Development in Mayo Other agencies that assist community development in Mayo include Family Resource Centres which provide practical assistance to community groups, such as training, information, advice and use of shared facilities, in addition to educational and training opportunities. Sectoral communities are also assisted in the county by agencies, such as Mayo Intercultural Action, South West Mayo Development Company, Mayo North East Leader Partnership , Mayo Traveller Support Group, Mayo Traveller Inter Agency Forum, The Regional Drug Task Force, The Mayo Joint Policing Committee, The Disability Federation of Ireland and Outwest.				0
SEA Comment:				

	(+)	(-)	(+/-)	(0)
South West Mayo Development Company CLG's submission considered an inaccurate reflection of the situation on the ground as other than the PPN there is no reference to supporting civil democracy as a form of active citizenship and as a way of strengthening communities. Furthermore, the submission notes the reference to Mayo inaccurate and it is requested that it is changed to an accurate description. MIA wound up as an entity in 2016 and the organisation integrated into SWMDC. The CE Report notes while it is not considered necessary to include all organisations and active citizenship as the CDP is a strategic land use plan. Regarding MIA it is considered appropriate to modify the section to reflect the current situation. The addition of this text will have no negative impact on the SEA outcome at a strategic scale.				
CH8.3 Community Facilities and Social Infrastructure Insert the following policy to Chapter 8 Sustainable Communities, Section 8.4.3 Community Facilities and Social Infrastructure under SCP 10: SCP 11: To support the enhancement of postal facilities in the County.	PH1			Other SEOs
SEA comment This new policy from An Post's submission to enhance postal facilities in the County will have positive effect on Population and Human Health. However, while, it is considered appropriate to include policies regarding the provision of new postal facilities and the enhancement of existing facilities, including operational requirements, in the County. Postal facilities can range from new post offices, post office service enhancement and delivery services there are sufficient existing mitigation measures in the MCDP 2021-2027 to address any potential land use effects that may arise.				
CH8.4 Social Inclusion in Mayo Insert policy in Section 8.4.4, Social Inclusion – SCP 16: To support initiatives which provide access to social supports in terms of language, education and employment for refugees, asylum seekers and migrants.	PH1			
SEA Comment: Gaeilge Iorrais's submission recommended splitting SCP 28 into two separate policies - one specific policy to support the Irish Language and another specific policy to support refugees, asylum seekers and migrants (see MA 95- CH8.10 Mayo Islands and Gaeltacht Mhaigh ÉO Policies below) These new policies submitted by Gaeilge Iorrais will have positive effect on Population and Human Health.				
CH8.5 Social Inclusion in Mayo Amend Chapter 8, Section 8.4.4 - Social Inclusion in Mayo Policy SPC 12 as follows – SCP 12 To support the implementation of the Mayo Local Economic and Community Plan in collaboration with the Local and Economic Community Development Committee to reduce the number of people in or at risk of social exclusion.	PH1			
SEA Comment: The Submission from South West Mayo Development Company CLG requested reference should be made to the Local Community Development Committee (LCDC) rather than the Local and Economic Development Committee. This new policy will have positive effect on Population and Human Health.				
CH8.6 Social Inclusion in Mayo Insert the following objective in Chapter 8 - Section 8.4.4 Social Inclusion SCO 11: To seek to provide Changing Spaces in the provision of any new public toilets, where feasible.	PHH MA			Other SEOs
SEA Comment:				

	(+)	(-)	(+/-)	(0)
<p>The submission from the Irish Wheelchair Association recommends the allocation of Changing Places facilities at strategic locations within the County. This will have positive social effects but will require consideration of environmental concerns with regard to locations and development details as it can be destructive to the surrounding environment. It is very important to ensure all environmental parameters are protected and considered in any future developments which must be environmentally assessed. This objective must adhere to all of the relevant planning and environmental legislation, and the MCDP 2021-2027 policies and objectives, especially in relation to environmental protection.</p>				
<p>CH8.7 Education, Training & Skills Amend Chapter 8, Section 8.4.7 Education, Training and Skills (part of last paragraph) as follows – In addition, the Mayo Local Enterprise Office offers business information and advice, business skills training and mentoring support, as well as other skills and training options to support businesses in the county. Informal, unaccredited lifelong learning also has a huge role to play in building social capital, keeping people connected and engaged, encouraging and supporting people on a pathway to formal education and lifting people out of poverty.</p>	PH1			Other SEOS
<p>SEA Comment: This submission from South West Mayo Development Company CLG have a huge role to play in building social capital, keeping people connected and engaged, encouraging and supporting people on a pathway to formal education and lifting people out of poverty. This will have positive effect on Population and Human Health.</p>				
<p>CH8.8 Education, Training & Skills Policies Amend Chapter 8, Section 8.4.7 Education, Training and Skills, Policy SCP 23 as follows – SCP 23: To support informal and formal initiatives which provide opportunities for people in Mayo to access appropriate education and training provision necessary to allow them to realise their full potential.</p>	PH1			Other SEOS
<p>SEA Comment: The submission from South West Mayo Development Company CLG suggests a reference to informal and formal learning initiatives. This new policy will have positive effect on Population and Human Health.</p>				
<p>CH8.9 Education, Training & Skills Objectives Amend Objective SCO 16 as follows – SCO 16: To support the provision of childcare facilities and new and refurbished schools on well located sites, within or close to existing built-up areas, that meet the diverse needs of local populations and to support the intensification of development on existing school sites, where appropriate, and in accordance with Department of Education’s guidelines and Development Management Guidelines (Volume II).</p>	PH1		Other SEOs	
<p>SEA Comment: The Department of Education’s submission states that the Department anticipates that some requirements for additional educational accommodation may emerge over the lifetime of the Plan, should the projected population increases materialise. The submission requests the inclusion of a specific objective in the Plan explicitly supporting the intensification of development on existing school sites. Furthermore, in order to strengthen the zoning provision on existing school sites it would be welcome if education is specifically referenced. It is considered appropriate to include a specific statement to an existing objective to reflect this. Regarding the proposal to zone existing school sites ‘Educational’, Community Facilities zoning in towns includes educational facilities. Therefore, this is already covered by a proposed zoning objective. This new policy will have positive effect on Population and Human Health once environmental considerations are included. It is very important to ensure all environmental parameters are protected and considered in any future developments which must be environmentally assessed. This objective must adhere to all of the relevant planning and environmental legislation, and the MCDP 2021-2027 policies and objectives, especially in relation to environmental protection.</p>				

	(+)	(-)	(+/-)	(0)
CH8.10 Mayo Islands and Gaeltacht Mhaigh ÉO Policies SCP 28 - To support initiatives at promoting Gaeilge, the Irish language. and the need for access to social supports in terms of language, education and employment for refugees, asylum seekers and migrants.	PH1			
SEA Comment: Gaeilge Iorrais's submission recommended splitting SCP 28 into two separate policies - one specific policy to support the Irish Language and another specific policy to support refugees, asylum seekers and migrants (see MA 89- CH8.4 Social Inclusion in Mayo above) These new policies submitted by Gaeilge Iorrais will have positive effect on Population and Human Health.				
CH8.11 Mayo Islands and Gaeltacht Mhaigh ÉO Policies Insert new policy in Section 8.4.8.2 (Islands and the Gaeltacht Mhaigh Éo) after Policy SCP 30: SCP: To actively promote and encourage the provision of mixed social and affordable housing schemes to facilitate the retention and return of islanders and immigration to the island to ensure viable and sustainable populations on offshore islands.	PHH		Other SEOS	
SEA Comment: Submission from Cliara Development Company seeks a range of additions to the Draft CDP in terms of projects, an objective and seven policies, one of which is a policy to actively promote mixed social and affordable housing schemes for returning islanders and immigrants to the islands. It is very important to ensure all environmental parameters are protected and considered in any future developments which must be environmentally assessed particularly in light of capacity of services such as water supply, wastewater treatment and broadband. This objective must adhere to all of the relevant planning and environmental legislation, and the MCDP 2021-2027 policies and objectives, especially in relation to environmental protection.				
CH8.12 Mayo Islands and Gaeltacht Mhaigh ÉO Policies Insert new objective after SCO 22 to read as follows: SCO: To support and assist the formulation and implementation of Irish Language Plans (Plean Teanga) for the Gaeltacht Service Towns of Béal an Mhuirthead, Ballinrobe and Castlebar, and to promote the development of the Gaeltacht in Mayo in a manner that protects and enhances the distinctive linguistic and cultural heritage, whilst meeting the needs and aspirations of both residents and visitors alike.	PHH			Other SEOs
SEA Comment: Under Observation 9: Irish Language Plans the OPR in their submission noted that in compliance with National Policy Objective 29 and RSES Objectives RPO 5.8 and 5.12, the Planning Authority is requested to include an objective in the Draft Plan to support and assist the formulation and implementation of Irish Language Plans for the Gaeltacht Service Towns of Belmullet, Ballinrobe and Castlebar in accordance with policies RPO 5.8 and RPO 5.12. No direct land use effects identified for this.				

Chapter 9: Built Environment

	(+)	(-)	(+/-)	(0)
CH9.1 Archaeological Heritage Objectives Insert new objective after BEO 6 as follows: BEO: To promote awareness and the appropriate adaptation of Ireland's built and archaeological heritage to deal with the effects of climate change with reference to the Built and Archaeological Heritage Climate Change and Adaptation Plan.	CH1,2,3 indirect BFF1 PH1 SG1 AQ1			

	(+)	(-)	(+/-)	(0)
	L1,2			
SEA Comment: As part of the implementation of the Climate Change Sectoral Adaptation Plan for Built and Archaeological Heritage the Development Applications Unit, Dept of Culture Heritage and the Gaeltacht's submission recommended the inclusion of this objective to protect the built and archaeological heritage from the effects of climate change. New Objective BEO 7 will have a direct positive effect by protecting the built and archaeological environment and a positive indirect and or potential indirect effect on the other environmental parameter. There are no SEA triggers.				
CH9.2 Architectural Heritage Objectives Insert new objective after BEO 11 to read as follows: BEO: To protect the built heritage of Ballina, Castlebar and Westport, including the protected structures listed in the existing town and environs development plans, and seek to review the Record of Protected Structures for County Mayo to incorporate protected structures from the plan areas of these towns.	CH1, 2 Indirect CH3 L1, 2 BFF1 PH1			
SEA Comment: New Objective BEO 12 will have a long term direct positive effect on the built environment and the landscape in Ballina, Castlebar and Westport. <i>To identify the built and archaeological heritage in local authority ownership and areas at risk from climate change including, but not necessarily restricted to, the Record of Monuments and Places, protected structures and architectural conservation areas designated in the development plan.</i>				
CH9.3 Regeneration Objectives BEO 35: To use specific powers, such as the Vacant Sites register to address issues of vacancy and underutilisation of strategic lands in town centres locations and within the built-up footprints of Tier I to V towns and villages, including the implementation of the Vacant Sites Levy in accordance with the Urban Regeneration and Housing Act 2015. Each year of the plan period, the planning authority will assess the county's settlements for the purposes of identifying vacant sites for addition to the Vacant Site's Register and accordingly implement the statutory provisions for same.	SG1 PH1 L		BBF1-3 L1, 2	
SEA Comment: This will have positive effects on Soil and Geology SG1 by maximising the sustainable re-use of the existing built environment, derelict, disused and infill sites (brownfield sites), rather than greenfield sites. It will also positively affect the 'Population, Human Health' parameter PH1. Care must be taken to ensure there are no negative effects on the 'Cultural Heritage' 'Landscape' within town centre locations and the built-up footprints of Tier I to V towns and village. The built and archaeological heritage including the record of Monuments and Places, protected structures and architectural conservation areas in the development plan must be upheld. Ensure all other environmental parameters are also considered. This objective must adhere to all of the relevant planning and environmental legislation, and the MCDP 2021-2027 policies and objectives, especially in relation to environmental protection.				
CH9.4 Regeneration Objectives BEO 36: To establish a database of strategic brownfield and infill sites within two years of the adoption of the Mayo County Development Plan, to ensure brownfield land re-use can be managed and co-ordinated across multiple stakeholders, as part of an active land management process, and to monitor the brownfield housing targets urban and rural areas, as set out in Objectives CS0 5 and CS0 6.	All SEOs			
SEA Comment: The Office of the Planning Regulator's (OPR) submission sought to establish the inclusion of proactive measures to ensure that the 20% target for the delivery of all new housing in rural areas on brownfield sites can be achieved as per RPO 3.3 in the Regional Spatial and Economic Strategy. This objective is a positive				

	(+)	(-)	(+/-)	(0)
direction for all SEOs once all environmental parameters are considered during the active land management process. This objective must adhere to all of the relevant planning and environmental legislation, and the MCDP 2021-2027 policies and objectives, especially in relation to environmental protection.				
CH9.5 Regeneration Objectives Insert new objective after BEO 37 to read as follows: BEO: To facilitate appropriate densities and compact growth within urban settlements, the Planning Authority will consider a relaxation of relevant the development management guidelines to assist the delivery of appropriate uses on urban brownfield and infill sites, based on the individual merits of each development proposal, with due cognisance to NPO 13.	All SEOs		?	
SEA Comment: This strengthens national and regional policy in supporting brownfield over greenfield development and to recognise that flexibility may be required to accommodate this in certain situations. Overall positive effects at strategic level for all SEOs and there are sufficient existing mitigation measures in the Mayo CDP 2021-2027 to address effects at project scale. It is very important to ensure all environmental parameters are protected and considered in any future developments which must be environmentally assessed. This objective must adhere to all of the relevant planning and environmental legislation, and the MCDP 2021-2027 policies and objectives, especially in relation to environmental protection				

Chapter 10: Natural Environment

	(+)	(-)	(+/-)	(0)
CH10.1 National & Regional Position The NPF and RSES recognises that communities in Ireland benefit from the goods and services that the natural environment provides, including food, renewable energy, water purification, flood mitigation and places for recreation, education, creative thinking, health and wellbeing. They also recognise the importance of biodiversity and how the planning system should be responsive to our national environmental challenges and ensure that development occurs within environmental limits, having regard to the requirements of all relevant environmental legislation. The NPF and RSES acknowledges the wealth of the natural and cultural assets within our landscape, which supports our quality of life, provides for a healthy and resilient economy and helps us adapt to and mitigate climate change. The NPF and RSES both aim to protect and value our important and vulnerable habitats, landscapes, natural heritage and green spaces, including their interrelationships. The NPF also requires the integration of planning for green infrastructure and ecosystem services into all statutory land use plans. Additionally, the RSES seeks to unify the region around an environmental, growth management, economic and infrastructural strategy that is efficient, sustainable and inclusive, which builds on protecting and enhancing our natural capital. The environment and our health and wellbeing are inextricably linked, and we need to look beyond simply protecting people from threats in their environment to considering how the environment can deliver a much wider range of social, economic and environmental benefits whilst ensuring no net contribution to biodiversity loss.	All SEOs			
SEA Comment: The Development Applications Unit, Dept of Culture Heritage and the Gaeltacht considers that the overarching environmental RPO's of the RSES should be reflected in Chapter 10 of the Draft MCDP 2021-2027 and specifically quotes text from the RSES (p193). This additional text will have a positive effect on all SEOs in the short and long term in particular Population and Human Health.				
CH10.2 Designated Sites, Protected Species and Habitats Natural Heritage Areas (NHAs) are designated due to their national conservation value and/or geological/geomorphological heritage. They seek to protect habitats, landforms or geomorphological features, wildlife plant and animal species or a diversity of				All SEOs

	(+)	(-)	(+/-)	(0)
<p>these natural attributes. NHAs are designated under the Wildlife (Amendment) Act 2000. and proposed Proposed Natural Heritage Areas (pNHAs) are sites that are designated or proposed for designation under the Wildlife (Amendment) Act 2000. were published on a non-statutory basis in 1995, because of their important for wildlife and habitats, but have not been statutorily proposed or designated. These are sites that are of national importance and support a range of habitats, plant and animal species and in some cases, geological features. There are 15 NHAs in County Mayo. The Plan provides protection for these sites.</p>				
<p>SEA Comment:</p> <p>The Development Applications Unit, Dept of Culture Heritage and the Gaeltacht considers that the description of NHA's and pNHA's in the Draft MCCP is not accurate as NHA's are designated under the Wildlife (Amendment) Act 2000, while pNHA's were published on a non-statutory basis in 1995. The amendment of the text in Section 10.4.2 will reflect accurately the description of NHA's and pNHA's in the draft plan. The deletion and addition of this text will have no negative impact on the SEA outcome at a strategic scale.</p>				
<p>CH10.3 Non-Designated Sites</p> <p>Amend paragraph 2 of Section 10.4.3 to read as follows: All bat species and their breeding and resting places (roosts) are legally protected in Ireland under the Wildlife Acts 1976-2000. Bats are also protected as 'strictly protected species under Annex IV (Habitats Directive) species of flora and fauna, which also protects their key habitats (i.e. breeding sites and resting places), wherever they occur. It is particularly critical that wildlife corridors, tree lines and hedgerows within the area of Lesser Horseshoe Bat roosts are retained to allow for the free movement of these bats and other species within and through the surrounding area.</p>	BFF1 BFF2			0
<p>SEA Comment:</p> <p>In their submission the Development Applications Unit, Dept of Culture Heritage and the Gaeltacht state that the reference to protected bat species in Section 10.4.3 should also refer to their protection as "strictly protected species" under Annex IV (Habitats Directive), which also protects their key habitats. This addition of explanatory text will lead to a clearer understanding and thus will have a positive effect on Biodiversity, flora and fauna.</p>				
<p>CH10.4 Biodiversity, Designated Non-Designated Sites Policies</p> <p>NEP 1: To support the protection, conservation and enhancement of the natural heritage and biodiversity of County Mayo, including the protection of the integrity of European sites, that form part of the Natura 2000 network, the protection of Natural Heritage Areas, proposed Natural Heritage Areas Ramsar Sites, Nature Reserves and Wild Fowl Sanctuaries (and other designated sites including any future designations).</p>	All BFF			
<p>SEA Comment:</p> <p>In their submission the Development Applications Unit, Dept of Culture Heritage and the Gaeltacht recommend NEP 1 is strengthened in relation to the protection and enhancement of natural heritage and biodiversity. This addition of policy text in NEP 1 will reflect the council's overall strategy aim to "continue to protect and enhance the county's natural heritage and biodiversity" and have a positive effect on Biodiversity, flora and fauna.</p>				
<p>CH10.5 Biodiversity, Designated Non-Designated Sites Policies</p> <p>NEP 2: To protect and enhance the county's natural heritage and biodiversity To support by supporting the implementation of the National Biodiversity Action Plan 2017-2021, the National Pollination Plan 2015-2020 and County Mayo Biodiversity Plan 2015- 2020 and any future editions, in partnership with relevant stakeholders, subject to available resources.</p>	All BFF			
<p>SEA Comment:</p> <p>In their submission the Development Applications Unit, Dept of Culture Heritage and the Gaeltacht recommend NEP 2 is strengthened in relation to the protection and</p>				

	(+)	(-)	(+/-)	(0)
enhancement of natural heritage and biodiversity. This addition of policy text in NEP 2 will reflect the council's overall strategy aim to "continue to protect and enhance the county's natural heritage and biodiversity' and have a positive effect on Biodiversity, flora and fauna.				
CH10.6 Biodiversity, Designated Non-Designated Sites Policies NEP 3: To protect and enhance the county's natural heritage and biodiversity To support through supporting the implementation, in partnership with the County Mayo Heritage Forum, relevant stakeholders and the community, of the objectives and associated actions in the County Mayo Heritage Plan and future editions thereof, which relate to the remit and functions of Mayo County Council.	All BFF			
SEA Comment: In their submission the Development Applications Unit, Dept of Culture Heritage and the Gaeltacht recommend NEP 3 is strengthened in relation to the protection and enhancement of natural heritage and biodiversity. This addition of policy text in NEP 3 will reflect the council's overall strategy aim to "continue to protect and enhance the county's natural heritage and biodiversity' and have a positive effect on Biodiversity, flora and fauna.				
CH10.7 Biodiversity, Designated Non-Designated Sites Objectives NEO 7: To seek the protection of the riparian zones of watercourses throughout the county, recognising the benefits they provide in relation to flood risk management, their protection of the ecological integrity of watercourse systems and the role they play in the enhancement of the county's natural heritage and biodiversity	All BFFs W1 W2			
SEA Comment: In their submission the Development Applications Unit, Dept of Culture Heritage and the Gaeltacht recommend NEO 7 is strengthened in relation to the protection and enhancement of natural heritage and biodiversity. This addition of policy text in NEO 7 will reflect the council's overall strategy aim to "continue to protect and enhance the county's natural heritage and biodiversity' and have a positive effect on Biodiversity, flora and fauna and Water.				
CH10.8 Biodiversity, Designated Non-Designated Sites Objectives NEO 8: To maintain, protect and where possible enhance the natural heritage and biodiversity of bogs, fens and turloughs, where appropriate, in County Mayo.	BFF1 BFF2 W1			
SEA Comment: In their submission the Development Applications Unit, Dept of Culture Heritage and the Gaeltacht recommend NEO 8 is strengthened in relation to the protection and enhancement of natural heritage and biodiversity. This addition of policy text in NEO 8 will reflect the council's overall strategy aim to "continue to protect and enhance the county's natural heritage and biodiversity' and have a positive effect on Biodiversity, flora and fauna and Water.				
CH10.9 Biodiversity, Designated Non-Designated Sites Objectives NEO 9: Recognise the importance, in terms of their natural heritage and biodiversity, of woodlands, tree lines, hedgerows, stone walls, watercourses and associated riparian vegetation and the role they play in supporting to support bat populations and where possible developments will be encouraged to retain such features.	All SEOs			
SEA Comment: In their submission the Development Applications Unit, Dept of Culture Heritage and the Gaeltacht recommend NEO 9 is strengthened in relation to the protection and enhancement of natural heritage and biodiversity. This addition of policy text in NEO 9 will reflect the council's overall strategy aim to "continue to protect and enhance the county's natural heritage and biodiversity' and have a positive effect on Biodiversity, flora and fauna.				
CH10.10 Biodiversity, Designated Non-Designated Sites Objectives Include new objective after NEO 13 to read as follows:	All SEOs			

	(+)	(-)	(+/-)	(0)
NEO: To protect and enhance the ecological network throughout the county to improve the ecological coherence of the Natura 2000 network in accordance with Article 10 of the Habitats Directive				
SEA Comment: In their submission the Development Applications Unit, Dept of Culture Heritage and the Gaeltacht welcomes NEP 4 but recommends a broader focus for ecological connectivity which is set out in objective above. This additional policy will reflect the council's overall strategy aim to "continue to protect and enhance the county's natural heritage and biodiversity' and have a positive effect on Biodiversity, flora and fauna.				
CH10.11 Biodiversity, Designated Non-Designated Sites Objectives Include new objective after NEO 13 to read as follows: NEO: To create a database of the Local Biodiversity Areas and ecological networks (including green infrastructure) and develop a corresponding GSI dataset as an important tool for future biodiversity and natural heritage conservation planning in Mayo.	All SEOs			
SEA Comment: The Development Applications Unit, Dept of Culture Heritage and the Gaeltacht Department encourage the inclusion of an above objective which will augment NEO 2, support NEO 4 and also support Green and Blue Infrastructure Policies. This will have positive effects on Biodiversity, flora and fauna				
CH10.12 Peatland Policies NEP 9: To enhance the county's natural heritage and biodiversity through supporting To support the protection and restoration of peatlands in County Mayo, where appropriate, in order to transition towards a low-carbon and circular economy.	All SEOs			
SEA Comment: In their submission the Development Applications Unit, Dept of Culture Heritage and the Gaeltacht recommend NEP 9 is strengthened in relation to the protection and enhancement of natural heritage and biodiversity. This addition of policy text in NEP 9 will reflect the council's overall strategy aim to "continue to protect and enhance the county's natural heritage and biodiversity' and have a positive effect on Biodiversity, flora and fauna and Air, Climate and Noise.				
CH10.13 Landscape Objectives NEO 25: To review the Landscape Appraisal for Mayo and update this plan as appropriate, following publication of the statutory guidelines for Planning Authorities on Local Landscape Character Assessments, as detailed in the National Landscape Strategy 2015-2025, and ensure consistency with the provisions of RPO 4.16 and RPO 5.2(b) of the RSES, 2020-2032.	All Ls			
SEA Comment: The Office of the Planning Regulator (OPR) submission noted having regard to the requirements of Section 9(4) of the PDA and the RSES objectives RPO 4.16 and RPO 5.2(b), the requirement to coordinate the objectives for wind energy development in the development plan with those of the neighbouring counties, in particular Sligo County Council and Roscommon County Council, the Planning Authority's considers that any future review of the Renewable Energy Strategy (RES) and Landscape Appraisal for County Mayo should ensure consistency with the preferable locations for wind energy of adjoining counties, including Roscommon County Council, Galway County Council and Sligo County Council, to ensure a coordinated Wind Energy Strategy across the region. The review of the RES and Landscape Appraisal for County Mayo will be undertaken over the lifetime of the plan, as any revision at present would be premature pending the completion of the National Landscape Character Assessment, and any associated statutory Guidelines, and subsequent Regional Landscape Character Assessment, as per RPO 5.2 (c) of the RSES. Furthermore, the review of the RES would also be premature pending the identification of any potential renewable energy sites of scale in the region, as per RPO 4.18 of the RSES, in which such sites are required to be identified within 3 years following the adoption of the regional strategy.				

	(+)	(-)	(+/-)	(0)
Mayo County Council to ensure consistency with the RSE and a consistent approach with adjoining counties in the future review and preparation of the Renewable Energy Strategy and Landscape Appraisal, have revised Objectives NEO 25, NEO 7 and NEO 8 b of the Draft Plan to include reference to RPO 4.16 and RPO 5.2 (b). This will have a positive effect on Landscape and knock-on positive effects for biodiversity, populations and human health, and cultural heritage.				
CH10.13 Water Quality Policies Insert a new policy NEP 23 under NEP 22: NEP 23 To promote the construction of Anaerobic Digesters at appropriate location in Mayo with a view to improving water quality while at the same time making a significant contribution to National Renewable Energy targets.	PHH, MA, AQ,CC		Other SEOs	
SEA Comment: Potential positive effects through effective use and reuse for local energy production. Site specific considerations would be assessed through the planning and consent process; subject to full implementation and adherence to existing mitigation measures no adverse effects identified with positive interactions with PHH, MA, AQ and CCSEOs				
CH10.14 Air Quality, Noise and Light Emissions Objectives NEO 43: To protect the Mayo Dark Sky Park at Wild Nephin Ballycroby National Park and any adjoining sites that form part of the designated network , from adverse levels of artificial light pollution and encourage the use of Dark Sky Friendly lighting for all new lighting and lighting upgrades.	All BFFs All PH			
SEA Comment: The Development Applications Unit, Dept of Culture Heritage and the Gaeltacht Department welcomes the Council's commitment to protecting Mayo Dark Sky Park from light pollution in objective NEO 43, and recommends this objective is expanded to include sites of ecological sensitivity, notably those identified as designated sites. This will have a positive effect on biodiversity, flora and fauna and Populations and Human Health.				

Chapter 11: Climate Action & Renewable Energy

	(+)	(-)	(+/-)	(0)
CH11. 1 Climate Action Objective Insert a new climate action objective after CAO 7 to read as follows: CAO: To support and facilitate Westport to become Ireland's first '15 Minute Town' - a sustainable town where a modal shift towards sustainable transport is actively promoted and facilitated.	All SEOs			
SEA Comment: Westport Embracing Sustainable Travel submission sought additional climate change objectives, including one that supports Westport in becoming Ireland's first "15 Minute Town". This will have a positive effect on all of the SEOs in the long term once all environmental parameters are considered. This Plan must adhere to all of the relevant planning and environmental legislation, and the MCDP 2021-2027 policies and objectives, especially in relation to environmental protection.				
CH11.2 Mayo Renewable Energy Strategy The Mayo Renewable Energy Strategy (RES) 2011-2020 outlines the potential for County Mayo and how it can capitalise on a range of renewable resources, including onshore and offshore wind, wave and tidal energy, solar and other renewable energy forms. The RES acknowledges the significant contribution renewables can make to County Mayo, by providing more secure energy, reducing reliance on traditional fossil fuels, enabling future energy export and meeting energy targets. The strategy also identifies areas most suitable			?	

	(+)	(-)	(+/-)	(0)
for renewable energy developments in a tier system. Mayo County Council will review and update the Mayo Renewable Energy Strategy over the lifetime of the development plan. within one year of adopting this plan.				
SEA Comment: Revision of the Mayo County Renewable Energy Strategy 2011-2022 will be in line with the relevant planning and environmental legislation, and MCDP 2021-2027 policies and objectives. This will require alterations to the Mayo CDP after it is adopted and will be subject to SEA and AA as appropriate				
CH11.3 Wind Energy Mayo County Council recognises that community ownership of wind energy projects enables local communities to benefit directly from local wind energy resources being developed in their local areas, ensuring long-term income for rural communities. The Killala Community Wind Farm project in North Mayo involves a direct community investment in partnership with a private development company. The Killala Community Wind Farm, comprising of five turbines, generates 17MW of renewable power. The Council encourages community ownership of wind energy projects in Mayo.				0
SEA Comment: The addition of this text will have no negative impact on the SEA outcome at a strategic scale.				
CH11.4 Renewable Energy Policies REP 5: To promote the use of efficient energy storage systems and infrastructure that supports energy efficiency and reusable renewable energy system optimization, subject to the proper planning and sustainable development of the area and consideration of environmental and ecological sensitivities.				0
SEA Comment:MKO Consultants recommended the text change which will have no negative impact on the SEA outcome at a strategic scale but will clearly support renewable energy options.				
CH11.5 Renewable Energy Objectives Amend REO 7 REO 7 To review/amend the Mayo County Renewable Energy Strategy 2011-2022 in accordance with future legislative guidelines. REO 7 – Revise this objective, stating a desire to revise this Renewable Energy Strategy immediately, with an option to revise in the future as new national guidance becomes available immediately REO 7: To review/amend the Mayo County Renewable Energy Strategy 2011-2022 in accordance with future legislative guidelines and consistency with the provisions of RPO 4.16 and RPO 5.2(b) of the RSES, 2020-2032.				
SEA Comment:Noted please see above comments				
CH11.6 Renewable Energy Objectives To promote the use of efficient energy storage systems and infrastructure that supports energy efficiency and reusable renewable energy system optimisation, in accordance with proper planning and sustainable development.	+			
SEA Comment: MKO Consultants recommended the text change which will have no negative impact on the SEA outcome at a strategic scale. but will clearly support renewable energy options.				

Chapter 12: Settlement Plans

	(+)	(-)	(+/-)	(0)
<p>CH 12.1 Tier II Settlements Table 12.3.1.1/pg 222</p> <p>Amend Section 12.3.1.1 (Tier II Settlements) to read as follows: Amend 2nd paragraph as below:</p> <p>In order to ensure the effective delivery of new housing targets for each settlement as set out in the Core Strategy, a greater quantity of lands is provided for proposed residential development outside of the defined town centre area. All such lands identified for residential purposes are zoned on serviceable lands. Upon reaching the 70% new household target outside the town centre area for each town, (as set out in the Core Strategy), all remaining undeveloped- zoned residential lands will revert to strategic residential reserve lands.</p> <p>Land use zoning maps for Tier II settlements (Volume III: Book of Maps) identify 'New Residential' zoned land to accommodate housing targets over the plan period, as set out in the Core Strategy (Chapter 2). To safeguard and facilitate the delivery of housing targets allocations in each plan area, a two-tiered approach has been adopted for the Strategic Residential Reserve Lands. Strategic Residential Reserve Lands Tier I and Tier II will be assessed, on an annual basis, for their potential to meet settlement housing targets. Where it is apparent that lands zoned New Residential cannot or will not be developed within the plan period, residential developments, that demonstrate high quality design, may be considered on Strategic Residential Reserve Lands Tier 1 and in exceptional circumstances Tier 2. In this instance, the identified quantum of land required to accommodate housing targets in each settlement will not be exceeded. An effective monitoring system will be developed and implemented to ensure projected residential unit housing targets for each Tier II towns are not exceeded over the plan period.</p>			All SEOs	
<p>SEA Comment:</p> <p>The Office of the Planning Regulator (OPR) requires clarity and transparency regarding the potential quantity of land required to meet the housing supply targets in each settlement, to ensure the effective delivery of compact growth, as the quantity of land zoned for residential use or a mixture of residential and other uses in the Draft Plan remains in excess of the population and housing growth targets set out in the Core Strategy. In this regard the planning authority is required to:</p> <ul style="list-style-type: none"> - Reconsider and appropriately reduce the provision of all zoned residential land and land zoned for a mix of residential and other uses, to align with the quantity of land necessary to accommodate housing supply targets in the (revised) Core Strategy. <p>The MCDP have following a review of residential land and land zoned for a mix of residential and other uses in the Tier II settlements of Ballinrobe, Ballyhaunis, Belmullet, Claremorris and Swinford, the land use zoning maps for these settlements have been amended to identify 'New Residential' zoned land, (now reduced in quantity and referred to as New Residential in place of Strategic Residential Reserve Boundary Lands) to meet housing targets over the plan period, as set out in the revised Core Strategy. This results in a reallocation of the previously identified Strategic Residential Reserve Boundary Lands to Strategic Residential Reserve Lands Tier I, which have also been mapped.</p> <p>A tiered approach is now adopted for the Strategic Residential Reserve Lands. Strategic Residential Reserve Lands Tier I (as outlined above) and Strategic Residential Reserve Lands Tier II (refers to such lands already zoned in the Draft Plan). It is intended that the Strategic Residential Reserve Lands Tier I and Tier II may be examined for their potential to meet housing targets, where it is apparent that 'New Residential' lands cannot or will not be developed within the plan period.</p>				
<p>CH 12.2 Land Use Matrix for Tier II Settlement Plans Table 12.3.1.1/pg 224</p> <p>Amend Enterprise & Employment under the Land Use Objectives Table 12.3 as below: Light Industry, Warehousing (retail and non-retail), Major Offices, Business and Technology Units, Specialist Offices, R&D enterprises, car showrooms, light engineering works, wholesale and trade outlets, public utilities, petrol filling stations, builders providers, repair garages, civic amenity centres, agriculture outlets, distribution depots, heavy vehicle parks, workshops, tourism related development; along with uses that are considered ancillary to the forementioned uses. Extensions to existing retail premises will be considered on a case-by-case basis.</p>			all SEOs	

	(+)	(-)	(+/-)	(0)
Uses that would prejudice the primacy of town centre or would undermine the objectives of other land use zoning will not be permitted.				
SEA Comment: Extensions to existing retail premises will require planning permission and all environmental caveats must be considered in each case under the relevant planning and environmental legislation, and MCDP 2021-2027 policies and objectives.				
<u>Béal an Mhuirthead (Belmullet) (TIER II)</u> CH 12.3 Social Infrastructure Amend Section 12.6.5 Social Infrastructure to include the following - Béal an Mhuirthead also has numerous community, sporting and social clubs. Sports and recreational facilities in the town environs comprise of a tidal swimming pool, MUGA, pier, links golf course, GAA pitches, soccer pitches, a handball alley, and children's playgrounds. Áras Inis Gluaire /Erris Arts Centre is Ireland's only bilingual arts centre. It provides a cultural, social, economic and educational service, via the medium of the arts, for and on behalf of the Erris community.	CH3 PH1			
SEA Comment: This submission from Áras Inis Gluaire requests the inclusion of Áras Inis Gluaire / Erris Arts Centre as a strategic element of the social infrastructure of Béal an Mhuirthead in Chapter 12. Aras Inis Gluaire is highlighted in Section 8.4.8.1 <i>Arts Centres and Libraries</i> . The work of these organisations is supported through the County Councils Arts Strategy, Culture and Creative Strategy and Creative Ireland Programme, all of which are listed in the CDP and supported through policy SCP 25 and objective SCO 19. It is considered appropriate to list Áras Inis Gluaire / Erris Arts Centre as a strategic element of the social infrastructure of Béal an Mhuirthead in Chapter 12 as requested. This will have a positive impact on Cultural Heritage and Population and Human Health.				
<u>Béal an Mhuirthead (Belmullet) (TIER II)</u> <i>CH12.4 Béal an Mhuirthead Settlement Plan Policies</i> Add new Policy to Belmullet Settlement Plan after BTP 4: BTP: To support, where appropriate, proposals for the enhancement of the public realm within the town core.	PHH		other SEOs	
SEA Comment: A public realm works (details listed) for Belmullet town was requested by the Iorras Domhann Belmullet Tourist Office's submission for inclusion in the CDP. As a public realm plan for Belmullet is currently being prepared, it is considered acceptable to include a policy in support of public realm enhancements in the Belmullet Settlement plan. This new policy must adhere to all of the relevant planning and environmental legislation, and the MCDP 2021-2027 policies and objectives, especially in relation to environmental protection.				
<u>Swinford (TIER II)</u> Ch12.5 Swinford Settlement Plan Objectives Add new objective to Swinford Settlement Plan after SDO 12: SDO: To develop and maintain a civic and parking area on the infill lands located between Main Street, St Ita's Terrace and Circular Road and to establish an appropriate traffic management plan to allow access from Main Street, Market Street and Circular Road.	PH1		Other SEOs	
SEA Comment: This will have a positive impact on Population and Human Health but could effect other SEOs.. This new objective must adhere to all of the relevant planning and environmental legislation, and the MCDP 2021-2027 policies and objectives, especially in relation to environmental protection.				
<u>Killala (TIER III)</u> Ch12.6 Physical Infrastructure Amend text under 12.13.6 below as Killala WWTP has been operational since 2020.				allSEOs

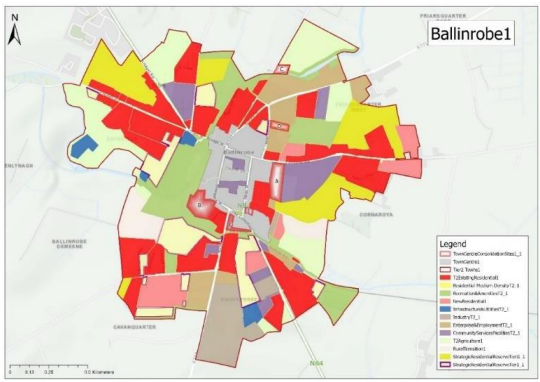

	(+)	(-)	(+/-)	(0)
<p>Killlala is served by the R314 regional route which directly connects the town to Ballina. A new municipal wastewater treatment plant (3,155PE) is has been operational planned for Killlala since 2020. with an expected completion date of 2020/2021. The new plant will brings benefits to Killlala, in terms of acting as a platform for social and economic development, increased population, health, integrity of the environment and improved water quality for all. Cleaner water will enhance the amenity value of the town and bay. Killlala is served by the Ballina Regional Water Supply. It also has good access to internet including broadband. The town is served by a regular daily bus service and the Council is keen to continue to promote and support the development of public transport initiatives in keeping with the principles of Smarter Travel.</p>				
<p>SEA Comment: The addition of this text will have no impact on the SEA outcome.</p>				
<p><u>Killlala (TIER III)</u> Ch12.7 Placemaking & Regeneration Amend text under 12.13.9 to say town instead of village as shown below: Killlala is an attractive town with a historical atmosphere. It provides the focus for a wide range of activities that contribute to a sense of place and identity. This town plays an important economic, social and cultural role and the main priority of the Plan is the consolidation of the existing centre and supporting of the existing businesses and activities, in order to maintain vibrancy. A character study of the town, with potential for an ACA designation, would ensure the protection of the unique character of the village town, whilst allowing new development to complement same. Funding was secured under the 2017 Town and Village Renewal Scheme for Killlala Round tower dereliction and streetscape improvements and the Plan supports continuing to avail of all funding streams to sensitively enhance the public realm and the re-use of derelict, vacant and under-utilised lands within the built-up area of Killlala.</p>				All SEOs
<p>SEA Comment: The addition of this text will have no negative impact on the SEA outcome at a strategic scale.</p>				

Material Alterations to Settlement Plans

Tier II

Ballinrobe

Ballinrobe	(+)	(-)	(+/-)	(0)
			All SEOs	

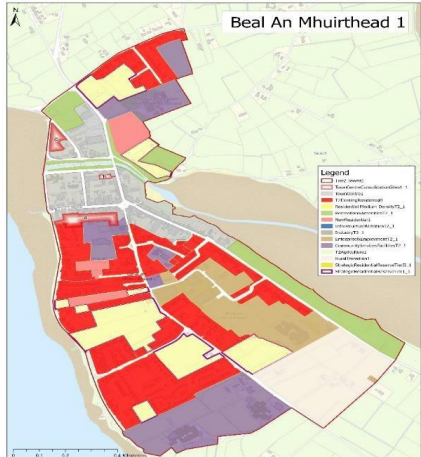
Ballinrobe	(+)	(-)	(+/-)	(0)
				

SEA Comments: . Land use zoning maps for Tier II settlements (Volume III: Book of Maps) identify 'New Residential' zoned land to accommodate housing targets over the plan period, as set out in the Core Strategy (Chapter 2). To safeguard and facilitate the delivery of housing targets allocations in each plan area, a two-tiered approach has been adopted for the Strategic Residential Reserve Lands. Strategic Residential Reserve Lands Tier I and Tier II will be assessed, on an annual basis, for their potential to meet settlement housing targets. Where it is apparent that lands zoned New Residential cannot or will not be developed within the plan period, residential developments, that demonstrate high quality design, may be considered on Strategic Residential Reserve Lands Tier 1 and in exceptional circumstances Tier 2. In this instance, the identified quantum of land required to accommodate housing targets in each settlement will not be exceeded.

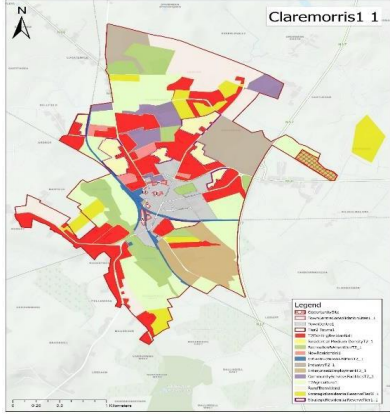

[Based on a review of aerial imagery the habitats relate to agricultural grassland with some hedgerows present. Retention of these and enhancement of ecological connectivity should inform any development proposals.](#) AA Comment There are 20 Natura 2000 sites within 15km from the town of Ballinrobe. As a result of Mayo CPD there is potential for Lough Carra/Mask Complex SAC and Lough Mask SPA to be impacted via surface and groundwater pathways. QIs which could be impacted via these pathways include Wetland and waterbirds [A999] and Otter [1355]. Dependent on the nature and scale of any potential projects that may arise as a result of the Plan, other Natura 2000 sites are unlikely to be impacted via surface and groundwater pathways as they are located upstream of the settlement.

However, as any project that may arise as a result of the Plan will require individual Appropriate Assessment at a project level, this cannot be assessed at this level. Also, the Plan takes into consideration the requirements of the Habitats Directive and so, any project that is influenced by the Plan or follows the normal consent process should have sufficient assessment and mitigation in place to prevent such adverse impacts.

Beal An Mhuirthead

	(+)	(-)	(+/-)	(0)
			All SEOs	
 <p>ZONING CHANGE FROM RURAL TRANSITION ZONE TO ENTERPRISE & EMPLOYMENT – SEE SITE OUTLINED IN RED ON ZONING MAP</p>				
<p>SEA comment: this is a minor change in terms of scale, use and location as it remains within the town boundary. Subject to full implementation of existing environmental protection measures in the MCDP 2021-2027 no significant environmental effects are identified AA There are 11 Natura 2000 sites within 15km from the town of Belmullet . As a result of Mayo CPD there is potential for Blacksod Bay/Broad Haven SPA, Mullet Peninsula SPA and Mullet/Blacksod Bay Complex SAC to be impacted via surface water, groundwater and land and air pathways due to the close vicinity of the Natura 2000 sites. Example QIs which could be impacted include Wetland and Waterbirds, Corncrake, and Otter. Other Natura 2000 sites within the ZOI are unlikely to be impacted because they are not hydrologically connected to the site and/or are located too far from the settlement.</p> <p>However, as any project that may arise as a result of the Plan will require individual appropriate assessment at a project level, this cannot be assessed at this level. Also, the Plan takes into consideration the requirements of the Habitats Directive and so, any project that is influenced by the Plan or follows the normal consent process should have sufficient assessment and mitigation in place to prevent such adverse impacts.</p>				

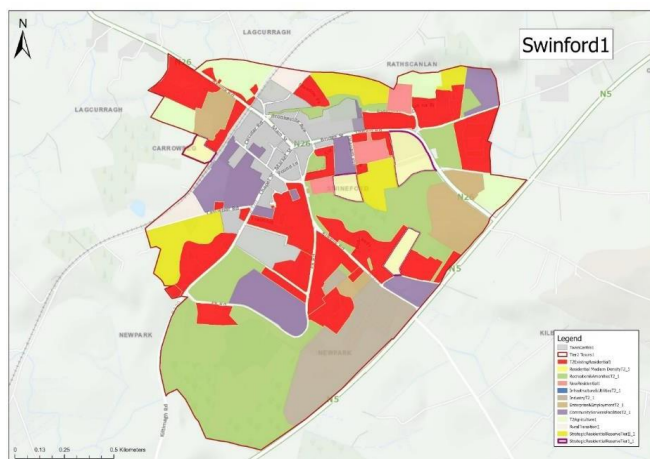
Claremorris

	(+)	(-)	(+/-)	(0)
			All SEOs	
				
<p>From a review of aerial photography these indicate primarily greenfield infill sites. Where hedgerows/treelines are present they should be subject to ecological surveys and retained/integrated into development proposals to provide a local green infrastructure measure and contribution to local character.</p> <p>AA: There are 11 Natura 2000 sites within 15km from the town of Claremorris (Due to the location of Claremorris in relation to Natura 2000 sites and the surrounding topography there is unlikely to be impacts to Natura 2000 sites as a result of works associated with Mayo CPD. Other Natura 2000 sites within the Zol are unlikely to be impacted because they are not hydrologically connected to the site and/or are located too far from the settlement. However, as any project that may arise as a result of the Plan will require individual Appropriate Assessment at a project level, this cannot be assessed at this time. Also, the Plan takes into consideration the requirements of the Habitats Directive and so, any project that is influenced by the Plan or follows the normal consent process should have sufficient assessment and mitigation in place to prevent such adverse impacts</p>				
<p>https://consult.mayo.ie/en/submission/myo-c11-300</p> <p>We encourage the designation of a specific site on convent grounds for a future new secondary school.</p>	<p>No interaction with SEOs</p>			

	(+)	(-)	(+/-)	(0)
SEA Comments: No change in terms of landuse zoning as within existing landuse provision.				

Swinford

	(+)	(-)	(+/-)	(0)
			All SEOs	



SEA comment: From a review of aerial photography these indicate primarily greenfield infill site. Where hedgerows/treelines are present they should be subject to ecological surveys and retained/integrated into development proposals to provide a local green infrastructure measure and contribution to local character.

AA Comment: There are 4 Natura 2000 sites within 15km from the town of Swinford. As a result of Mayo CPD there is potential for impacts to occur to River Moy SAC via surface water, groundwater and land and air pathways due to the close vicinity of the Natura 2000 site. QIs which could potentially be impacted include Otter, Salmon, Brook Lamprey and Sea Lamprey. Other Natura 2000 sites within the ZoI are unlikely to be impacted because they are not hydrologically connected to the site and/or are located too far from the settlement. However, as any project that may arise as a result of the Plan will require individual Appropriate Assessment at a project level, this cannot be assessed at this time. Also, the Plan takes into consideration

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			All SEOs	

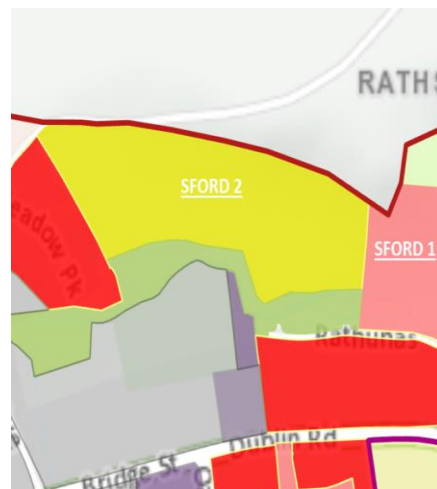
the requirements of the Habitats Directive and so, any project that is influenced by the Plan or follows the normal consent process should have sufficient assessment and mitigation in place to prevent such adverse impacts.

A: REZONE from RURAL TRANSITION ZONE/OPEN SPACE & AMENITY to STRATEGIC RESIDENTIAL RESERVE TIER

SEA Comment From a review of aerial photography these indicate primarily pasture however there is a stand of mature treelines/scrub and this is of local ecological value and should be retained.

These habitats should be subject to ecological surveys and retained/integrated into development proposals to provide a local green infrastructure measure and contribution to local character. These trees should not be removed as they provide important ecosystem services including contribution to climate change adaptation and form a riparian habitat. SEA does not recommend this MA as it does not contribute to sustainable development, adaption to climate change or local wildlife and biodiversity.

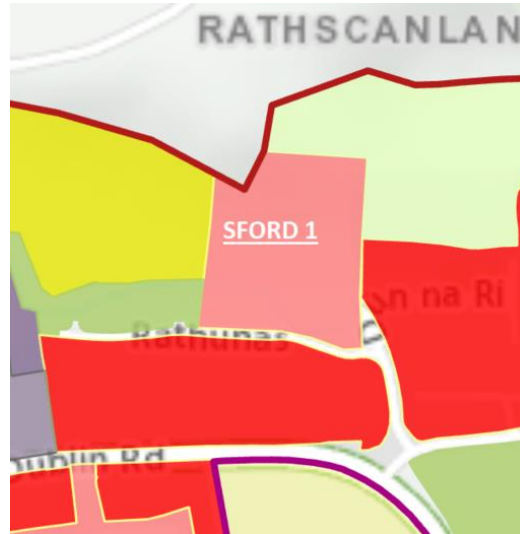
SFRA The area proposed to zone as new residential is within Flood Zone A\B and subject to a justification test. This can be passed but will be on the basis that no development can occur in Flood Zone A/B



B: RURAL TRANSITION ZONE/ RECREATION & AMENITY/AGRICULTURE to NEW RESIDENTIAL

Please see above comments site B adjacent to site A

As above



C: REZONE from STRATEGIC RESIDENTIAL RESERVE TIER I to RECREATION & AMENITY

From a review of aerial photography these indicate primarily pasture however there are hedgerows and treelines present. this is of local ecological value and should be retained.
Its distance from the town centre means its potential function as recreation and amenity is unclear and may rely on private transport to access the site.

D: REZONE from STRATEGIC RESIDENTIAL RESERVE TIER 1 to INDUSTRY

From a review of aerial photography these indicate primarily backlands but now include mature trees that are of local ecological value and should be retained.

E : REZONE from ENTERPRISE & EMPLOYMENT TO STRATEGIC RESIDENTIAL RESERVE TIER 1

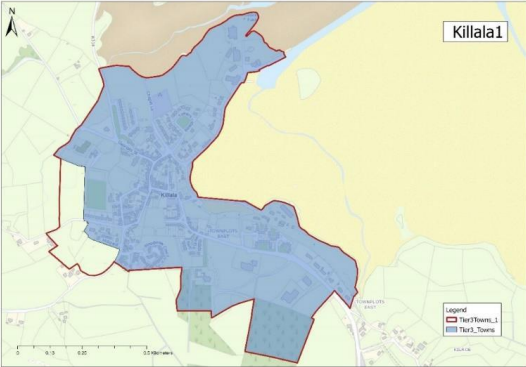
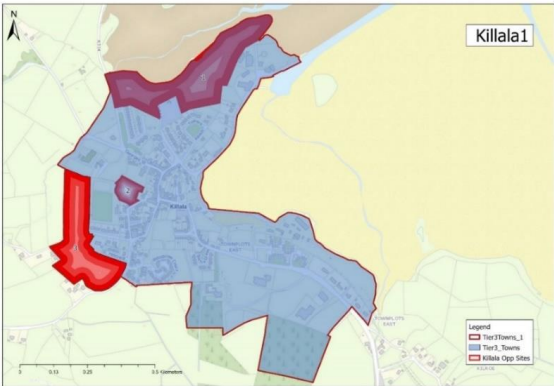
Relatively minor subject to full implementation of existing mitigation measures in MCDP


	(+)	(-)	(+/-)	(0)
			All SEOs	
F: REZONE from STRATEGIC RESIDENTIAL RESERVE TIER 1 to STRATEGIC RESIDENTIAL RESERVE TIER Relatively minor subject to full implementation of existing mitigation measures in MCDP				
REZONE from COMMUNITY FACILITY TO TOWN CENTRE ZONING AND AN OPPORTUNITY SITE Relatively minor subject to full implementation of existing mitigation measures in MCDP				
<p>SFRA Comment on Swinford: It is essential that there is no new development permitted within Flood Zone A/B and that space is kept for the impacts of climate change and potential future structural flood relief works which would involve walls and embankments around the properties along Brookville and an interception chamber on Railway Terrace.</p> <p>An FRA is required for any new development adjacent to the Flood Zones and this must include consideration of climate change impacts and residual risk of culvert blockage, as appropriate.</p> <p>The Justification Test for existing residential is passed on the basis that development is;</p> <ul style="list-style-type: none"> Limited to extensions, renovations and change of use. Infill residential development and demolition and reconstruction can only take place in Flood Zone C. There are to be no bedrooms on the ground floor. Any future development should be subject to an FRA which should follow the general guidance provided in Section of the SFRA and must specifically address the points detailed in Part 3 of the JT under Appendix A.5.2. <p>These changes are at distance from the nearest SAC (River Moy Estuary ~2km away), although are hydrologically connected. They are not anticipated to have a significant effect at a Plan Level, and the application of the Appropriate Assessment process at the project level will be sufficient to protect the Natura 2000 Network.</p> <p>The Justification Test has also been applied and passed for the Agriculture, Recreation and Amenities, Enterprise and Employment, Community Services, and Town Centre lands. Any future development of these lands 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:</p> <ul style="list-style-type: none"> The sequential approach should be applied and highly vulnerable elements of development should be located in Flood Zone C, less vulnerable is appropriate within Flood Zone B; 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. Refer to Appendix A.5.1, A.5.3, A.5.4 & A.5.5 for further guidance. 				

	(+)	(-)	(+/-)	(0)
			All SEOs	
For other sites within the area risk should be managed in line with approved MCDP Policy in Chapter 7 of the Written Statement and the guidance provided within Section 7 of this SFRA.				

Tier III.

Killala

	(+)	(-)	(+/-)	(0)
<p>Killala</p> 				
SEA Comment: assessment on each MA regarding Killala provided below:				
<p><u>Killala (TIER III)</u> Ch12.8 Opportunity Sites S12.13.10/pg282 Amend text under 12.13.10 for Opportunity Site 1 and change the opportunity site as below, (see also change to map illustrated in Vol 3: Book of Maps): Opportunity Site 1</p>			All SEOs	

	(+)	(-)	(+/-)	(0)
<p>Located at the western end of Georges Street, adjacent and to the east of the National School. Located at the northern edge of the plan, defined to the north by the shoreline, to the west by the R314 road, and to the east by Killala harbour.</p>				
<p>SEA Comment: Opportunity Site 1 This MA is a new Opportunity Site at northern edge of the plan, defined to the north by the shoreline, to the west by the R314 road, and to the east by Killala harbour. A review of aerial imagery and available habitat data from Biodiversity Ireland indicates dominant habitat is GA1 Improved Agricultural grassland. This may be used as feeding habitat at low tide Mitigation Measures required.</p>  <p>SFRA Comment: Opportunity site 1 is partially within Flood Zone A and B at its northern boundary, and is subject to a justification test that can be passed on the basis that development will only be permitted in Flood Zone C. Appropriate Assessment: There are seven Natura 2000 sites within 15km from the town of Killala with the Opportunity site within the Killala Bay/Moy Estuary SPA and SAC. As a result of Mayo CPD there is potential for impacts to occur to Killala Bay/Moy Estuary SPA and Killala Bay/Moy Estuary SAC via surface water, groundwater and land and air pathways due to the close vicinity of the Natura 2000 site. QIs which could potentially be impacted include Otter and Harbour Seal. Due to the topography of the surrounding landscape other Natura 2000 sites are unlikely to be impacted. Other Natura 2000 sites within the ZoI are unlikely to be impacted because they are not hydrologically connected to the site and/or are located too far from the settlement. However, as any project that may arise as a result of the Plan will require individual Appropriate Assessment at a project level, this cannot be assessed at this time. Also, the Plan takes into consideration the requirements of the Habitats Directive and so, any project that is influenced by the Plan or follows the normal consent process should have sufficient assessment and mitigation in place to prevent such adverse impacts.</p>				

	(+)	(-)	(+/-)	(0)
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Killala (TIER III)

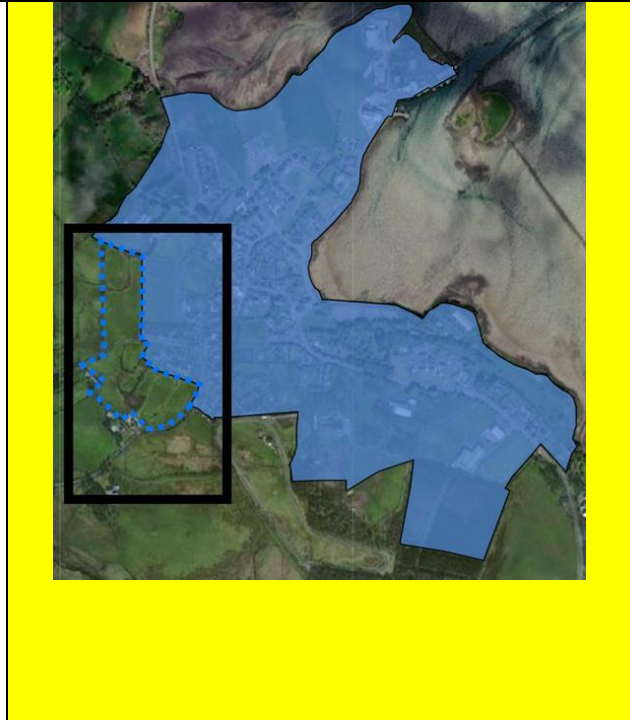
Ch12.9 Opportunity Sites S12.13.10/pg282

Amend text under 12.13.10 for Opportunity Site 3 and change the opportunity site as below, (see also change to map illustrated in Vol 3: Book of Maps):

Opportunity Site 3

Defined by the existing access road to Bartra Heights housing development to the east and the Quay Road. Located to the west of the plan area, between the plan boundary and to the east, Killala FC pitch, and to the east/north Hillcrest.

EXTEND BOUNDARY TO INCLUDE BELOW HIGHLIGHTED LANDS and DESIGNATE SITE AS AN OPPORTUNITY SITE 3



SEA Comment:

A review of aerial imagery indicates dominant habitat of GA1 improved agricultural grassland. There are some hedgerows that provide ecological connectivity south eastern part of the area.

Mitigation measures are recommended including retention of these hedgerows and enhancement of ecological network should landuse proposals arise. Other impacts should be addressed through existing provisions of the Mayo CDP 2021-2027

SFRA Comment:

Flood risk is typically related to tidal impacts around the coastal northern fringe of the development. Away from the seafront the land gains elevation quickly. Some larger areas of pluvial risk are located in the west of the settlement where there is a possible seasonal lake/turlough. The northern Opportunity Site has a fringe with Flood Zone A/B (coastal).

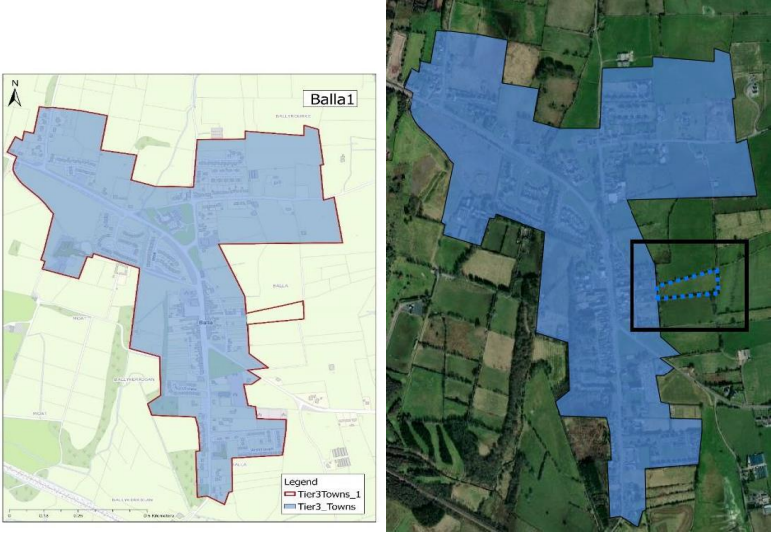
	(+)	(-)	(+/-)	(0)
<p>AA Comment: There are five Natura 2000 sites within 15km from the town of Newport (See Table 5.13 and Appendix E.13). As a result of Mayo CPD there is potential for impacts to occur to Newport River SAC and Clew Bay Complex SAC via surface water, groundwater and land and air pathways due to the close vicinity of the Natura 2000 site. Example QIs that could be impacted include Salmon and Freshwater Pearl Mussel. Due to the topography of the surrounding landscape other Natura 2000 sites are unlikely to be impacted. Other Natura 2000 sites within the Zol are unlikely to be impacted because they are not hydrologically connected to the site and/or are located too far from the settlement. However, as any project that may arise as a result of the Plan will require individual appropriate assessment at a project level, this cannot be assessed at this level. Also, the Plan takes into consideration the requirements of the Habitats Directive and so, any project that is influenced by the Plan or follows the normal consent process should have sufficient assessment and mitigation in place to prevent such adverse impacts.</p>				
<p><u>Killala (TIER III)</u> Ch12.10 Killala Settlement Plan Objectives S12.13.10/pg283 Remove objective KAO 5 as the WWTP has been operational since 2020: KAO 5 To support and facilitate the provision of a wastewater treatment plant and associated works for the town.</p>				All SEOs
<p>SEA Comment: No landuse effects, update to text only to reflect up to date information</p>				
<p><u>Killala (TIER III)</u> Ch12.11 Killala Settlement Plan Objectives S12.13.10/pg284 Amend KAO 7 and replace words "Church Lane" with "Steeple Hill" as below: KAO 7 To designate within the lifetime of this plan an Architectural Conservation Area for Killala town centre including Market Street, Courthouse Street, Church Street, Church Lane Steeple Hill, William Street, Georges Street, and Ballina Road (R314) and the coastline to the pier.</p>				All SEOs
<p>SEA Comment: The correction of this text will have no negative impact on the SEA outcome at a strategic scale.</p>				

Newport


	(+)	(-)	(+/-)	(0)
<p><u>Newport (TIER III)</u> Ch12.12 Sustainable Communities Amend Section 12.17.8 as follows: 12.7.8 Sustainable Communities Newport provides an attractive place to live and is rich in heritage, natural beauty and amenity. It has a strong community spirit and a Community Futures Action Plan (2011 -2016) has been prepared for the town. The development strategy for Newport is to support new housing and population growth, consistent with the Core Strategy, facilitating compact growth through revitalisation of the historic town core, together with providing of a mix of housing types, densities and tenure. This is both to meet the needs of Newport and to offer a viable alternative to single rural housing within the surrounding countryside. The town is located on the daily bus route between Westport and Achill and a local community bus service operated by the Mayo Local Link also serves the town and the surrounding hinterlands. The County Council is keen to continue to promote and support the development of public transport initiatives in keeping with the principles of Smarter Travel and increased active travel in the town. A lighting masterplan for Newport has been prepared. Newport is a registered Sustainable Energy Community with the SEAI and is preparing an Energy Master Plan.</p>	BFF		?	
<p>SEA Comment: The Mayo Dark Skies submission refers to Newport and requests that reference to the lighting masterplan for Newport should be included, and would like it noted in the plan that Newport is a registered Sustainable Energy Community with the SEAI and is preparing an Energy Master Plan The correction of this text will have no negative impact on the SEA outcome at a strategic scale and sensitive lighting in terms of wildlife considerations should be positive for BFF SEOs</p>				
<p><u>Newport (TIER III)</u> Ch12.13 Placemaking & Regeneration Insert the following text in 12.17.9 Placemaking and Regeneration (1st paragraph) – The structure of the town is well defined, with retail and commercial uses primarily located within its town core, with educational and community uses generally on the outskirts. Public realm works in the form of paved public open spaces, wider footpaths, safe pedestrian crossings, improved disability access, off-road cycling routes and general streetscape enhancements, including 'Dark Skies-friendly' public lighting, are planned for Newport under the RRDF. A new enterprise hub workspace facility and a new tourism office is also planned for local authority/community-owned derelict buildings at Barrack Hill. The realisation of these landmark projects will greatly enhance the public realm and vibrancy of the town. A redesign of sustainable dark sky friendly lighting is planned for St Patrick's Church and the Viaduct Bridge.</p>	BFF			
<p>SEA Comment: The Mayo Dark Skies submission would like it noted that 'a redesign of sustainable dark sky friendly lighting is planned for St Patrick's Church and the Viaduct Bridge.' The correction of this text will have no negative impact on the SEA outcome at a strategic scale.</p>				
<p><u>Newport (TIER III)</u> Ch12.14 Newport Settlement Plan Policies S12.17.10/pg300 Insert the following additional policy under NTP 4: NTP: To support the implementation of flagship lighting designs for St Patrick's Church and the viaduct bridge, to support Newport's Lighting Masterplan and to support the safeguarding the accreditation of nearby Mayo Dark Sky Park.</p>			?	
<p>SEA Comment:</p>				

Mayo Dark Skies request an additional policy under Newport Settlement in relation to the lighting of St Patrick's Church and the Viaduct Bridge.				
Positive for BFF SEOS				
Newport (TIER III)				
Ch13.7				

Balla

		(+)	(-)	(+/-)	(0)
		SEOS should be mitigated through existing environmental protection measures of the MCDP 2021-2027			
SEA Comments: minor additional to boundary that based on review of aerial photography is representative of improved agricultural grassland/pasture land with hedgerows. How it would be accessed via the main street and facilitate permeability is unclear. Mitigation measures are recommended including retention of these hedgerows and enhancement of ecological network should landuse proposals arise. Other impacts should be addressed through existing provisions of the Mayo CDP 2021-2027					

Kiltimagh1

	(+)	(-)	(+/-)	(0)
	Land use zonings and area (ha)			
<p>A review of aerial imagery and available habitat maps (below) suggests wet grassland, further east and presence of some mature trees in the backlands. Mitigation measures are recommended including retention of these hedgerows and enhancement of ecological network should landuse proposals arise. Other impacts should be addressed through existing provisions of the Mayo CDP 2021-2027</p>				

	(+)	(-)	(+/-)	(0)
 <p>REMOVE OUTLINED SITE FROM SETTLEMENT BOUNDARY</p>				
<p>SEA Comments:</p> <p>This site removal will have no negative impact on the SEA outcome at a strategic scale.</p>				
<p>EXTEND SETTLEMENT BOUNDARY TO INCLUDE SITES OUTLINED https://consult.mayo.ie/en/submission/myo-c11-453</p> 				

	(+)	(-)	(+/-)	(0)
SEA Comments:				
A review of aerial imagery and available habitat maps suggests wet grassland, further east and presence of some mature trees in the backlands. Mitigation measures are recommended including retention of these hedgerows and enhancement of ecological network should landuse proposals arise. Other impacts should be addressed through existing provisions of the Mayo CDP 2021-2027				

Tier IV

On foot of a request from the OPR in their submission to the Draft Plan, the planning authority was required to identify core areas and opportunity sites within proposed Tier IV and V settlements. Further to consultation with Municipal District Architects the areas in question were identified on the settlement maps in the Draft Plan and in a number of cases, this also required the extension of the settlement boundary. In the instances where extensions to settlements are proposed, these are shown hatched on the revised maps. The following are the settlements in which boundary changes were required:

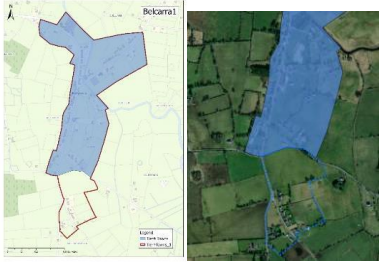
- Bangor Eills
- Belcarra

Bangor

	(+)	(-) All SEOs	(+/-)	(0)
BANGOR ERRIS – EXTEND SETTLEMENT BOUNDARY TO INCLUDE THE FOLLOWING.				

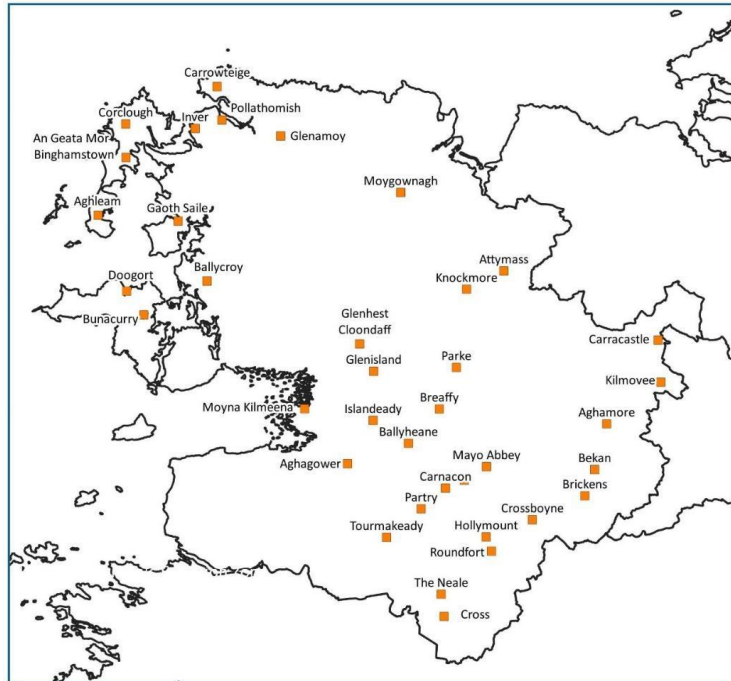
	(+)	(-) All SEOs	(+/-)	(0)
<p>SE Comments:</p> <p>Not recommended, this is on current or drained peat soils based on aerial imagery review and there is sufficient land within the town centre for compact growth and sustainable development.</p>				

Balcarra

	(+)	(-) All SEOs	(+/-)	(0)
<p>BELCARRA - EXTEND SETTLEMENT BOUNDARY TO INCLUDE THE FOLLOWING.</p>				
				
<p>SEA Comments: does not support proper planning and sustainable development, excessive and not sequential. Not recommended.</p>				

Tier IV

Tier V



Tier V Settlements	(+)	(-)	(+/-)	(0)
Aghagower				All SEOs
Aghamore				All SEOs
Attymass				All SEOs
Ballycroy				All SEOs
Ballyheane				All SEOs
Ballyglass				All SEOs
Began Geata Mór (Binghamstown)				All SEOs

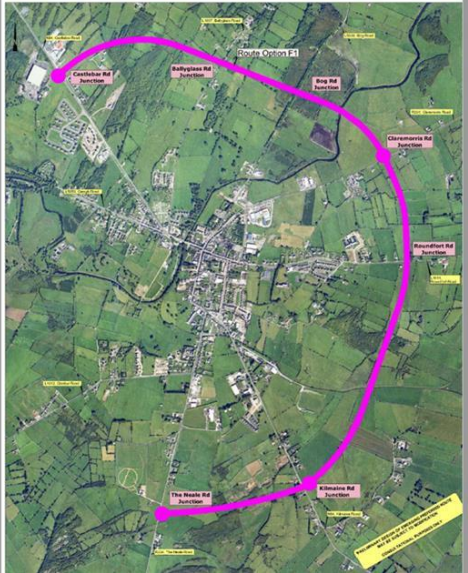

Tier V Settlements	(+)	(-)	(+/-)	(0)
Breaffy				All SEOs
Brickens				All SEOs
Bun an Churraugh (Bunnacurry)				All SEOs
Carnacon				All SEOs
Carracastle				All SEOs
Ceathrú Thaidhg (Carrowteige)				All SEOs
Corrchloch (Corclough)				All SEOs
Cross				All SEOs
Crossboyne				All SEOs
Dugort				All SEOs
Eachléim (Aghleam)				All SEOs
Glenisland				All SEOs
Glenhest				All SEOs
Gaoth Sáile (Gweesalia)				All SEOs
Gleann na Muaidhe (Glenamoy)				All SEOs
Kilmovee				All SEOs
Knockmore				All SEOs
Hollymount				All SEOs
Islandeas				All SEOs
Mayo Abbey				All SEOs
Moygowanagh				All SEOs
Moyne (Kilmeena)				All SEOs
The Neale				All SEOs
Parke				All SEOs
Partry				All SEOs
Pollathomish				All SEOs
Roundfort				All SEOs
Tourmakeady (<i>Reduced</i>)				All SEOs
An Tinbhear (<i>Inver</i>)				All SEOs
<p>SEA Comment: On foot of a request from the OPR in their submission to the Draft Plan, the planning authority was required to identify core areas and opportunity sites within proposed Tier IV and V settlements. Further to consultation with Municipal District Architects the areas in question were identified on the settlement maps in the Draft Plan and in a number of cases, this also required the extension of the settlement boundary. The boundary extensions are assessed in the preceding section.</p> <p>For the remaining settlements based on aerial imagery review, these material alterations are not significant at strategic scale as the alterations relate to areas within the existing settlements and frequently comprise built land and artificial surfaces. The existing environmental protection measures of the MCDP 2021-2027 should provide appropriate mitigation.</p>				

	Tier V Settlements	(+)	(-)	(+/-)	(0)
	<p>Mitigation Measures: where the Opportunity Sites relate to backlands and there is mature trees or hedgerows/scrub these should be subject to ecology surveys including bat surveys as appropriate. These woodland habitats should be retained and integrated to any future development wherever possible.</p> <p>Where older buildings are present, these should be retained/integrated to promote adaptive reuse, retention of vernacular architecture where possible. Such buildings should be assessed for bird nesting and bat roosting potential.</p>				

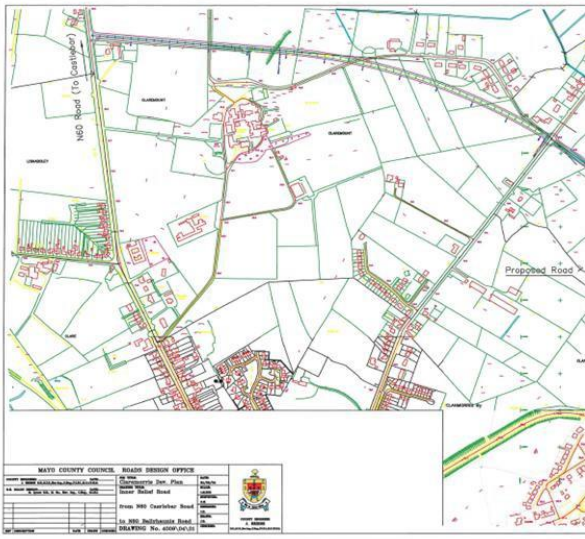
Proposed By Pass and Inner Relief Routes MA

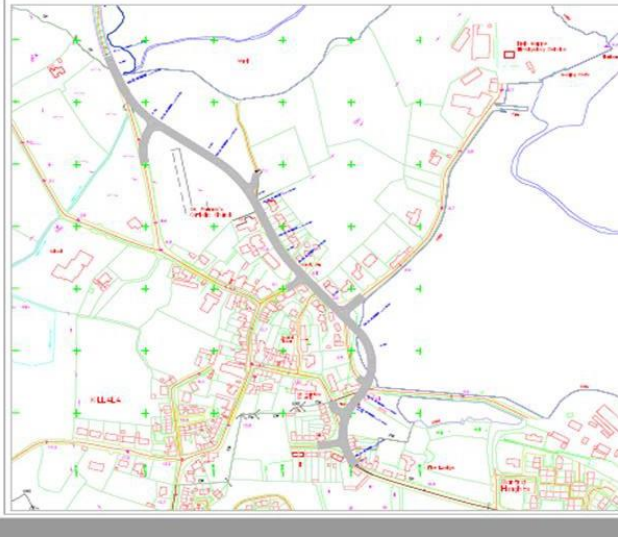
The following have been proposed by elected members for inclusion in the MCDP 2021-2027, and represent bypass routes that were in the earlier MCDP 2015-2021.

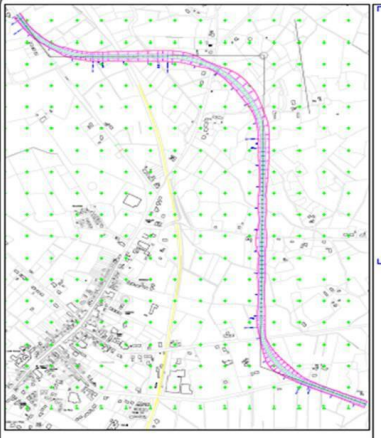
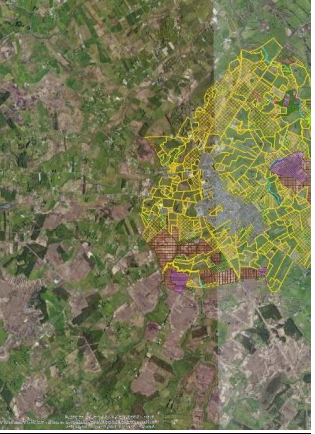
	(+)	(-)	(+/-)	(0)
<u>Ballinrobe</u>				All SEOs
<p>SEA Comment; Mitigation is required; and this is not recommended from the SEA perspective as the route could give rise to significant adverse effects in terms of BFF, Water (including hydrology), CC change and landscape effects in the absence of detailed environmental studies and route option appraisals. The potential route is extensive and crosses a variety of habitats including improved agriculture/pasture land, treelines/hedgerows, potential wetland areas of bog and fen, plus a river crossing. The recommendation relates to undertaking full route options and appraisal in advance of providing a potential route corridor.</p> <p>SFRA: A potential new bypass corridor is proposed in Ballinrobe that will branch off the N84 north of the town and loop in an easterly direction, around the town. The route is indicative and not zoned, a detailed FRA and Section 50 application will be required for any road crossings over watercourses</p>		All SEOs		

	(+)	(-)	(+/-)	(0)
 <p data-bbox="188 927 286 954"><i>Ballyhaunis</i></p>		 <p data-bbox="853 715 909 727">March 21, 2022</p> <p data-bbox="1234 715 1395 767"> 0 0.2 0.4 0.8 mi 0 0.328 0.656 1.312 km <small>Note: 1:25,000 NAD 83 UTM Zone 18Q UTM projection</small> </p>	All SEOs	

	(+)	(-)	(+/-)	(0)
<p>SEA Comment:</p> <p>It would appear that the Ballyhaunis By pass route has been subject to some assessment as the route is identified as Preferred Route Option C1. However, in the absence of up to date environmental surveys to inform the potential route this is not recommended for inclusion as a MA.</p> <p>SFRA: A potential new bypass corridor is proposed in Ballyhaunis that will branch off the N83 north of the town and loop in an easterly direction, around the town. The route is indicative and not zoned, a detailed FRA and Section 50 application will be required for any road crossings over watercourses.</p> <p>AA There are 10 Natura 2000 sites within 15km from the town of Ballyhaunis. Dependent on the nature and scale of any potential projects that may arise as a result of the Plan, Ballyhaunis is hydrologically connected to Lough Corrib SAC. Works that may arise as a result of the Plan has potential to impact Freshwater Pearl Mussel downstream of the settlement. Other Natura 2000 sites within the Zol are unlikely to be impacted because they are not hydrologically connected to the site and/or are located too far from the settlement.</p> <p>However, as any project that may arise as a result of the Plan will require individual appropriate assessment at a project level, this cannot be assessed at this time. Also, the Plan takes into consideration the requirements of the Habitats Directive and so, any project that is influenced by the Plan or follows the normal consent process should have sufficient assessment and mitigation in place to prevent such adverse impacts.</p>				
<u>Claremorris Inner Relief Roas</u>				

	(+)	(-)	(+/-)	(0)
		All SEOs		
<p>SEA. As with the above, in the absence of environmental surveys and route options appraisal, potential significant effects on the environment may arise, and this is not recommended for inclusion.</p> <p>AA: There are 4 Natura 2000 sites within 15km from the town of Swinford. As a result of Mayo CPD there is potential for impacts to occur to River Moy SAC via surface water, groundwater and land and air pathways due to the close vicinity of the Natura 2000 site. QIs which could potentially be impacted include Otter, Salmon, Brook Lamprey and Sea Lamprey. Other Natura 2000 sites within the ZoI are unlikely to be impacted because they are not hydrologically connected to the site and/or are located too far from the settlement.</p> <p>However, as any project that may arise as a result of the Plan will require individual Appropriate Assessment at a project level, this cannot be assessed at this time. Also, the Plan takes into consideration the requirements of the Habitats Directive and so, any project that is influenced by the Plan or follows the normal consent process should have sufficient assessment and mitigation in place to prevent such adverse impacts.</p> <p>SFRA: It is essential that there is no new development permitted within Flood Zone A/B and that space is kept for the impacts of climate change and potential future structural flood relief works which would involve walls and embankments around the properties along Brookville and an interception chamber on Railway Terrace.</p> <p>An FRA is required for any new development adjacent to the Flood Zones and this must include consideration of climate change impacts and residual risk of culvert blockage, as appropriate.</p>				

	(+)	(-)	(+/-)	(0)
<i>Killala Inner Relief Road</i>		All SEOs All SEOS		
				
Based on a review this potential route appears to cross over the Killala Bay/ River Moy Estuary SAC and SPA. As with the above, in the absence of detailed up to date environmental surveys and route appraisal options the inclusion of this in the CDP is not recommended.				
<i>Kiltimagh Eastern Bypass</i>				

	(+)	(-)	(+/-)	(0)
 		All SEOs		

