

MAYO COUNTY COUNCIL

Mayo County Development Plan 2021-2027
SEA Environmental Report for **Relevant Proposed Material Alterations**
Prepared under SI 436 of 2004 as amended.

March 2022

This report has been prepared by Minogue Environmental Consulting Ltd in conjunction with JBA Ireland with all reasonable skill, care and diligence. Information report herein is based on the interpretation of data collected and has been accepted in good faith as being accurate and valid.

This report is prepared for Mayo County Council and we accept no responsibility to third parties to whom this report, or any part thereof, is made known. Any such party relies on the report at their own risk



Contents

Abbreviations	8
Glossary	8
1 INTRODUCTION	1
1.1 Purpose of this SEA Environmental Report	1
1.2 Material Alterations.....	1
1.3 Strategic Environmental Assessment.....	2
1.4 Scale, nature and location of development	3
1.4.1 Outline of Draft MCDP	3
1.5 Structure and Preparation of this Environmental Report	4
2 Methodology	5
2.1 Introduction	5
2.2 Stages in the SEA Process.....	5
2.2.1 Screening	6
2.2.2 Scoping	6
2.3 Baseline Data.....	12
2.4 Approach to assessment of significant environmental impacts	12
2.5 Mitigation.....	12
2.6 Monitoring	13
2.7 Strategic Flood Risk Assessment.....	13
2.8 Habitats Directive Assessment	13
2.9 Data Gaps.....	13
3 Relationship to relevant plans and programmes.....	14
3.1 Introduction	14
3.2 International.....	14
3.3 National.....	14
3.4 Regional and County.....	16
4 Environmental Baseline	19
4.1 Introduction.....	19
4.2 Overview of County Mayo.....	19
4.3 Green Infrastructure and Ecosystem Services	19
4.3.1 Ecosystem Services.....	22
4.4 Biodiversity, Flora and Fauna	25
4.4.1 Introduction	25
4.4.2 European Sites	26
4.4.3 Proposed Natural Heritage Areas.....	35

4.4.4 Peatlands	38
4.4.5 Trees.....	39
4.4.6 Hedgerows.....	39
4.4.7 Ramsar Sites.....	40
4.4.8 Wetlands.....	41
4.4.9 Other Sites of Environmental and Ecological Importance	42
4.4.10 Protected Habitats and species outside of Designated Sites	45
4.4.11 Invasive Species.....	47
4.4.12 Biodiversity Issues and Threats in the Plan area	48
4.5. Population, Human Health and Quality of Life-	49
4.5.1 Population and Demographics.....	49
4.5.2 An Gaeltacht and the Islands	55
4.5.3 Human Health	56
4.5.4 Human Health and access to Green and Blue Space	57
4.5.5 Human Health and Noise.....	58
4.5.6 Human Health and Climate Change	58
4.5.7 Human Health and Air Quality.	59
4.5.8 Seveso Sites	60
4.5.9 Population and Human Health – Issues and Threats.....	60
4.6 WATER Resources including Flood Risk.....	61
4.6.1 Introduction.....	61
4.6.2 Irish River Basin District – Mayo Catchments	62
4.6.3 Groundwater.....	65
4.6.4 Protected Bathing Waters	67
4.6.5 Nutrient Sensitive Areas	67
4.6.7 Drinking Water Protected Areas	67
4.6.7 Water Conservation	68
4.6.8 Strategic Flood Risk Assessment	68
4.6.9 Water resources -issues and threat	70
4.7 Soil and Geology	71
4.7.1 SOILS.....	71
4.7.2 Geology.....	75
4.7.4 Quarrying.....	78
4.7.5 Geology and Soil -Issues and Threats	80
4.7 Landscape, Seascape and Townscape.....	81
4.7.1 Landscape appraisal and policy.....	81
4.7.2 Seascape Character Assessment	84
4.7.4 Townscape.....	86

4.7.3 Landscape and Townscape – Issues and Threats	86
4.8 Cultural Heritage.....	86
4.8.1 Archaeological Heritage.....	86
4.8.2 Built Heritage	87
4.8.3 Cultural Heritage – Issues and Threats.	90
4.9 Air Quality and Climatic Factors.....	90
4.9.1 Air Quality.....	90
4.9.2 Climate Change	91
4.9.3 Climate change -Issues and Threats	93
4.10 Material Assets	95
4.10.1 Transport	96
4.10.2 Waste	97
4.10.3 IPC sites.....	98
4.10.3 Water Services Infrastructure	99
4.10.4 Energy.....	101
4.10.5 Material Assets – Issues and Threats.....	103
4.11 Environmental Sensitivity Mapping and interactions	104
4.12 Evolution of parameters in the absence of MCDP	106
5 Strategic Environmental Objectives.....	110
5.1 Introduction.....	110
6 Consideration of Alternatives.....	113
6.1 Introduction.....	113
6.2 Development of Alternative Scenarios for the Plan.....	113
6.3 Assessment of Consideration of Alternatives.....	117
Option Three: Strategic Planning Approach	121
6.3.1 Common environmental issues across all alternatives.....	122
6.4 Alternatives and Climate Change.....	123
6.5 Preferred alternative at strategic level	123
7 Assessment of likely significant effects.....	125
7.1 Introduction	125
7.2 Overall Evaluation.....	125
7.2.1 Population and Human Health- Significant Effects	125
7.2.2 Biodiversity, Flora and Fauna- Significant Effects.....	127
7.2.3 Water - Significant Effects.....	128
7.2.4 Soil and Geology - Significant Effects.....	129
7.2.5 Climatic Factors and Climate Change - Significant Effects	130
7.2.6 Cultural Assets - Significant Effects.....	130
7.2.7 Material Assets - Significant Impacts.....	132

7.2.8	Landscape - Significant Effects	132
7.3	Landuse Zoning Significant Effects.....	133
7.4	Appropriate Assessment and Strategic Flood Risk Assessment	137
7.5	Cumulative and in-combination effects.....	137
7.5.1	Summary of Cumulative and In-combination effects identified.....	137
8	Material Alterations to the draft Mayo CDP.....	141
8.1	Introduction	141
8.2	Summary of significant environmental effects of proposed material alterations.....	141
8.2.1	Changes to European Site Boundaries.....	141
	Tier V.....	160
	Proposed By Pass and Inner Relief Routes MA	162
9	Mitigation Measures.....	169
9.1	Introduction	169
9.2	Mitigation Measures – amendments to text.....	170
	CHAPTER TWO: CORE STRATEGY AND SETTLEMENT	170
	CHAPTER THREE: HOUSING	171
	CHAPTER FOUR: ECONOMIC DEVELOPMENT	172
	CHAPTER FIVE: TOURISM AND RECREATION-.....	174
	CHAPTER SIX: MOVEMENT AND TRANSPORT	176
	CHAPTER SEVEN: INFRASTRUCTURE POLICIES.....	177
	CHAPTER EIGHT: SUSTAINABLE COMMUNITIES	177
	CHAPTER NINE: BUILT ENVIRONMENT	177
	CHAPTER TEN: NATURAL ENVIRONMENT	179
9.3	Chapter Eleven: Climate Change and Renewable Energy	181
9.4	Mitigation Measures identified through the Habitats Directive Assessment.....	182
10	Monitoring	186
10.1	Introduction	186
	Annex A: Assessment of Draft Mayo County Development Plan 2021-2027.....	199
	Chapter Two: Core Strategy and Settlement	199
10.2	Chapter Three: Housing	210
10.3	Chapter Four: Economic Development	221
10.4	Chapter Five: Tourism and Recreation-.....	239
10.5	Chapter Six: Movement and Transport.....	259
10.6	Chapter Seven: Infrastructure Policies.....	272
10.7	Chapter Eight: Sustainable Communities.....	286
10.8	Chapter Nine: Built Environment.....	296
10.9	Chapter Ten: Natural Environment.....	312
10.10	Chapter Eleven: Climate Change and Renewable Energy	323

10.11	Chapter Twelve: Settlement Plans.....	332
10.11.1	General Settlement Policies and Objectives	332
10.11.2	Tier 2 Growth Strategy towns	337
10.11.3	Ballinrobe,.....	337
10.11.4	Ballyhaunis.....	344
10.11.5	Béal an Mhuirthead.....	349
10.11.6	Claremorris	355
10.11.7	Swinford.....	361
10.11.8	Tier III Settlements (Self-Sustaining Towns).....	366
	Annex B: Review of relevant plans and programmes and in combination.....	413

List of Tables

Table 2	Information Required To Be Contained In An SEA Environmental Report.....	4
Table 3	Summary of SEA Scoping Submissions and SEA Response to same.....	7
Table 4	Principles arising from plan, policy and programme review and their relationship to the EPA State of Ireland’s Environment and Sustainable Development Goals	17
Table 5	List of Special Areas of Conservation (SACs) in the MAYo County Development Plan	26
Table 6	List of Special Protection Areas (SPAs) in the Mayo County Development Plan area.....	30
Table 7	List of Natural Heritage Areas (NHA) in the Mayo County Plan area.....	35
Table 8	Ramsar Sites in the plan area	40
Table 9	Statutory Nature Reserves within the County.....	43
Table 10	Largest towns in County Mayo per population (CSO 2016)	50
Table 11	Economic Activity County Mayo	50
Table 12	Main offshore Islands in 2016 Census	55
Table 13	Effects identified on human health and climate change County Mayo	58
Table 14	Great Soil GroUps County Mayo.....	74
Table 15	Geological heritage Sites in County Mayo.....	78
Table 16	Climate Change Effects On Weather (National).....	91
Table 17	Climate Change – issues and threats	93
Table 18	EPA Remedial Action List for Public Water Schemes, County Mayo	100
Table 19	Evolution of Parameters in absence of Plan.....	106
Table 20	Strategic Environmental Objectives	110
Table 21	Assessment Matrix.....	117
Table 22	Assessment Table Consideration of Alternatives.....	118
Table 23	Settlement Hierarchy MCDP.....	134
Table 24	Landuse zoning objectives in tier ii	134
Table 25	Key Plans and Project for cumulative and in-combination effects.....	138
Table 26	SEA mitigation measures.....	170
Table 27	SEA Monitoring.....	187

List of Figures

Figure 1	Potential components of Green Infrastructure (EU Commission).....	21
FIGURE 2	PRINCIPAL ECOSYSTEM SERVICES.....	23
FIGURE 3	ECOSYSTEM SERVICES CARBON IN SOIL	24
FIGURE 4	ECOSYSTEM SERVICES CARBON IN VEGETATION	24
FIGURE 5	ECOSYSTEM SERVICES WATER FILTRATION.....	25
Figure 6	Special Areas of Conservation and Special Protection Areas within 15km of Plan Boundary	34
Figure 7	Natural heritage Areas and Proposed Natural Heritage Areas within 10km of Plan.....	37
Figure 8	Nature Reserves in County Mayo	44
Figure 9	Strategic Economic Drivers for County Mayo	52

Figure 10 Principal settlements of County Mayo.....	53
Figure 11 Population Density at Electoral District level.....	54
Figure 12 An Gaeltacht, county Mayo.....	56
FIGURE 13 DETERMINANTS OF HEALTH AND WELL BEING.....	57
Figure 14 Surface Water Quality County Mayo.....	64
Figure 15 Aquifer Vulnerability in County Mayo.....	66
Figure 16 Public source protection areas.....	68
Figure 17 Fluvial Flooding County Mayo.....	70
Figure 18 Soil Types County Mayo.....	73
Figure 19 Bedrock Geology of County Mayo.....	76
Figure 20 Active Quarries.....	79
Figure 21 Scenic Routes, Views, highly scenic areas and existing recreational routes.....	83
Figure 22 Regional Seascape Character Area – Sligo Bay.....	84
Figure 23 Regional Seascape Character Area Atlantic North Mayo and Galway.....	85
Figure 24 Record of Protected Structures and archaeological monument buffers county scale.....	89
Figure 25 Climate Events County Mayo 1970 to 2020.....	92
Figure 26 Transport main roads, cycling and walking.....	96
Figure 27 IPC licenses.....	99
FFigure 28 SEAI Small Area BER for main settlements.....	102
Figure 30 Environmental Sensitivity Map County Mayo.....	105

ABBREVIATIONS

ACA	<i>Architectural Conservation Area</i>
MCDP	<i>MayoCounty Development Plan</i>
cSAC	<i>Candidate Special Area of Conservation</i>
EEA	<i>European Environmental Agency</i>
EIA	<i>Environmental Impact Assessment</i>
ER	<i>Environmental Report</i>
EU	<i>European Union</i>
GIS	<i>Geographical Information Systems</i>
GSI	<i>Geological Survey of Ireland</i>
HDA	<i>Habitats Directive Assessment</i>
NHA	<i>Natural Heritage Area</i>
NIAH	<i>National Inventory of Architectural Heritage</i>
NPF	<i>National Planning Framework</i>
NW RESS	<i>North West Regional Economic and Spatial Strategy</i>
NPWS	<i>National Parks and Wildlife Service</i>
P/P	<i>Plan/Programme</i>
pNHA	<i>Proposed Natural Heritage Area</i>
RMP	<i>Record of Monuments and Places</i>
RPS	<i>Record of Protected Structures</i>
S.I. No.	<i>Statutory Instrument Number</i>
SAC	<i>Special Area of Conservation</i>
SEA	<i>Strategic Environmental Assessment</i>
SEO	<i>Strategic Environmental Objective</i>
SFRA	<i>Strategic Flood Risk Assessment</i>
SIRBD	<i>Shannon International River Basin District</i>
SPA	<i>Special Protection Area</i>
SuDS	<i>Sustainable Drainage Systems</i>
WFD	<i>Water Framework Directive</i>
WSIP	<i>The Water Services Investment Programme</i>
WWTP	<i>Waste Water Treatment Plant</i>

GLOSSARY

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

Environmental objective	Environmental objectives are broad, overarching principles which should specify a desired direction of environmental change.
Environmental Problems	Annex I of Directive 2001/42/EC of the European Parliament and of the Council of Ministers, of 27 June 2001, on the assessment of the effects of certain plans and programmes on the environment (the Strategic Environmental Assessment Directive) requires that information is provided on 'any existing environmental problems which are relevant to the plan or programme', thus, helping to ensure that the proposed strategic action does not make existing environmental problems worse. Environmental problems arise where there is a conflict between current environmental conditions and ideal targets. If environmental problems are identified at the outset they can help focus attention on important issues and geographical areas where environmental effects of the plan or programme may be likely.
Environmental Receptors	Include biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage (including architectural and archaeological) and landscape as listed in the SEA Directive. This list is not exhaustive, and can include other receptors which may arise for a particular P/P.
Environmental Report (ER)	A document required by the SEA Directive as part of an environmental assessment which identifies, describes and evaluates the likely significant effects on the environment of implementing a plan or programme.
Environmental Targets	A target usually underpins an objective often having a time deadline that should be met and should be accompanied by limits or thresholds.
Environmental Vectors	Environmental vectors are environmental components, such as air, water or soil, through which contaminants or pollutants, which have the potential to cause harm, can be transported so that they come into contact with human beings.
Geographical Information System (GIS)	is a computer system that collects, stores, views and analyses geographical information and commonly creates maps as an output
Geology	Science of the earth, including the composition, structure and origin of its rocks
Green Infrastructure	A strategically planned network of natural and semi-natural areas with other environmental features designed and managed to deliver a wide range of ecosystem services' in both rural and urban settings (EC, 2013a).
Habitat	Area in which an organism or group of organisms live.
Habitats Directive	Council Directive 92/43/EEC of 21 May 1992 on the conservation of natural habitats and of wild fauna and flora.
Habitats Directive Assessment	An assessment of the effects of a plan or project on the Natura 2000 network. The Natura 2000 network comprises Special Protection Areas under the Birds Directive, Special Areas of Conservation under the Habitats Directive and Ramsar sites designated under the Ramsar Convention (collectively referred to as European sites)
Hierarchy of Plans	Both higher and lower level P/P relevant to the P/P being assessed.
Indirect effect	Any aspect of a P/P that may have an impact (positive or negative) on the environment, but that is not a direct result of the proposed P/P. May also be referred to as a secondary effect
Interrelationships	Associations or linkages, related to environmental impact of the proposed P/P usually on environmental receptors.
Key environmental issues	Those significant environmental issues, which are of particular relevance and significance within a P/P area and/or the zone of influence of that P/P. These issues should be identified during SEA Scoping process.
Key environmental receptors	Aspects of the environment likely to be significantly impacted by the proposed P/P.

Material Assets	Critical infrastructure essential for the functioning of society such as: electricity generation and distribution, water supply, wastewater treatment transportation etc.
Member States	Those countries that belong to the European Union.
Mitigate	To make or become less severe or harsh
Mitigation Measures	Mitigation measures are measures envisaged to prevent, reduce and, as fully as possible, offset any significant adverse impacts on the environment of implementing a human action, be it a plan, programme or project. Mitigation involves ameliorating significant negative effects. Where there are significant negative effects, consideration should be given in the first instance to preventing such effects or, where this is not possible, to lessening or offsetting those effects. Mitigation measures can be roughly divided into those that: avoid effects; reduce the magnitude or extent, probability and/or severity of effects; repair effects after they have occurred; and compensate for effects, balancing out negative impacts with other positive ones.
Monitoring	A continuing assessment of environmental conditions at, and surrounding, the plan or programme. This determines if effects occur as predicted or if operations remain within acceptable limits, and if mitigation measures are as effective as predicted. The primary purpose of monitoring is to identify significant environmental effects which arise during the implementation stage against those predicted during the plan preparation stage.
Monitoring Programme	A detailed description of the monitoring arrangements to be put in place to carry out the monitoring of the impact of the proposed P/P on the environment including; frequency of monitoring, who has responsibility for monitoring, and responses if monitoring identifies significant negative impacts.
Natura 2000 Site	Designated European Site. In combination Special Areas of Conservation and Special Protection Areas will constitute Natura 2000 network of protected sites for habitats and species across the EU.
Natural Heritage	Refers to habitats and species of flora and fauna.
Nature Based Solutions	Solutions that are inspired and supported by nature, which are cost-effective, simultaneously provide environmental, social and economic benefits and help build resilience. Such solutions bring more, and more diverse, nature and natural features and processes into cities, landscapes and seascapes, through locally adapted, resource-efficient and systemic interventions.
Natural Water Retention Measures	Natural water retention measures are measures that aim to safeguard and enhance the water storage potential of landscape, soil, and aquifers, by restoring ecosystems, natural features and characteristics of water courses and using natural processes. ... They can also improve water quality.
Non-technical summary	A summary of the findings of the ER, summarized under the headings listed in Annex 1 of the SEA Directive that can be readily understood by decision-makers and by the general public. It should accurately reflect the findings of the ER.
Plan or Programme	Including those co-financed by the European Community, as well as any modifications to them: - which are subject to preparation and/or adoption by an authority at national, regional or local level or which are prepared by an authority for adoption, through a legislative procedure by Parliament or Government, and - which are required by legislative, regulatory or administrative provisions. In accordance with the SEA Directive, P/P that require SEA are those that fulfil the conditions listed in Article 2(a) and Article 3 of the SEA Directive.
Post-mitigation residual impacts	Environmental effects that remain after mitigation measures have been employed.

Protected Structure	Protected Structure is the term used in the Planning Act of 2000 to define a structure included by a planning authority in its Record of Protected Structures. Such a structure shall not be altered or demolished in whole or part without obtaining planning permission or confirmation from the planning authority that the part of the structure to be altered is not protected.
Proxy data	Is a measure of activity resulting from a P/P which provides information on environmental impact without the need for a direct measure of an environmental receptor. For example, an increase in the number of vehicles (activity resulting from a P/P) can provide information on the impact on air quality and greenhouse gases without having to measure the concentration of these parameters in the receiving environmental receptor.
Public	One or more natural or legal persons and, in accordance with national legislation or practice, their associations, organisations or groups.
Recorded Monument	A monument included in the list and marked on the map which comprises the Record of Monuments and Places that is set out County by County under Section 12 of the National Monuments (Amendment) Act, 1994 by the Archaeological Survey of Ireland. The definition includes Zones of Archaeological Potential in towns and all other monuments of archaeological interest which have so far been identified. Any works at or in relation to a recorded monument requires two months notice to the Department of the Environment, Heritage and Local Government under section 12 of the National Monuments (Amendment) Act, 1994.
Scoping	The process of deciding the content and level of detail of an SEA, including the key environmental issues, likely significant environmental effects and alternatives which need to be considered, the assessment methods to be employed, and the structure and contents of the Environmental Report.
Screening	The determination of whether implementation of a P/P would be likely to have significant environmental effects on the environment. The process of deciding whether a P/P requires SEA.
SEA Directive	Directive 2001/42/EC 'on the assessment of the effects of certain plans and programmes on the environment'.
Secondary effect	Effects that are not a direct result of the P/P, same as indirect effect.
Sensitivity	Potential for significant change to any element in the environment that is subject to impacts.
Short-term effects	These are typical of those effects that may occur during construction stage of a development, for example, the increased traffic going to and from a site during construction, or, the noise associated with construction activities.
Significant effects	Effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors.
SPA	Special Protection Area under Birds Directive (79/409/EEC), designated for bird species listed in Annex I of the Directive, in particular internationally important concentrations of migratory and wetland birds. Designation is focused on habitats of these species.
Statutory Authority	The authority by which or on whose behalf the plan or programme is prepared.
Statutory Instrument	Any order, regulation, rule, scheme or bye-law made in exercise of a power conferred by statute.
Strategic Environmental Assessment (SEA)	Strategic Environmental Assessment (SEA) is the formal, systematic evaluation of the likely significant environmental effects of implementing a plan or programme before a decision is made to adopt it. The objective of this Directive is to provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes with a view to

	promoting sustainable development, by ensuring that, in accordance with this Directive, an environmental assessment is carried out of certain plans and programmes which are likely to have significant effects on the environment
Strategic Environmental Objective (SEO)	Strategic Environmental Objectives (SEOs) are methodological measures which are developed from international, national and regional policies which generally govern environmental protection objectives and against which the environmental effects of the County Development Plan can be tested. The SEOs are used as standards against which the objectives of the County Development Plan can be evaluated in order to help identify areas in which significant adverse impacts are likely to occur, if not mitigated.
Synergistic effect	Effects that, when totalled, result in a greater or lesser effect than the sum of the individual effects.
Threshold	Magnitude of a project, which if exceeded, will trigger the requirement for an Environmental Impact Assessment.
Urban Greening	Public landscaping and urban tree projects that create mutually beneficial relationships between city dwellers and their environments. The most common forms of urban greening are installing trees, parks, and landscaped green areas in newly-built urban projects
Zone of Influence	The area over which a plan can impact on the environment.

1 INTRODUCTION

1.1 PURPOSE OF THIS SEA ENVIRONMENTAL REPORT

This is the Environmental Report that has been prepared as part of the Strategic Environmental Assessment of the draft Mayo County Development Plan 2021-2027 (MCDP).

It sets out how the SEA has been undertaken and presents the findings of the assessment of the objectives, policies and landuse zonings of the draft MCDP together with its' reasonable alternatives.

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

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

1.2 MATERIAL ALTERATIONS

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).

Councillors agreed to extend the Development Plan review period on the 26th of July 2021, following a commencement order to extend the plan process arising from Covid disruptions (Section 9A of Planning & Development Act (amendment) 2021). This draft plan takes the consideration of the Chief Executive's Report and material amendments to Draft Plan

Following consideration of the Draft Development Plan and Chief Executive's Report, Members may accept the Draft Plan without material amendments and make the Development Plan. Should amendments be made which would constitute material alterations to the Draft Plan, there is a further public display period giving people an opportunity to comment on the proposed amendments only.

Where, following the consideration of the Draft Plan and the Chief Executive's Report, it appears to the Members that the Draft Plan should be accepted or amended, they may, by resolution, accept or amend the Draft and make the Development Plan accordingly. Where a proposed amendment would, if made, be a material alteration of the Draft Plan, notice of the proposed amendment must be published in inviting submissions from the public.

This is followed by the preparation of a Chief Executive's Report on any submissions or observations received on the proposed amendments. Members may then make the Development Plan with or without the proposed amendments or with modifications of a minor nature to the proposed amendments as they consider appropriate.

The Proposed Material Alterations were screened for the need to undertake full SEA and a number of these Proposed Material Alterations were determined to require full SEA. The SEA Screening Determination accompanies this SEA Environmental Report and the Proposed Material Alterations document. Annex C to this SEA Environmental Report comprises the SEA Screening Report that was prepared to inform the SEA

Screening Determination. Chapter 8 Material Alterations of the draft Mayo CDP 2021-2027 presents the assessment of the Proposed Material Alterations that are subject to full SEA.

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

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

1.3 STRATEGIC ENVIRONMENTAL ASSESSMENT

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

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

1.4.1 OUTLINE OF DRAFT MCDP

Table 1 below presents the chapters and volumes in the draft MCDP.

Chapter 1	INTRODUCTION
Chapter 2	CORE AND SETTLEMENT STRATEGY
Chapter 3	HOUSING
Chapter 4	ECONOMIC DEVELOPMENT
Chapter 5	TOURISM DEVELOPMENT
Chapter 6	MOVEMENT AND TRANSPORT
Chapter 7	INFRASTRUCTURE
Chapter 8	SUSTAINABLE COMMUNITIES
Chapter 9	BUILT ENVIRONMENT
Chapter 10	NATURAL ENVIRONMENT
Chapter 11	CLIMATE ACTION AND
Chapter 12	RENEWABLE ENERGY

Volume 2 contains the development management guidance document. The aim of the guidance document is to assist those wishing to develop in the county by outlining what will be required when applying for planning permission. The guidance document is based on the objectives in the Plan, government policy, planning guidance documents and established best practice.

Volume 3 comprises of Settlement Plans for towns and villages identified in Tiers 2 – 5 of the settlement hierarchy.

Volume 4 is the Plan for Ireland West Airport Knock (IWAK) Strategic Development Zone (SDZ).

Volume 5 comprises of the appendices for the plan and include Maps, the Housing Strategy, County Mayo Retail Strategy, List of Protected Views and Amenity Areas, Trees & Woodlands subject to Tree Preservation Orders, and Native Woodlands.

Volume 6 includes all 3 environmental reports undertaken in the preparation of the plan.

1.5 STRUCTURE AND PREPARATION OF THIS ENVIRONMENTAL REPORT

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

TABLE 1-1 INFORMATION REQUIRED TO BE CONTAINED IN AN SEA ENVIRONMENTAL REPORT.

Schedule 2B of Statutory Instrument 435 of 2004	Addressed in this SEA ER
(a) an outline of the contents and main objectives of the plan and relationship with other relevant plans	Chapter One Introduction and Chapter Two Methodology outlines contents and main objectives Chapter Three details the relationship with other relevant plans
(b) the relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan	Chapter Four Baseline Environment provides this information
(c) the environmental characteristics of areas likely to be significantly affected	Chapter Four Baseline Environment provides this information
(d) any Issues and Threats problems which are relevant to the plan including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to the Birds Directive or Habitats Directive	Chapter Four Baseline Environment provides this information
(e) the environmental protection objectives, established at international, European Union or national level, which are relevant to the plan and the way those objectives and any environmental considerations have been taken into account during its preparation	Chapter Five: SEA Objectives provides this information
(f) the likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors	Chapter Seven, Significant Effects on the Environment provides this information
(g) the measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan	Chapter Eight, Mitigation Measures provides this information
(h) an outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information	Chapter Six, Alternatives Considered provides this information and difficulties encountered are listed at the end of Chapter Two, Baseline Environment.
(i) a description of the measures envisaged concerning monitoring of the significant environmental effects of implementation of the plan	Chapter Ten, Monitoring provides this information
(j) a non-technical summary of the information provided under the above headings	This is provided as a separate document to this Environmental Report but is also available

2 METHODOLOGY

2.1 INTRODUCTION

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

- SEA Methodologies for Plans and Programmes in Ireland – Synthesis Report Environmental Protection Agency (EPA), 2003;
- Implementation of SEA Directive (2001/42/EC) Assessment of the Effects of Certain Plans and Programmes on the Environment – Guidelines for Regional Authorities and Planning Authorities - published by the Department of the Environment, Heritage and Local Government, 2004;
- Planning and Development (Strategic Environmental Assessment) Regulations 2004 (SI 436 and SI 435 of 2004);
- Planning and Development (Strategic Environmental Assessment) Regulations 2011 (S.I. No. 201 of 2011);
- Planning and Development (Environmental Assessment of Certain Plans and Programmes) (S.I No 200 of 2011);
- SEA Process Checklist Consultation Draft 2008, EPA 2008;
- Circular Letter PSSP 6/2011 Further Transposition of EU Directive 2001/42/EC on Strategic Environmental Assessment;
- Guidance on integrating climate change and biodiversity into Strategic Environmental Assessment European Union 2013;
- SEA Resource Manual for Local and Regional Authorities, Draft Version, 2013;
- Integrating Climate Change into Strategic Environmental Assessment in Ireland – A Guidance Note, EPA, 2015;
- Developing and assessing alternatives in Strategic Environmental Assessment, EPA, 2015;
- SEA of Local Authority Land Use Plans - EPA Recommendations and Resources (2020).
- Good practice guidance on Cumulative Effects Assessment in SEA, EPA, 2020
- Guidance on Strategic Environmental Assessment (SEA) Statements and Monitoring, EPA, 2020.

2.2 STAGES IN THE SEA PROCESS

The steps involved in SEA are as follows:

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

2.2.1 SCREENING

The SEA Regulations state that SEA is mandatory for certain plans while screening for SEA is required for other plans including non statutory landuse Plans. SEA is mandatory for all County Development Plans therefore, the SEA process commenced at Scoping Stage.

2.2.2 SCOPING

The purpose of the SEA Scoping report is to identify the scope of the SEA and ensure that relevant data and environmental topics are included in the SEA. The Scoping report was issued to the statutory environmental authorities in 2018 for comment. The MCDP review process was paused to facilitate the adoption of the Northern and Western Regional Economic and Spatial Strategy 2020-2032 of which the MCDP must comply. The NW RESS was adopted in early 2020 and the review of the MCDP commenced thereafter, hence the pause in timing between the SEA Scoping and plan review process.

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

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

Consultee	Main Points	SEA response
SEA Section Office of Evidence and Assessment Environmental Protection Agency	Merit in reviewing whether environmental improvements or deterioration have occurred over the Plan period, with a view to reviewing the robustness of existing mitigation measures or plans policies/objectives and strengthening where necessary.	Noted. The Forward Planning Team and Environmental Assessment Team (SEA, AA and SFRA) had workshop that reviewed the existing MCDP in terms of key environmental issues and this has informed the scope of this SEA ER.
Transition to a low carbon climate resilient economy and society	You should ensure that the Plan aligns with national commitments on climate change mitigation and adaptation, as well as relevant sectoral, regional and local adaptation plans. The EPA has published Local Authority Adaptation Guideline Research Report 164 and guidance on the Integration of Climatic Factors into SEA in Ireland. The Department of Communications, Climate Action and Environment climate adaptation guidance is also available at: https://dcca.gov.ie/en-ie/climate-	Agreed.
Key aspects to consider in preparing Plan and SEA	Protecting European and nationally designated sites including SPA/SACs and associated habitats, species and ecological linkages. Maintain and improve water quality status and protect high status waters Supporting the need for integrated catchment management of river basin catchments/sub catchments in collaboration with other key stakeholders Areas of extreme-high groundwater vulnerability Ensuring land use zoning/development is appropriate to risk of flooding identified Linking development to the ability to provide adequate critical service infrastructure Protecting and where possible enhancing non designated biodiversity including ecological corridors/linkages, hedgerows and wetlands Historic landfills within and adjacent to the plan area Control and management of alien invasive species Control and management of noise Assessing/mitigating the potential for cumulative environmental effects	Noted, these key aspects will inform the development of Strategic Environmental Objectives in the SEA, in addition to inclusion in the scope of the description of the environment.
Some key plans to consider	National Planning Framework Regional Spatial and Economic Strategy for Western and Northern Region National River Basin Management Plan for Ireland National Mitigation Plan National Climate Adaption Plan Irish Water’s Capital Investment Plan, Water Services Strategic Plan and Draft National Water Resources Plan	Noted and any intervening national/regional/county plans post 2018 will be considered in Chapter Three, Relationship to Plans, Policies and Programmes. These will also help inform the SEOs.

Consultee	Main Points	SEA response
	<p>Western CFRAMS Wild Atlantic Way Offshore Renewable Energy Development Plan Grid 25 Implementation Programme Pollution Reduction Programme for Shellfish Waters Freshwater Pearl Mussel Sub Basin Management Plan/Forestry and Freshwater Pearl Mussel Plan</p>	
Guidance and data	<p>Scoping Process Guidance/Resources referenced. Including Guidance on Integrating Climate Change into SEA. EPA State of the Environment Report 2016 SEA Web GIS Search and Reporting Tool River Basin Catchment Management Tool</p>	<p>Noted, the guidance will be used in the SEA and plan preparation process. Noted and will be used in baseline and to inform scope of SEA.</p>
Development Application Unit, Department of Arts, Heritage and the Gaeltacht.	Obligations of competent authorities in relation to nature conservation.	
Comment on Issues Paper	It is recommended that, as at present, the new plan should have a section or chapter with information and maps on key elements of the natural heritage and biodiversity of the plan area, and objectives for their conservation – see below. Biodiversity considerations should also be reflected in other sections of the plan, as appropriate and as required to reflect AA mitigation and SEA measures to safeguard European sites, biodiversity and the environment.	
	<p>In land use planning, where multiple uses or ‘green infrastructure’ models are envisaged, it is advised that a clear distinction is made between nature conservation obligations, and other land uses, e.g. tourism, recreation and amenity. In certain scenarios, changes in land uses or increased pressures can lead to or perpetuate habitat loss, deterioration and fragmentation, or species disturbances which may be inconsistent with nature conservation objectives and obligations. Good land use planning should seek to anticipate and manage such competing requirements, including by early consideration of constraints, the selection of optimal locations and options, and by having a set of steps or measures in the plan to guide the planning and design of future projects to maximise their likely success. These steps or measures could dovetail with the SEA measures and any mitigation from the NIR. Alternatively, reference could be made to guiding principles and steps or approaches in associated or related plans or strategies, e.g. the ‘Greenways</p>	<p>Noted. In the SEA there will be a discussion on ecosystem services, green and blue infrastructure. The consideration of principles through SEA and AA mitigation in this regard and identification of constraints is acknowledged and recognised as a key and critical consideration.</p>

Consultee	Main Points	SEA response
	Strategy' (in preparation) which should include measures to guide the planning, routing and assessment of future greenways and blueways.	
	Where (subject to) 'sustainable development' is used to indicate the safeguarding of the environment and of natural resources, it would be beneficial and would provide clarity if the term was defined in the plan to mean, among other things, the absence of adverse effects on the conservation objectives and integrity of a European site, or of adverse effects on any other statutory nature conservation site.	Noted, this will be considered and included as clarification if appropriate.
	An outline of key elements of biodiversity of relevance to the plan is given in Appendix 1, and includes sites, habitats, species of flora and fauna, certain river catchments, and ecological networks. There are interrelationships between biodiversity, flora and fauna and most other environmental issues or topics, including population, human health, water, soil, air, climatic factors, landscape, and possibly architectural and archaeological heritage. The potentially significant effects of the plan on these interdependencies should be explored and assessed in the SEA.	Noted. The key elements will form part of the Biodiversity, Flora and Fauna (BFF) baseline and potential effects on same be subject to evaluation as part of the SEA process.
	There will be overlaps and linkages between biodiversity, flora and fauna in SEA, and sites, habitats and species of relevance to the AA and Article 6 of the Habitats Directive. SEA should address all such issues in general, as well as any other relevant provisions of the Habitats and Birds Directives, including in respects of Article 6(1), 6(2) and 10 of the Habitats Directive, and associated national legislation. See also the general duties of a public authority above.	Noted, and agreed per scope of BFF of this SEA ER.
	The plan should be developed to integrate biodiversity considerations in a positive, proactive and precautionary way, and this should be reflected in the text and content of the plan, including its aims, objectives and policies, as well as in maps and land use zoning objectives. The findings and recommendations of SEA should be assimilated into the plan, and should modify the content of the plan where necessary. The biodiversity, flora and fauna section of the Environmental Report should be prepared by or in conjunction with a suitably qualified ecologist(s), and other specialists as necessary, and in conjunction with the NIS to ensure full integration of biodiversity issues and concerns. The EPA's Integrated Biodiversity Impact Assessment best practice guidance is of relevance in this regard.	Noted, and agreed. Noted, please see report preparation team in Section 1.4.1
	The Environmental Report is required to contain information on environmental protection objectives which are established at international to national level, and are relevant to the plan. For biodiversity, flora and fauna, these should integrate with the objectives and obligations of other directives such as the Habitats Directive, the Birds Directive, the Water	Noted, and agreed. The Biodiversity SEOS will reference the Directives.

Consultee	Main Points	SEA response
	<p>Framework Directive and the Floods Directive, and with the Wildlife Acts, 1976-2000, and the National Biodiversity Plan.</p> <p>Land use planning should also take into account and safeguard any ecological restoration or mitigation measures delivered in connection with developments that have carried out, or cases where habitat restoration or environmental enhancement was required.</p>	
	<p>The monitoring programme should be set out clearly and developed in such a manner to ensure it will identify effects on the environment that will or may arise, and to monitor the effectiveness of any mitigation on which the assessment relies. While it may be considered efficient to use monitoring programmes that are already in place and run by other authorities, it is important to establish that these are in fact designed in such a way that they will identify the effects anticipated from the particular plan in question. As such, it is important to understand the objectives, methodologies, parameters, assumptions, etc. of any existing monitoring programme that is proposed to be used in such a way.</p> <p>It is advisable to set out clearly where responsibilities for monitoring programmes lie, and their frequency and reporting/publication arrangements, as well as the procedures that will be put in place to ensure that there is a response mechanism to any unforeseen or undesirable negative effects/results, and that remedial action will be taken, if necessary.</p>	<p>Noted</p> <p>Agreed</p>
Available Ecological Information	List provided of datasets including those from NPWS, Biodiversity Ireland, Article 17 Reports, Birdwatch Ireland, Bat Conservation Ireland etc.	Noted and will be used to access data as required.
Appropriate assessment	<p>It appears that it has been determined that AA is required in this case, meaning that an NIR is required. It is advised that the Council's references to a 'Habitats Directive assessment' should be reviewed and revised in line with the applicable legislation and associated terminology. General notes on the preparation of an NIS are included in Appendix 2, and should be taken into account, as relevant, as they also apply to an NIR. As outlined above, there should be due regard to the terminology, stages and tests of the AA process as set out in relevant legislation.</p> <p>Where the NIR identifies that plan-level mitigation is necessary, including to avoid or reverse adverse effects on European sites and to manage future scenarios, this must amend and be reflected in the content and objectives of the final plan wherever necessary. Specific and repeated cross-referencing to mitigation measures in other sections or reports may be used but should be done clearly, consistently and unambiguously.</p>	Noted.

Consultee	Main Points	SEA response
	<p>The AA is carried out by the competent authority for the final iteration of the plan, prior to its adoption.</p> <p>The AA must take account of the NIR (including any addenda or revisions), and should address the content of submissions made where issues or concerns are raised regarding the effects on European sites. The AA and decision-making authority has obligations to address scientific uncertainties or discrepancies, including matters raised by other parties, particularly in relation to the implications for European sites and their conservation objectives in the AA; the final determination should demonstrate how the differing scientific opinions were resolved, noting that case law of the Court of Justice of the European Union (e.g. case C-258/11) has established that an appropriate assessment cannot have lacunae, and must contain complete, precise and definitive findings and conclusions with regard to the implications of a project for the conservation objectives and integrity of a European site or sites.</p>	

2.3 BASELINE DATA

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

Baseline data was gathered for all parameters.

Other data was gathered from the SEA ER of the North and Western Regional Economic and Spatial Strategy, NPWS, Birdwatch Ireland, Bat Conservation Ireland, National Biodiversity Centre, Irish Water, the EPA, Met Eireann and other sources as appropriate. Footnotes throughout the document, particularly in Chapter Four present the reference and source.

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

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

2.4 APPROACH TO ASSESSMENT OF SIGNIFICANT ENVIRONMENTAL IMPACTS

The principal component of the SEA involves a broad environmental assessment of the MCDP. A methodology that uses the concept of expert judgement, public consultation, GIS and matrices, both to assess the environmental impact and to present the conclusions has been adopted in this SEA.

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

The assessment described within this Environmental Report aims to highlight the potential conflicts, if they are present, between the policies, objectives and landuse zonings of the draft MCDP with the Strategic Environmental Objectives. Furthermore the assessment examines the potential impact arising from the plan's implementation on sensitive environmental receptors.

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

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

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

2.5 MITIGATION

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

The MCDP plan has been prepared having regard to the environmental protection objectives already within the draft plan and the iterative process between SEA and plan preparation. However, some unavoidable residual issues may remain and therefore mitigation measures are required. Chapter Nine details the mitigation measures necessary to prevent, reduce and, as fully as possible, offset any significant adverse impacts on the environment of implementing the MCDP.

2.6 MONITORING

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

2.7 STRATEGIC FLOOD RISK ASSESSMENT

JBA have undertaken a Flood Risk Assessment (SFRA) of the draft MCDP in accordance with the requirements of The Planning System and Flood Risk Management Guidelines for Planning Authorities (DEHLG and OPW, 2009) as amended by Circular PL2/2014 (August 2014).

The SFRA will inform and influence the draft plan making process with the SEA integrating both findings from the Habitats Directive Assessment and Strategic Flood Risk Assessment processes.

2.8 HABITATS DIRECTIVE ASSESSMENT

The Habitats Directive requires, *inter alia*, that plans and programmes undergo AA screening to establish the likely or potential effects arising from implementation of the plan. If the effects are deemed to be significant, potentially significant or uncertain then the plan must undergo Stage 2 AA. The preparation of the MCDP, SEA and AA are taking place concurrently and the findings of the AA have informed both the SEA and the plan itself. The SEA has also applied the methodology for Integrated Biodiversity Assessment where relevant (EPA, 2015).

2.9 DATA GAPS

Data gaps are present in terms of upto date human health and population information. More broadly, understanding the interactions between climate change, weather events, and impacts on water and biodiversity in particular are complex. Sectoral climate change adaptation plans have been referenced and used to fill these data gaps where possible.

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

3.1 INTRODUCTION

Under the SEA Directive, the relationship between the draft MCDP and other relevant plans and programmes must be taken into account. A review of the relevant plans and programmes has been prepared as part of the SEA ER. The preparation of the draft MCDP must be considered within the context of a hierarchy of policies, plans and strategies which include international, national, regional and local level policy documents. These documents set the policy framework within which the draft plan will operate. A list of the key relevant international, national, regional and county policies to be included in the review are provided below in Sections 3.2 to 3.4; Section 3.5. **Table 3.1** identifies key principles that will inform the SEA process arising from this review and how they relate to the EPA Themes in the State of Ireland's Environment as well as the UN Sustainable Development Goals.

Annex B of this SEA ER provides a more detailed breakdown of relevant plans and programmes.

3.2 INTERNATIONAL

- UN Convention of Biological Diversity, 1992
- The Convention on Wetlands of International Importance (The Ramsar Convention) 1971 and subsequent amendments
- EU Environmental Action Programme to 2020
- EU Biodiversity Strategy for 2030
- EU Directive on the Conservation of Wild Birds, (2009/147/EC) 1979. Known as the Birds Directive
- EU Directive on the Conservation of Natural Habitats and of Wild Flora and Fauna, (92/43/EEC), 1992 known as the Habitats Directive
- European Communities (Birds and Natural Habitats) Regulations 2011
- EU Green Infrastructure Strategy 2013
- The Stockholm Convention 2001
- EU Soil Thematic Strategy
- Water Framework Directive (2000/60/EC) as amended
- Floods Directive (2007/60/EC)
- The Drinking Water Directive (DWD), (98/83/EC) 1998
- Groundwater Directive, (2006/118/EC) 2006
- EC Bathing Water Quality Directive, (2006/7/EC) 2006
- Paris (Climate Change) Agreement
- Kyoto Protocol
- The Ambient Air Quality and Cleaner Air for Europe (CAFE) Directive
- EU Directive on Waste, (2006/12/EC), 2006
- EU Directive on Waste (2008/98/EC), 2008
- EU Urban Waste Water Treatment Directive (91/271/EEC), 1991
- Directive 2009/28/EC on the promotion of the use of energy from renewable sources
- European Convention on the Protection of the Archaeological Heritage, 1992 (The Valletta Convention)
- Convention for the Protection of the Architectural Heritage of Europe, 1985 (Granada Convention)
- The European Landscape Convention 2000
- The Aarhus Convention
- Environmental Liability Directive 2004/35/EC
- SEA Directive - Assessment of the effects of certain plans and programmes on the Environment, (2001/42/EC) 2001
- Environmental Impact Assessment Directive (85/337/EEC) (97/11/EC), 1985 and Environmental Impact Assessment Directive (2014/52/EC)

3.3 NATIONAL

- Project 2040 National Planning Framework (2018)
- 3rd National Biodiversity Action Plan 2017-2021
- Rural Development Programme 2014-2020
- The Wildlife Acts 1976 to 2012
- Water Framework Directive River Basin Management Plans 2018
- National Mitigation Plan
- Climate Action Plan 2019
- National Adaptation Framework 2018
- Sectoral Climate Change Adaptation Plans 2019
- Local Authority Adaptation Strategy Development Guidelines, EPA (2016)
- Our Sustainable Future A framework for sustainable development in Ireland (2012)
- National Landscape Strategy (2015-2025)
- National Heritage Plan (2002)- to be replaced by Heritage Ireland 2030 (Spring 2020)
- National River Basin District Management Plan (2018)
- Irish Water's Capital Investment Programme
- Water Services Act (2007)
- Water Services (Amendment) Act (2012)
- Irish Water Services Strategic Plan SEA and AA (2015)
- Draft Water Services Management Plan
- Irish Water Capital Investment Programme (2017-2021)
- Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (Cities, Towns & Villages), 2009
- Geological Heritage Sites Designation (under the Wildlife Amendment Act 2000)
- National CFRAMS Programme
- The Planning System and Flood Risk Management Guidelines (and Technical Appendices) for Planning Authorities (DoEHLG, OPW), 2009
- National Climate Change Strategy (2007-2012)
- Sectoral Planning Guidelines for Climate Change Adaptation, (2018)
- National Adaptation Framework, (2018)
- National Renewable Electricity Policy Framework (in preparation)
- Grid 25 Implementation Strategy
- National Hazardous Waste Management Plan
- Food Harvest/ FoodWise 2025
- National Forestry Programme
- Draft National Marine Spatial Plan
- Seafood Operation Programme
- Strategic Aquaculture Programme
- Harnessing Our Ocean Wealth
- Smarter Travel, A Sustainable Transport Future, A New Transport Policy for Ireland 2009-2020
- National Broadband Plan
- Spatial Planning and National Roads Guidelines
- Design Manual for Urban Roads and Streets (DMURS)
- National Monuments Act 1930 with subsequent amendments
- Architectural Heritage Protection - Guidelines for Planning Authorities (2011)
- National Inventory of Architectural Heritage (NIAH)
- Offshore Renewable Energy Development Plan
- State of the Environment Report 2016
- National Bioenergy Plan
- 10 Year Tourism Strategy
- National Greenway Strategy

- Urban Development and Building Heights Guidelines for Planning Authorities
- Planning and Development Act 2000 (as amended).

3.4

REGIONAL AND COUNTY

- Northern and Western Regional Economic and Spatial Strategy 2019-2031;
- Mayo County Local Economic and Community Plan 2017 -2022;
- Mayo County Heritage Plan 2020-2025 (preparation)
- Mayo County Biodiversity Action Plan 2010-2015 – new plan to be integrated to County Heritage Plan;
- Noise Action Plan 2018;
- County Mayo Climate Change Adaptation Strategy 2019-2024
- Guidelines for Planning Authorities and An Bord Pleanala on carrying out Environmental Impact Assessments – August 2018.

TABLE 3-1 PRINCIPLES ARISING FROM PLAN, POLICY AND PROGRAMME REVIEW¹ AND THEIR RELATIONSHIP TO THE EPA STATE OF IRELAND'S ENVIRONMENT AND SUSTAINABLE DEVELOPMENT GOALS

SEA Topic	Principles/Implications	Links to EPA Themes and Sustainable Development Goals
Biodiversity, Flora and Fauna	Guiding Principle: Improve quality of life for all ages and abilities based on high-quality, serviced, well connected and sustainable residential, working, educational and recreational environments	Nature and Wild Places. Restore and Protect Water Quality Implementation of Legislation. Climate change. SDG Goal 15. Protect, restore and promote sustainable use of terrestrial ecosystems, sustainably manage forests, combat desertification, and halt and reverse land degradation and halt biodiversity loss.
Population and Human Health	Guiding Principle: Improve quality of life for all ages and abilities based on high-quality, serviced, well connected and sustainable residential, working, educational and recreational environments	Environment, Health and Well-being. Sustainable Economic Activities Restore and Protect Water Quality. Implementation of Legislation. Climate Change SDG 3. Ensure healthy lives and promote wellbeing for all at all ages. SDG 8. Promote sustained, inclusive and sustainable economic growth, full and productive employment and decent work for all. SDG 9. Build resilient infrastructure, promote inclusive and sustainable industrialization and foster innovation. SDG 11. Make cities and human settlements inclusive, safe, resilient and sustainable.
Water	Guiding Principle: Protection, improvement and sustainable management of the water resource	Restore and Protect Water Quality. Nature and Wild Places. Implementation of Legislation. Climate Change SDG 6. Ensure availability and sustainable management of water and sanitation for everyone SDG 14: Conserve and sustainably use the oceans, seas and marine resources for sustainable development
Land and Soil	Guiding Principle: Ensure the long-term sustainable management of land	Nature and Wild Places. Implementation of Legislation SD Goal 12. Ensure sustainable consumption and production patterns. SD Goal 15. Protect, restore and promote sustainable use of terrestrial ecosystems, sustainably manage forests, combat desertification, and halt and reverse land degradation and halt biodiversity loss.

¹ The Guiding Principles have been sourced from the SEA ER of the Northern and Western RESS 2020-2032

Air	Support clean air policies that reduce the impact of air pollution on the environment and public health	Implementation of Legislation. Climate Change. Environment, Health and Well-being SD Goal 9. Build resilient infrastructure, promote inclusive and sustainable industrialisation and foster innovation
Climate	Achieving transition to a competitive, low carbon, climate-resilient economy that is cognisant of environmental impact	SD Goal 12. Ensure sustainable consumption and production patterns SD Goal 13. Take urgent action to combat climate change and its impacts
Material Assets	Guiding Principle: Sustainable and efficient use of natural resources	Implementation of Legislation. Climate Change SD Goal 9. Build resilient infrastructure, promote inclusive and sustainable industrialization and foster innovation SD Goal 12. Ensure sustainable consumption and production patterns SD Goal 13. Take urgent action to combat climate change and its impacts.
Cultural Heritage	Guiding Principle: Safeguard cultural heritage features and their settings through responsible design and positioning of development.	Environment, Health and Well-being. Sustainable Economic Activities. Implementation of Legislation SDG 11. Make cities and human settlements inclusive, safe, resilient and sustainable. SD 16: Promote peaceful and inclusive societies for sustainable development, provide access to justice for all and build effective, accountable and inclusive institutions at all levels
Landscape	Guiding Principle: Protect and enhance landscape character	Environment, Health and Well-being. Sustainable Economic Activities Climate Change SDG 11. Make cities and human settlements inclusive, safe, resilient and sustainable. SD Goal 15. Protect, restore and promote sustainable use of terrestrial ecosystems, sustainably manage forests, combat desertification, and halt and reverse land degradation and halt biodiversity loss.

4 ENVIRONMENTAL BASELINE

4.1 INTRODUCTION

The plan area encompasses County Mayo. Therefore, the primary focus of the environmental baseline are the county areas, and depending on the environmental parameter at a larger scale. For example, built heritage might be confined to a street or specific site, whereas water resources such as rivers, lakes, estuaries and coastal waters are far larger in scope and can be influenced by activities at a larger scale or activities upstream. Similarly, mobile species may disperse over larger areas of the landscape and require consideration at County and regional level depending on the species under consideration.

4.2 OVERVIEW OF COUNTY MAYO.

Mayo is located on the west coast of Ireland in the province of Connacht. The county stretches from Lough Corrib and Killary Harbour in the south to the barony of Erris and Killala Bay in the north, and from the Atlantic Ocean on the west coast to the counties of Sligo and Roscommon on the east. Mayo is the third-largest county in area in the state and the second largest county in Connacht, in terms of size and population. Mayo has a population of 130,507, Castlebar being the largest town has a population of just over 12,000, followed by Ballina (10,171), Westport (6,198), Claremorris (3,687) and Ballinrobe (2,786). Over 71% of people in Mayo live in rural areas.

There is a distinct geological difference between the west and the east of the county. The west consists of large areas of extensive Atlantic blanket bog, whereas the east is largely a limestone landscape.

- Mayo has the longest coastline in Ireland, at 1,168 km or approximately 21% of the total coastline of the State.
- The highest point in Mayo (and Connacht) is Mweelrea, at 814 m (2,671 ft).
- The River Moy in the northeast of the county is renowned for its salmon fishing.
- Ireland's largest island, Achill Island, lies off Mayo's west coast.
- Mayo has Ireland's highest cliffs at Croaghau, Achill Island, while the Benwee Head cliffs in Kilcommon Erris drop almost perpendicularly 900 feet (270 m) into the Atlantic Ocean.
- The northwest areas of County Mayo have some of the best renewable energy resources in Europe, if not the world, in terms of wind resources, ocean wave, tidal and hydroelectric resources.

The county contains an extensive national road network and rail network, which connects the towns of Ballina, Castlebar, Westport, Claremorris, Ballyhaunis and Foxford. The county also contains Ireland West Airport Knock (IWAK). The airport provides an international gateway to the west region, and its Strategic Development Zone (SDZ) has the potential to become a major enterprise and employment hub within the Atlantic Economic Corridor.

4.3 GREEN INFRASTRUCTURE AND ECOSYSTEM SERVICES

Green infrastructure planning is a successfully tested tool to provide **environmental, economic and social benefits through natural solutions**. In many cases, it can reduce dependence on 'grey' infrastructure that can be damaging to the environment and biodiversity, and often more expensive to build and maintain.

While green infrastructure promotes the amenity and quality of life value of nature within urban settings and is not solely for the benefit of biodiversity, it is noted that it can contribute significantly to the retention and enhancement of ecological connectivity.

Green Infrastructure is defined as *'an interconnected network of green space that conserves natural ecosystem values and functions and provides associated benefits to human populations'* (Comhar, 2010). Such spaces include woodlands, coastlines, flood plains, hedgerows, fields, gardens, turloughs, lakes, city parks and street trees, and the benefits to humans they provide include water purification, flood control, carbon capture, food production and recreation. Incorporation of green infrastructure in spatial planning and sectoral decision making helps to prevent biodiversity loss and fragmentation of ecosystems, thus restoring, maintaining and enhancing ecosystems and their services. It will improve resilience and adaptation to climate change and enable greater connectivity between ecosystems in protected areas and the wider countryside. The European Commission produced a strategy on green infrastructure in 2013. Due to its obligations under the European Landscape Convention, Ireland has prepared the National Landscape Strategy for Ireland 2015-2025, which has significant implications for biodiversity.

There are many inter-relationships between green-infrastructure and other environmental parameters, for instance, its integration with human health through sport and recreation opportunities as well as increasing accessibility to amenity and recreation areas and promoting social inclusion; natural heritage and cultural heritage (e.g. Great Western Greenway). Mayo is rich in biodiversity and developing the connectivity between these offers great potential in the Plan area.

Figure 1 below provides an overview of potential components of Green Infrastructure.

FIGURE 1 POTENTIAL COMPONENTS OF GREEN INFRASTRUCTURE (EU COMMISSION)



4.3.1 ECOSYSTEM SERVICES

The following section provide a brief overview of the existing ecosystem present in and around the plan area. The NW RESS states the following under Regional Policy Objective 5.6

RPO 5.6 Develop awareness and create a greater appreciation of the benefits of our natural heritage, including on the health, wealth and well-being of the regions ecosystem services.

See **Box 1** below for description of Ecosystem Services whilst **Figure 2** presents the principal ecosystem services. This is followed by a suite of maps based on the NPWS Mapping Ecosystem Services Pilot Project that identifies a number of ecosystem services at plan level. These are as follows:

- **Figure 3** Ecosystem Services -Carbon in Soil
- **Figure 4:** Ecosystem Services -Carbon in Vegetation
- **Figure 5:** Ecosystem Services -Water Filtration

BOX 1 ECOSYSTEM SERVICES

Ecosystem services are the benefits that flow from nature to people. They can be provisioning (e.g. the supply of food, clean air and water and materials), regulating (e.g. water and climate regulation, nutrient cycling, pollination, or the formation of fertile soils), or cultural (e.g. recreation opportunities, or the inspiration we draw from nature). Natural ecosystems are multifunctional – they can provide a wide range of services simultaneously. The range and flow of these benefits depends largely on biodiversity and ecosystem condition.

A network of healthy ecosystems often provides cost-effective alternatives to traditional 'grey' infrastructure, offering benefits for EU citizens and biodiversity. This is why the EU promotes the use of nature-based green and blue infrastructure solutions².

² https://ec.europa.eu/environment/nature/ecosystems/index_en.htm

FIGURE 2 PRINCIPAL ECOSYSTEM SERVICES



FIGURE 3 ECOSYSTEM SERVICES CARBON IN SOIL

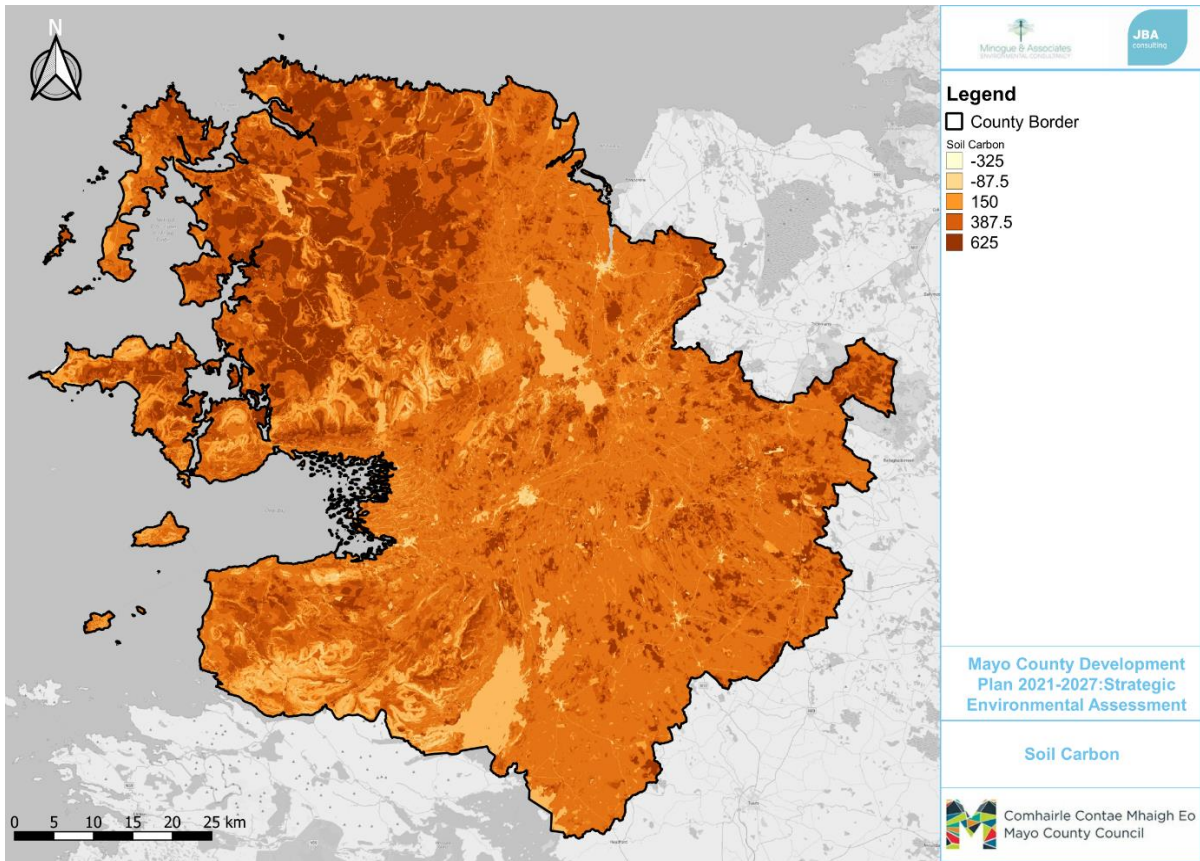


FIGURE 4 ECOSYSTEM SERVICES CARBON IN VEGETATION

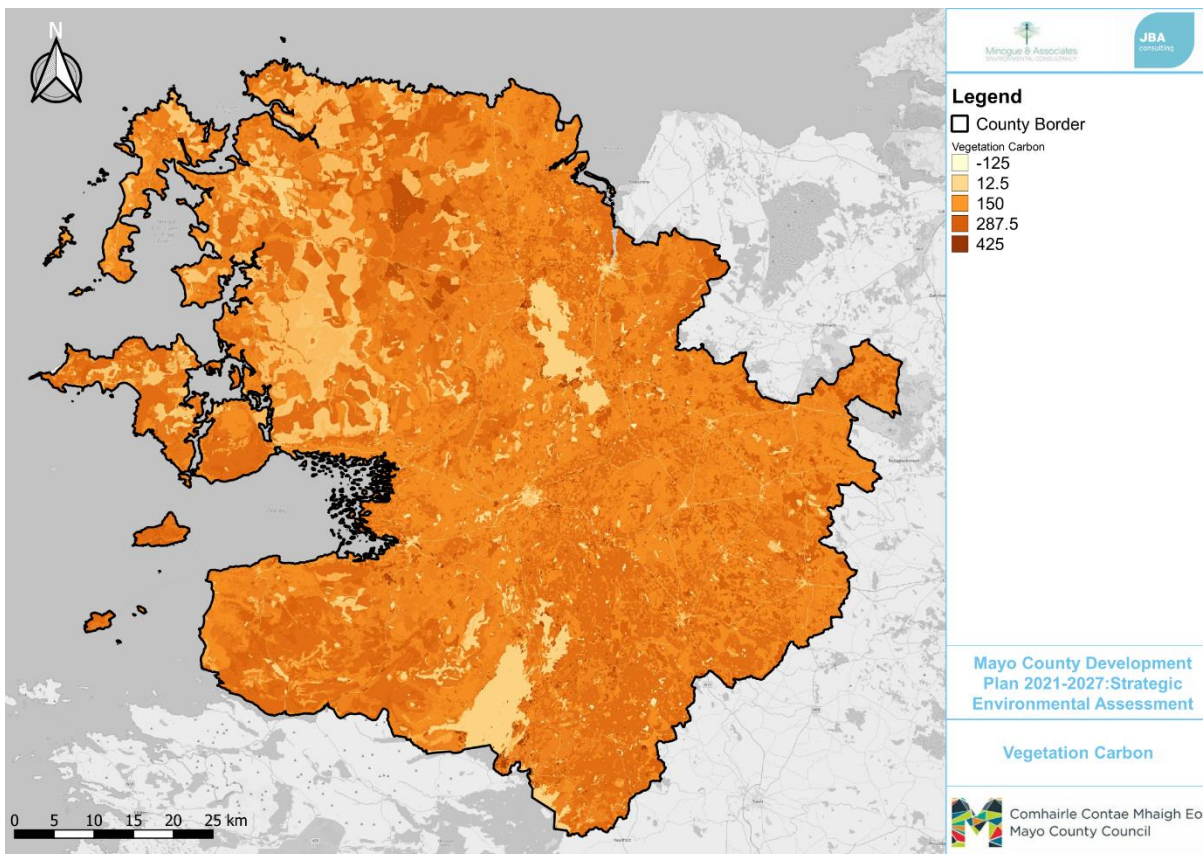
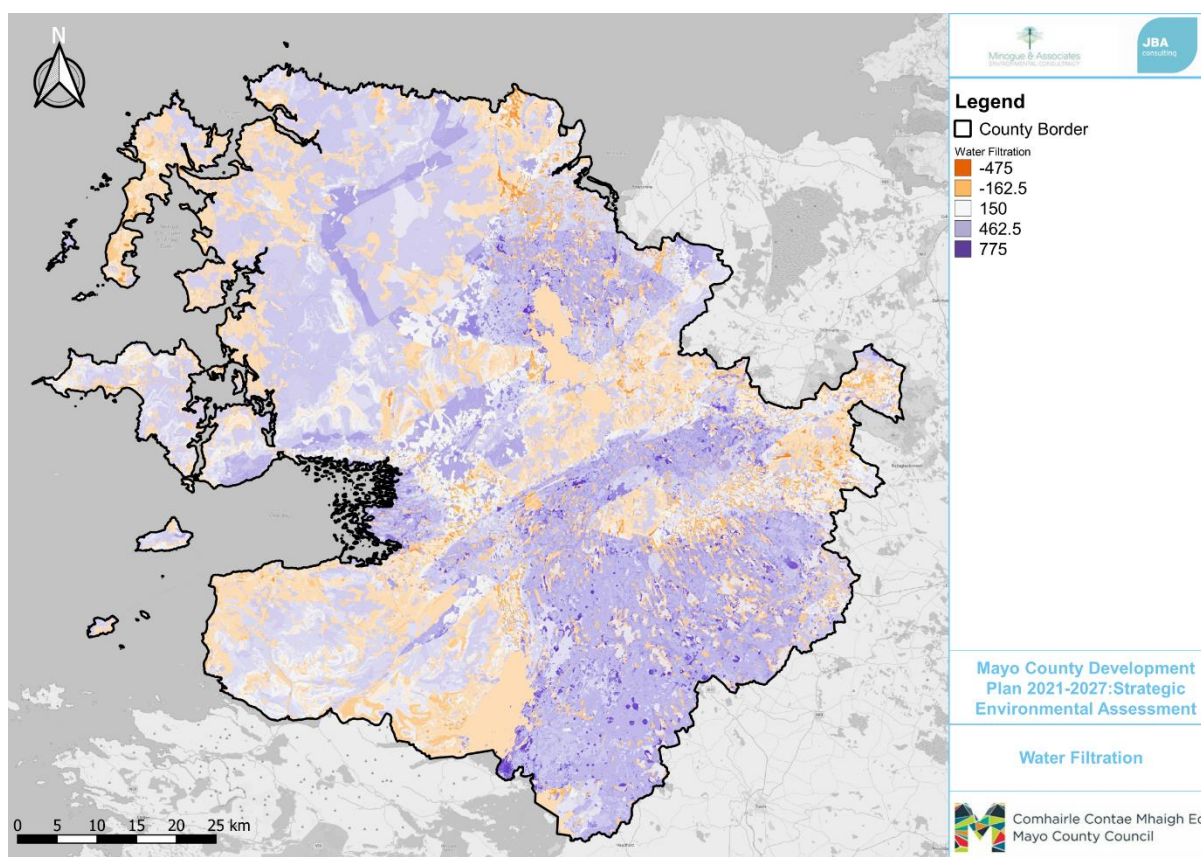


FIGURE 5 ECOSYSTEM SERVICES WATER FILTRATION



4.4 BIODIVERSITY, FLORA AND FAUNA.

4.4.1 INTRODUCTION

The Plan area is rich in biodiversity, containing many important, and protected, habitats and species such as, coastal habitats from cliffs to estuaries, reefs, machairs, mudflats, sandy beaches, and terrestrial habitats such as lakes, turloughs, fens, wetlands, woodlands, bogs, wildfowl (duck and geese), waders, salmon, lamprey and otters. However, it also contains many other habitats which are not protected such as scrub, parks, streams, hedgerows, tree lines, roadside verges, housing estate open spaces and gardens. It is these locally important habitats and species within the landscape, including extensive areas of peatlands and heath, broadleaf woodlands, grasslands and turloughs, which provide links between the more rare and protected habitats, and are essential for the migration, dispersal and genetic exchange of wild plants and animals such as garden birds (robins, wrens, finches, etc.) and migrant summer visitors (swallows, cuckoos, warblers, etc), otters, hedgehogs, bats, pigmy shrew and other Irish mammals, Freshwater Pearl Mussel, White-clawed Crayfish, lamprey, salmon and other fish species, and a variety of invertebrates, including Geyer’s Whorl Snail, beetles, bees, butterflies, dragonflies and damselflies. They also allow for the spread of seeds, which benefit the wildflower populations of County Mayo. It is recognised that many rare and protected species are reliant on locally important species, and as such the protection of common habitats and species should not be underestimated.

While not explicitly stated, there is a hierarchy within biodiversity, by virtue of the legislation which protects it. At the top are sites designated (or proposed for designation) for nature conservation under European legislation (SACs, SPAs), followed by those designated (or proposed for designation) by national legislation (NHAs, pNHAs). Next, there are habitats and species outside designated sites which are protected under European legislation, followed by those protected under national legislation. There are locally important areas

protected by virtue of their zoning in land use plans, and finally, there is biodiversity which is not directly protected by legislation, for example in proposed Natural Heritage Areas (pNHA).

Almost a third of County Mayo’s land area is designated for the protection and conservation of flora and fauna. There are a number of designated sites associated within the county which are designated as Ramsar Sites, Special Areas of Conservation (SACs), Special Protection Areas (SPAs) and Natural Heritage Areas (NHAs). There are a total of 72 Natura 2000 sites; 53 Special Areas of Conservation (cSAC) and 19 Special Protection Areas (SPA), protecting, conserving and restoring approximately many animal, bird and plant species and numerous habitats, some of which are priority habitats. Collectively referred to as the Natura 2000 network, SACs and SPAs are designated in consideration of Habitats Directive Annex I habitats and Annex II species and classified in consideration of Birds Directive Annex I bird species. This high percentage reflects the international and national significance of Mayo’s wealth of natural heritage. Few Natura 2000 sites are exclusively designated or classified in consideration of terrestrial or aquatic qualifying interests; many consist of a combination of terrestrial, freshwater and marine habitats and species. In the natural environment also there is considerable overlap between terrestrial and aquatic fauna and flora, with each co-existing and co-reliant in many cases.

Natural Heritage Areas also have a significant role in supporting the species using Natura 2000 sites mainly relating to mobile fauna such as mammals and birds which may use pNHAs and NHAs as “stepping stones” between Natura 2000 sites. Article 10 of the Habitats Directive and the Habitats Regulations 2011, place a high degree of importance on such non-Natura 2000 areas as features that connect the Natura 2000 network. Features such as ponds, woodlands and important hedgerows form key “stepping stones”.

4.4.2 EUROPEAN SITES

Special Areas of Conservation (SACs) have been selected for protection under the European Council Directive on the conservation of natural habitats and of wild fauna and flora (92/43/EEC) - referred to as the Habitats Directive. The Habitats Directive seeks to establish the Natura 2000 network, a network of protected areas (European Sites) throughout the European Union. It is the responsibility of each Member State to designate SACs to protect habitats and species, which, together with Special Protection Areas (SPAs) designated under the Conservation of Wild Birds Directive (79/409/EEC), form the Natura 2000 network. The integrity of a European Site (referred to in Article 6.3 of the EU Habitats Directive) is determined based on the conservation status of the qualifying features of the SAC. The qualifying features for the designated sites have been obtained through a review of the Conservation Objectives available from the National Parks and Wildlife Service (NPWS). The SACs and SPAs associated with the Development Plan area are listed in **Table 4.1** and **Table 4.2** respectively and illustrated in **Figure 6**.

TABLE 4-1 LIST OF SPECIAL AREAS OF CONSERVATION (SACS) IN THE MAYO COUNTY DEVELOPMENT PLAN

Designated SAC	Site Code	Qualifying Interests
Achill Head SAC	002268	Designated for the presence of Annex I habitats such as Tidal Mudflats and Sandflats, Large Shallow Inlets and Bays and Reefs.
Ardkill Turlough SAC	000461	This site is significant as it is a Turlough habitat under Annex I of the EU Habitats Directive.
Balla Turlough SAC	000463	This site is significant as it is a Turlough habitat under Annex I of the EU Habitats Directive. Containing many plant species including Marsh Stitchwort (<i>Stellaria palustris</i>) the relatively rare species.
Ballinafad SAC	002081	This site is significant as it is a site of the Lesser Horseshoe Bat (<i>Rhinolophus hipposideros</i>), which is a species listed under Annex II and Annex IV of the EU Habitats Directive. This is the most northerly site known for the species in Ireland, and hence Europe.

Designated SAC	Site Code	Qualifying Interests
Bellacorick Bog Complex SAC	001922	Designated for the presence of Annex I habitats such as Dystrophic Lakes, Wet Heath, Blanket Bogs (Active)*, Rhynchosporion Vegetation and Alkaline Fens. And Annex II species such as Geyer's Whorl Snail (<i>Vertigo geyeri</i>) and Marsh Saxifrage (<i>Saxifraga hirculus</i>).
Bellacorick Iron Flush SAC	000466	This site contains Annex II species Marsh Saxifrage (<i>Saxifraga hirculus</i>).
Bellacragher Saltmarsh SAC	002005	Designated for Annex I habitats Atlantic Salt Meadows Mediterranean Salt Meadows.
Brackloon Woods SAC	000471	Designated for Annex I habitat Old Oak Woodlands. The wood is relatively species-rich with Sessile Oak (<i>Quercus petraea</i>), Downy Birch (<i>Betula pubescens</i>), Ash (<i>Fraxinus excelsior</i>), Wych Elm (<i>Ulmus glabra</i>), Rowan (<i>Sorbus aucuparia</i>) and Rusty Willow (<i>Salix cinerea</i> subsp. <i>oleifolia</i>) occurring. Badger, a Red Data Book species, is known from the site.
Broadhaven Bay SAC	000472	This site is of high conservation importance owing to the presence of several habitats that are listed on Annex I of the E.U. Habitats Directive: Tidal Mudflats and Sandflats, Large Shallow Inlets and Bays Reefs, Atlantic Salt Meadows, Sea Caves.
Carrowkeel Turlough SAC	000475	This site is significant as it is a Turlough habitat under Annex I of the EU Habitats Directive. Occurrence of the scarce Marsh Stitchwort (<i>Stellaria palustris</i>), which is found scattered throughout several different communities in the turlough
Carrowmore Lake Complex SAC	000476	Designated for Annex I habitats Blanket Bogs (Active)* Rhynchosporion Vegetation and Annex II species Slender Green Feather-moss (<i>Drepanocladus vernicosus</i>), Marsh Saxifrage (<i>Saxifraga hirculus</i>). There are two main parts to the site: Carrowmore Lake, a large, shallow oligotrophic/mesotrophic lake, and Largan More Bog, an impressive tract of blanket bog.
Clare Island Cliffs SAC	002243	The site comprises the coastal fringe of the island, extending from Kinnacorra in the east, along the north coast and around the south-western corner of the island as far east as Tonabrickill. It extends inland on the southern flanks of Knockmore Mountain. Designated for Annex I habitats Vegetated Sea Cliffs, Calcareous Rocky Slopes and Siliceous Rocky Slopes.
Clew Bay Complex SAC	001482	Clew Bay has a wide variety of habitats, including 10 listed on Annex I; Tidal Mudflats and Sandflats, Coastal Lagoons*, Large Shallow Inlets and Bays, Annual Vegetation of Drift Lines, Perennial Vegetation of Stony Banks, Atlantic Salt Meadows, Embryonic Shifting Dunes, Marram Dunes (White Dunes), Machairs*, Old Oak Woodlands. And 3 Annex II species; Geyer's Whorl Snail (<i>Vertigo geyeri</i>), Otter (<i>Lutra lutra</i>), Common (Harbour), Seal (<i>Phoca vitulina</i>).
Cloonakillina Lough SAC	001899	Designated for Annex I habitat Transition Mires and quaking bogs.
Cloughmoyne SAC	000479	The site is designated for good quality limestone pavement of the 'shattered' form. Limestone pavement is an important habitat that is listed, with priority status, on Annex I of the E.U. Habitats Directive. At this site the limestone pavement supports a typical flora and is associated with areas of species-rich calcareous grassland and heath. Of particular note is the presence of the very rare and legally protected (Flora (Protection) Order, 1999) species Limestone Fern (<i>Gymnocarpium robertianum</i>).
Clyard Kettle-holes SAC	000480	Designated for Annex I habitats Turloughs* and Cladium Fens*.

Designated SAC	Site Code	Qualifying Interests
		This series of turloughs are of interest for conservation as they support good examples of a habitat listed with priority status under the E.U. Habitats Directive. The occurrence of more permanent water bodies in the kettleholes adds considerable diversity to the site. The presence of <i>Cladium fen</i> , a habitat also listed with priority status under the E.U. Habitats Directive, is of particular conservation importance.
Corraun Plateau SAC	000485	Designated for Annex I habitats Wet Heath, Dry Heath Alpine and Subalpine Heaths, Juniper Scrub, Siliceous Scree and Siliceous Rocky Slopes.
Croaghaun/Slievemore SAC	001955	Designated for Annex I habitats Northern Atlantic wet heaths with <i>Erica tetralix</i> , European dry heaths, Alpine and Boreal heaths, Siliceous scree of the montane to snow levels (<i>Androsacetalia alpinae</i> and <i>Galeopsietalia ladani</i>) and Siliceous rocky slopes with chasmophytic vegetation [8220]
Cross Lough (Killadoon) SAC	000484	This site contains well-developed shingle-boulder ridge - vegetated ridges such as this are listed on Annex I, Perennial Vegetation of Stony Banks.
Doocastle Turlough SAC	000492	This site is significant as it is a Turlough habitat under Annex I of the EU Habitats Directive.
Doogort Machair/Lough Doo SAC	001497	Designated for Annex I habitat Machairs and Annex II species Petalwort (<i>Petalophyllum ralfsii</i>).
Duvillaun Islands SAC	000495	Designated for Annex II species Bottle-nosed Dolphin (<i>Tursiops truncatus</i>) and Grey Seal (<i>Halichoerus grypus</i>).
Erris Head SAC	001501	This site is of conservation importance primarily for Vegetated Sea Cliffs and Alpine and Subalpine Heaths.
Flughany Bog SAC	000497	This site contains Raised Bog (Active)*, Degraded Raised Bog and Rhynchosporion Vegetation.
Glenamoy Bog Complex SAC	000500	This large site is designated for Annex I habitats; Vegetated Sea Cliffs, Machairs*, Dystrophic Lakes, Wet Heath, Juniper Scrub, Blanket Bogs (Active)*, Transition Mires, Rhynchosporion Vegetation; and Annex II species; Atlantic Salmon (<i>Salmo salar</i>), Slender Green Feather-moss (<i>Drepanocladus vernicosus</i>), Petalwort (<i>Petalophyllum ralfsii</i>) and Marsh Saxifrage (<i>Saxifraga hirculus</i>).
Greaghans Turlough SAC	000503	This site is significant as it is a Turlough habitat under Annex I of the EU Habitats Directive.
Inishkea Islands SAC	000507	Designated for its Annex I habitat Machairs and Annex II species Grey Seal (<i>Halichoerus grypus</i>) Petalwort (<i>Petalophyllum ralfsii</i>).
Keel Machair/Menaun Cliffs SAC	001513	This site contains 3 Annex I habitats Perennial Vegetation of Stony Banks Machairs Alpine and Subalpine Heaths and 1 Annex II species Petalwort (<i>Petalophyllum ralfsii</i>).
Kildun Souterrain SAC	002320	This site is significant as it is designated Lesser Horseshoe Bat (<i>Rhinolophus hipposideros</i>), which is a species listed under Annex II and Annex IV of the EU Habitats Directive.
Kilglassan/Caheravoostia Turlough Complex SAC	000504	This site is significant as it is a Turlough habitat under Annex I of the EU Habitats Directive.
Killala Bay/Moy Estuary SAC	000458	This site is designated for several Annex I habitats; Estuaries, Tidal Mudflats and Sandflats Annual Vegetation of Drift Lines, Vegetated sea cliffs of the Atlantic and Baltic coasts, <i>Salicornia</i> Mud, Atlantic Salt Meadows, Embryonic Shifting Dunes, Marram Dunes (White Dunes), Fixed Dunes (Grey Dunes)* and Humid Dune Slacks. Including 3 Annex II species; Narrow-mouthed Whorl Snail (<i>Vertigo angustior</i>), Sea Lamprey (<i>Petromyzon marinus</i>), Common (Harbour) Seal (<i>Phoca vitulina</i>).

Designated SAC	Site Code	Qualifying Interests
Lackan Saltmarsh and Kilcummin Head SAC	000516	Designated for Annex I habitats; <i>Salicornia</i> Mud, Atlantic Salt Meadows, Mediterranean Salt Meadows Marram Dunes (White Dunes), Fixed Dunes (Grey Dunes).
Lough Cahasy, Lough Baun and Roonah Lough SAC	001529	This site has several priority status on Annex I habitats; Coastal Lagoons*, Fixed Dunes (Grey Dunes)*, Machairs* and is also designated for Perennial Vegetation of Stony Banks, Embryonic Shifting Dunes and Marram Dunes (White Dunes).
Lough Carra/Mask Complex SAC	001774	This site is of considerable conservation importance and is designated for Annex I habitats and Annex II species; Oligotrophic Waters containing very few minerals, Oligotrophic to Mesotrophic Standing Waters, Hard Water Lakes, Dry Heath, Orchid-rich Calcareous Grassland*, Cladium Fens*, Alkaline Fens, Limestone Pavement*, Alluvial Forests*, Lesser Horseshoe Bat (<i>Rhinolophus hipposideros</i>), Otter (<i>Lutra lutra</i>), Slender Green Feather-moss (<i>Drepanocladus vernicosus</i>).
Lough Corrib SAC	000297	These include 15 habitats which are listed on Annex I of the E.U. Habitats Directive, six of which are priority habitats; Oligotrophic Waters containing very few minerals, Oligotrophic to Mesotrophic Standing Waters, Hard Water Lakes Floating River Vegetation, Orchid-rich Calcareous Grassland*, <i>Molinia</i> Meadows, Raised Bog (Active)*, Degraded Raised Bog, Rhynchosporion Vegetation, <i>Cladium</i> Fens*, Petrifying Springs*, Alkaline Fens, Limestone Pavement*, Old Oak Woodlands, Bog Woodland*; and 9 species which are listed on Annex II; Freshwater Pearl Mussel (<i>Margaritifera margaritifera</i>), White-clawed Crayfish (<i>Austropotamobius pallipes</i>), Sea Lamprey (<i>Petromyzon marinus</i>), Brook Lamprey (<i>Lampetra planeri</i>), Atlantic Salmon (<i>Salmo salar</i>), Lesser Horseshoe Bat (<i>Rhinolophus hipposideros</i>), Otter (<i>Lutra lutra</i>), Slender Green Feather-moss (<i>Drepanocladus vernicosus</i>) and Slender Naiad (<i>Najas flexilis</i>).
Lough Dahybaun SAC	002177	This site is of scientific interest due to the presence of the rare Slender Naiad (<i>Najas flexilis</i>).
Lough Gall Bog SAC	000522	Designated for Blanket Bogs (Active)* Rhynchosporion Vegetation. This site also provides a breeding habitat for Otter (<i>Lutra lutra</i>).
Lough Hoe Bog SAC	000633	Designated for for the following habitats and/or species listed on Annex I / II of the E.U. Habitats Directive Oligotrophic Waters containing very few minerals, Blanket Bogs (Active)*, Geyer's Whorl Snail (<i>Vertigo geyeri</i>), White-clawed Crayfish (<i>Austropotamobius pallipes</i>).
Mocorha Lough SAC	001536	Mocorha Lough is of considerable conservation significance as it supports one of the largest stands of Great Fen-sedge, Cladium Fens* in the west of Ireland. This habitat is listed on Annex I of the E.U. Habitats Directive with priority status.
Moore Hall (Lough Carra) SAC	000527	This site is significant as it is designated Lesser Horseshoe Bat (<i>Rhinolophus hipposideros</i>), which is a species listed under Annex II and Annex IV of the EU Habitats Directive.
Mullet/Blacksod Bay Complex SAC	000470	This site is of high importance for the range of marine and coastal habitats, three having priority status; Tidal Mudflats and Sandflats, Large Shallow Inlets and Bays, Reefs, <i>Salicornia</i> Mud, Marram Dunes (White Dunes), Fixed Dunes (Grey Dunes)*, Decalcified Dune Heath*, Machairs*, Natural Eutrophic Lakes, Alkaline Fens, Otter (<i>Lutra lutra</i>) and Petalwort (<i>Petalophyllum ralfsii</i>).
Mweelrea/Sheeffry/Erriff Complex SAC	001932	The site is a Special Area of Conservation (SAC) selected for the following habitats and/or species listed on Annex I / II of the E.U. Habitats Directive and includes several priority habitats ;

Designated SAC	Site Code	Qualifying Interests
		Coastal Lagoons*, Annual Vegetation of Drift Lines, Atlantic Salt Meadows, Mediterranean Salt Meadows, Embryonic Shifting Dunes, Marram Dunes (White Dunes), Decalcified Dune Heath*, Dunes with Creeping Willow, Machairs*, Oligotrophic Waters containing very few minerals, Oligotrophic to Mesotrophic Standing Waters, Dystrophic Lakes ,Floating River Vegetation, Wet Heath, Dry Heath, Alpine and Subalpine Heaths, Juniper Scrub, Hydrophilous Tall Herb Communities, Blanket Bogs (Active)*, Transition Mires, Rhynchosporion Vegetation, Petrifying Springs*, Alkaline Fens, Siliceous Scree, Calcareous Rocky Slopes, Siliceous Rocky Slopes, Geyer's Whorl Snail (<i>Vertigo geyeri</i>), Narrow-mouthed Whorl Snail (<i>Vertigo angustior</i>), Freshwater Pearl Mussel (<i>Margaritifera margaritifera</i>), Atlantic Salmon (<i>Salmo salar</i>), Otter (<i>Lutra lutra</i>), Petalwort (<i>Petalophyllum ralfsii</i>), Slender Naiad (<i>Najas flexilis</i>).
Newport River SAC	002144	This is an important site for Freshwater Pearl Mussel (<i>Margaritifera margaritifera</i>) and Atlantic Salmon (<i>Salmo salar</i>) , species listed on Annex II of the E.U. Habitats Directive.
Oldhead Wood SAC	000532	Designated for Annex I habitats Dry Heath Old Oak Woodlands.
Owenduff/Nephin Complex SAC	000534	The site is a Special Area of Conservation (SAC) selected for the following habitats and/or species listed on Annex I / II of the E.U. Habitats Directive; Oligotrophic Waters containing very few minerals, Dystrophic Lakes, Floating River Vegetation, Wet Heath, Alpine and Subalpine Heaths, Juniper Scrub, Blanket Bogs (Active)*, Transition Mires, Atlantic Salmon (<i>Salmo salar</i>), Otter (<i>Lutra lutra</i>), Slender Green Feather-moss (<i>Drepanocladus vernicosus</i>), Marsh Saxifrage (<i>Saxifraga hirculus</i>).
Ox Mountains Bogs SAC	002006	Designated for for the following habitats and/or species listed on Annex I / II; Oligotrophic Waters containing very few minerals, Dystrophic Lakes, Wet Heath, Dry Heath, Blanket Bogs (Active)*, Transition Mires, Rhynchosporion Vegetation, Geyer's Whorl Snail (<i>Vertigo geyeri</i>), Marsh Saxifrage (<i>Saxifraga hirculus</i>)
River Moy SAC	002298	This site contains 2 priority habitats and is designated for the presence of the following habitats and/or species listed on Annex I / II; Raised Bog (Active)*, Degraded Raised Bog, Rhynchosporion Vegetation, Alkaline Fens, Old Oak Woodlands, Alluvial Forests*, White-clawed Crayfish (<i>Austropotamobius pallipes</i>), Sea Lamprey (<i>Petromyzon marinus</i>), Brook Lamprey (<i>Lampetra planeri</i>), Atlantic Salmon (<i>Salmo salar</i>), Otter (<i>Lutra lutra</i>).
Shrule Turlough SAC	000525	This site is significant as it is a Turlough habitat under Annex I of the EU Habitats Directive.
Skealaghan Turlough SAC	000541	This site is significant as it is a Turlough habitat under Annex I of the EU Habitats Directive.
Slieve Fyagh Bog SAC	000542	This is an important site for the occurrence of Blanket Bogs (Active)*, a habitat that is uncommon in this region.
Towerhill House SAC	002179	This site is significant as it is designated Lesser Horseshoe Bat (<i>Rhinolophus hipposideros</i>), which is a species listed under Annex II and Annex IV of the EU Habitats Directive.
Urlaur Lakes SAC	001571	Designated for Annex I habitat Hard Water Lakes.
West Connacht Coast SAC	002998	Designated for Annex II species Bottle-nosed Dolphin (<i>Tursiops truncatus</i>).

(* = priority)

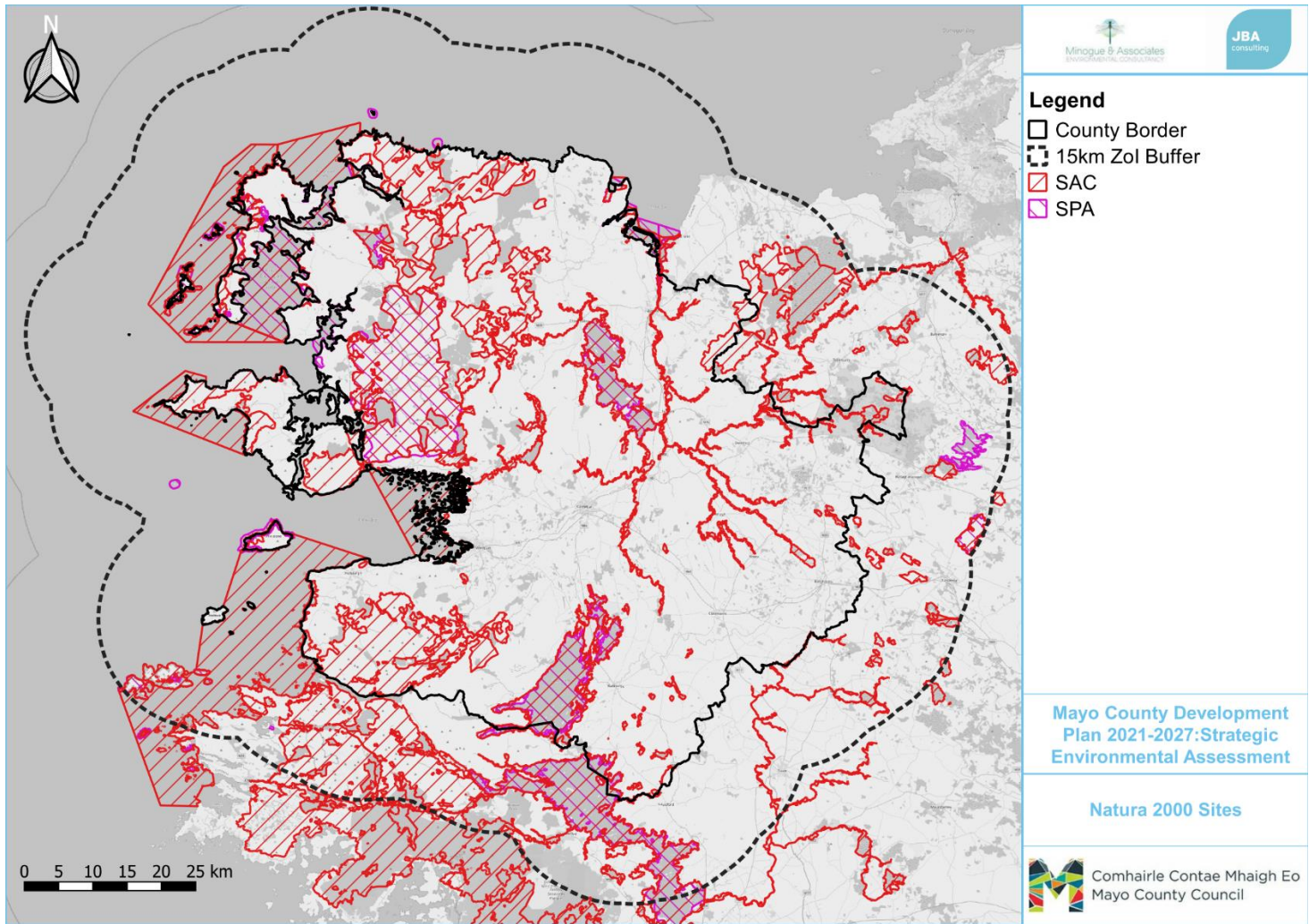
TABLE 4-2 LIST OF SPECIAL PROTECTION AREAS (SPAS) IN THE MAYO COUNTY DEVELOPMENT PLAN AREA

Designated SPA	Site Code	Reason for Designation
Bills Rocks SPA	004177	The site supports a nationally important Puffin (<i>Fratercula arctica</i>) population and is an important breeding site for Storm Petrel (<i>Hydrobates pelagicus</i>).
Blacksod Bay/Broad Haven SPA	004037	This site is significant for the presence of Red-throated Diver (<i>Gavia stellata</i>), Great Northern Diver (<i>Gavia immer</i>), Slavonian Grebe (<i>Podiceps auritus</i>), Light-bellied Brent Goose (<i>Branta bernicla hrota</i>), Common Scoter (<i>Melanitta nigra</i>), Red-breasted Merganser (<i>Mergus serrator</i>) Ringed Plover (<i>Charadrius hiaticula</i>), Sanderling (<i>Calidris alba</i>), Dunlin (<i>Calidris alpina</i>), Bar-tailed Godwit (<i>Limosa lapponica</i>), Curlew (<i>Numenius arquata</i>), Sandwich Tern (<i>Sterna sandvicensis</i>), Dunlin (<i>Calidris alpina schinzii</i>), Wetland and Waterbirds.
Carrowmore Lake SPA	004052	Carrowmore Lake SPA is of ornithological importance on account of the nationally important Tern (<i>Sterna sandvicensis</i>) colony that once occupied the site. The occurrence of Greenland White-fronted Goose is of note as this species is listed on Annex I of the E.U. Birds Directive (as are the tern species). Part of Carrowmore Lake SPA is a Wildfowl Sanctuary.
Clare Island SPA	004136	Clare Island is one of the top seabird sites in the country, having nationally important populations of seven species, including the largest population of Fulmar in the country. The site is of special conservation interest for the following species: Fulmar (<i>Fulmarus glacialis</i>), Shag (<i>Phalacrocorax aristotelis</i>), Common Gull (<i>Larus canus</i>), Kittiwake (<i>Rissa tridactyla</i>), Guillemot (<i>Uria aalge</i>), Razorbill (<i>Alca torda</i>), Chough (<i>Pyrhcorax pyrrhcorax</i>).
Cross Lough (Killadoon) SPA	004212	This site is a Special Protection Area (SPA) under the E.U. Birds Directive, of special conservation interest for the following species: Sandwich Tern (<i>Sterna sandvicensis</i>).
Doogort Machair SPA	004235	Doogort Machair SPA is of ornithological importance for its suitability as a breeding site for Dunlin (<i>Calidris alpina subsp. schinzii</i>), which is listed on Annex I of the E.U. Birds Directive. Chough is also listed on Annex I of this Directive.
Duvillaun Islands SPA	004111	This is a site of special conservation interest for the following species: Fulmar, Storm Petrel and Barnacle Goose. This site is of high ornithological importance as it forms part of the range of an internationally important population of Barnacle Goose (<i>Branta leucopsis</i>), an E.U. Birds Directive Annex I species. The site also has nationally important breeding populations of Fulmar (<i>Fulmarus glacialis</i>) Storm Petrel (<i>Hydrobates pelagicus</i>) (also an Annex I species) and Great Blackbacked Gull (<i>Larus marinus</i>). Two additional Annex I species, Peregrine (<i>Falco peregrinus</i>) and Chough (<i>Pyrhcorax pyrrhcorax</i>), breed here in small numbers.
Illanmaster SPA	004074	This site is of is of ornithological importance because it supports an internationally important population of Storm Petrel (<i>Hydrobates pelagicus</i>) and Barnacle Goose (<i>Branta leucopsis</i>) both are species listed on Annex I of the E.U. Birds Directive.
Inishglora and Inishkeeragh SPA	004084	The Inishglora and Inishkeeragh SPA is one of the most important seabird sites in the region, with nationally important populations of Storm Petrel (<i>Hydrobates pelagicus</i>), Cormorant (<i>Phalacrocorax carbo</i>), Shag (<i>Phalacrocorax aristotelis</i>), Lesser Black-backed Gull, (<i>Larus fuscus</i>) Herring Gull (<i>Larus argentatus</i>) and Arctic Tern (<i>Sterna paradisaea</i>). The main islands regularly support nationally important numbers of wintering Barnacle Goose (<i>Branta leucopsis</i>). The occurrence of Storm Petrel, Arctic Tern and Barnacle Goose is of particular note as these are listed on Annex I of the E.U. Birds Directive.

Designated SPA	Site Code	Reason for Designation
Inishkea Islands SPA	004004	This site is designated for the following species: Barnacle Goose (<i>Branta leucopsis</i>), Shag (<i>Phalacrocorax aristotelis</i>), Ringed Plover (<i>Charadrius hiaticula</i>), Sanderling (<i>Calidris alba</i>), Purple Sandpiper (<i>Calidris maritima</i>), Dunlin (<i>Calidris alpina schinzii</i>), Turnstone (<i>Arenaria interpres</i>), Common Gull (<i>Larus canus</i>), Herring Gull (<i>Larus argentatus</i>), Arctic Tern (<i>Sterna paradisaea</i>), and Little Tern (<i>Sterna albifrons</i>). The site is a traditional breeding site for Peregrine falcon (<i>Falco peregrinus</i>).
Killala Bay/Moy Estuary SPA	004036	The site is very important for wintering waterfowl and provides excellent feeding grounds. Is of special conservation interest for the following species: Ringed Plover (<i>Charadrius hiaticula</i>), Golden Plover (<i>Pluvialis apricaria</i>), Grey Plover (<i>Pluvialis squatarola</i>), Sanderling (<i>Calidris alba</i>), Dunlin (<i>Calidris alpina</i>), Bar-tailed Godwit (<i>Limosa lapponica</i>), Curlew (<i>Numenius arquata</i>), and Redshank (<i>Tringa totanus</i>).
Lough Carra SPA	004051	This site is of considerable ornithological importance for breeding gulls including a nationally important population of Common Gull (<i>Larus canus</i>). Part of Lough Carra SPA is a Wildfowl Sanctuary
Lough Conn and Lough Cullin SPA	004228	The site is of special conservation interest for the following species: Tufted Duck (<i>Aythya fuligula</i>), Common Scoter (<i>Melanitta nigra</i>), Common Gull (<i>Larus canus</i>), and Greenland White-fronted Goose (<i>Anser albifrons flavirostris</i>). The E.U. Birds Directive pays particular attention to wetlands and, as these form part of this SPA, the site and its associated waterbirds are of special conservation interest for Wetland & Waterbirds
Lough Corrib SPA	004042	This is an internationally important site which supports in excess of 20,000 wintering waterbirds, including a population of Pochard. It is designated for the following species: Gadwall (<i>Anas strepera</i>), Shoveler (<i>Anas clypeata</i>), Pochard (<i>Aythya ferina</i>), Tufted Duck (<i>Aythya fuligula</i>), Common Scoter (<i>Melanitta nigra</i>), Hen Harrier (<i>Circus cyaneus</i>), Coot (<i>Fulica atra</i>), Golden Plover (<i>Pluvialis apricaria</i>), Black-headed Gull (<i>Chroicocephalus ridibundus</i>), Common Gull (<i>Larus canus</i>), Common Tern (<i>Sterna hirundo</i>), Arctic Tern (<i>Sterna paradisaea</i>), Greenland White-fronted Goose (<i>Anser albifrons flavirostris</i>).
Mullet Peninsula SPA	004227	The site is of high ornithological importance as it supports a nationally important population of Corncrake (<i>Crex crex</i>), a globally threatened species. Corncrake is also listed on Annex I of the E.U. Birds Directive.
Owenduff/Nephin Complex SPA	004098	This is a site of special conservation interest for the following species: Merlin (<i>Falco columbarius</i>) and Golden Plover (<i>Pluvialis apricaria</i>).
Stags of Broad Haven SPA	004072	The Stags of Broad Haven SPA is a site of ornithological importance owing to the presence of the only known colony of Leach's Petrel (<i>Oceanodroma leucorhoa</i>) in Ireland, as well as an important population of Storm Petrel (<i>Hydrobates pelagicus</i>). Both Leach's Petrel and Storm Petrel are listed on Annex I of the E.U. Birds Directive.
Termoncarragh Lake and Annagh Machair SPA	004093	The site is of ornithological importance as it is utilised by nationally important populations of both wintering and breeding birds. Of note is that several of the species which occur regularly are listed on Annex I of the E.U. Birds Directive; Whooper Swan (<i>Cygnus cygnus</i>), Barnacle Goose (<i>Branta leucopsis</i>), Corncrake (<i>Crex crex</i>), Lapwing (<i>Vanellus vanellus</i>), Chough (<i>Pyrrhocorax pyrrhocorax</i>), Greenland White-fronted Goose (<i>Anser albifrons flavirostris</i>), Dunlin (<i>Calidris alpina schinzii</i>).

A full assessment of the Plan against the qualifying interests and conservation objectives of the designated sites is undertaken throughout the appropriate assessment process which has been undertaken in conjunction with the Plan and SEA processes and is presented in the Natura Impact Report

FIGURE 6 SPECIAL AREAS OF CONSERVATION AND SPECIAL PROTECTION AREAS WITHIN 15KM OF PLAN BOUNDARY



4.4.3 PROPOSED NATURAL HERITAGE AREAS

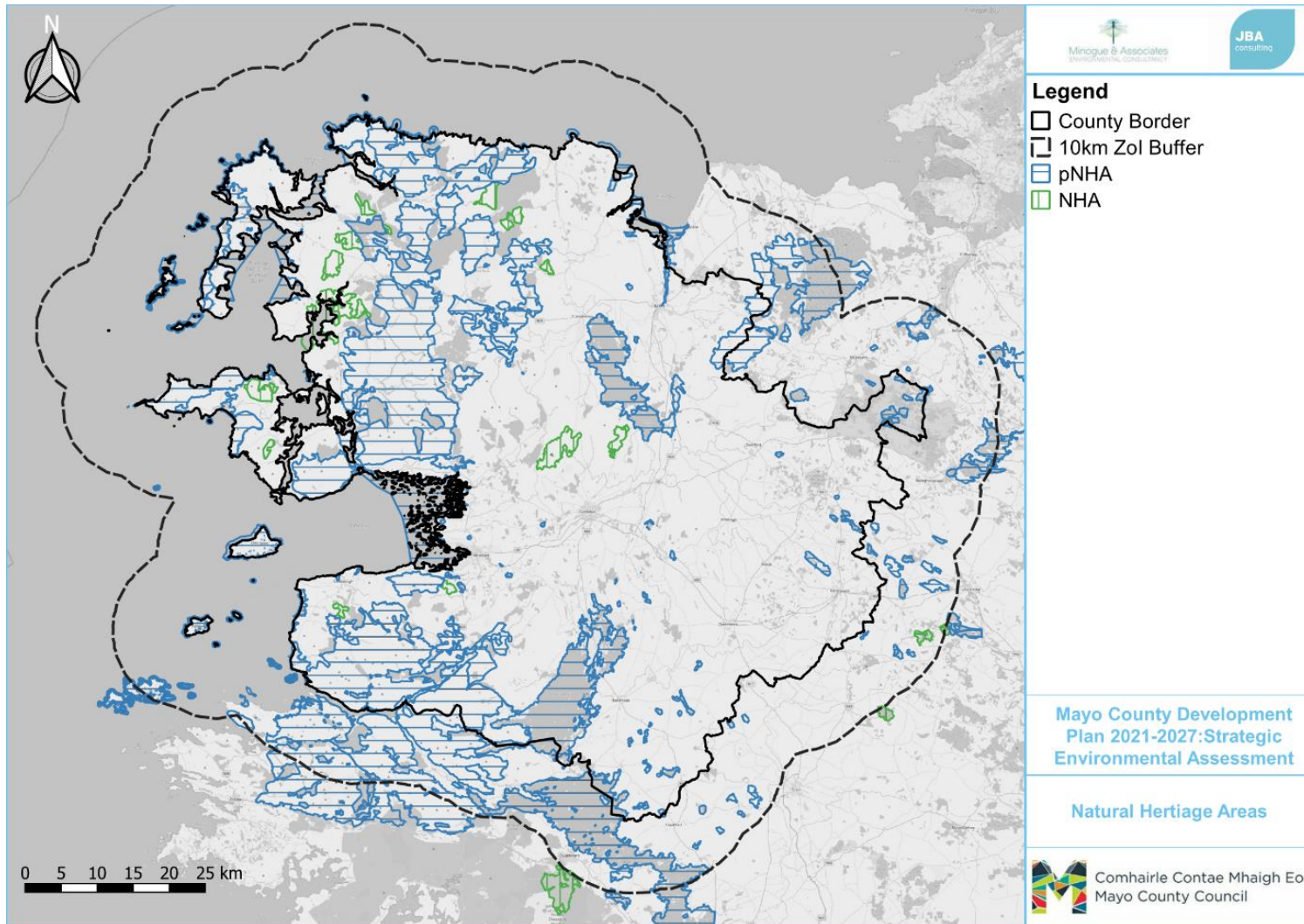
Under the Wildlife Amendment Act (2000), Natural Heritage Areas are legally protected from damage from the date they are formally proposed for designation. The aim of the NHA network is to conserve and protect nationally important plant and animal species and their habitats. They are also designated to conserve and protect nationally important landforms, geological or geomorphological features. Planning authorities are obliged by law to ensure that these sites are protected and conserved. NHAs and pNHAs, although not part of the European network, often provide an important supporting role to it. Therefore in order to protect the European network it may be important to protect the NHA/pNHA. Article 10 of the Habitats Directive together with the Habitats Regulations 2011; place a high degree of importance on these sites as features that connect European sites. There are 15 NHAs within and adjacent to the Development Plan area and are listed in **Tables 4.3** and shown in **Figure 7**.

TABLE 4. -3 LIST OF NATURAL HERITAGE AREAS (NHA) IN THE MAYO COUNTY PLAN AREA

Designated NHA	Site Code	Reasons for Designation
Bangor Erris Bog NHA	001473	Bangor Erris Bog NHA is an intact area of lowland blanket bog of considerable conservation significance. It supports a good range of habitat features including hummocks, lawns, dystrophic lakes, swallow holes, flushes and pool systems. Red Data Book species recorded on this site include Red Grouse, Golden Plover, Merlin and Otter. Common Frog also occurs. The site used to support a flock of Greenland White-fronted Goose.
Croaghmoyle Mountain NHA	002383	This site includes an extensive area of upland blanket bog, a range of associated upland habitats and important arctic/alpine plant communities on the cliffs. Blanket bog habitat is a globally scarce resource. Red Grouse, a Red Data Book species, occurs within the site
Cunnagher More Bog NHA	002420	The site is dominated by blanket bog habitat that locally forms a mosaic with heath, re-vegetating cutover and species-rich, wet grassland. An area of bog at the center of the site shows features intermediate between raised and blanket bog.
Doogort East Bog NHA	002381	This site consists of lowland blanket bog which supports a good diversity of blanket bog microhabitats, including hummock/hollow complexes, bog pools, lakes, flushes and regenerating cutover as well as heath-covered slopes.
Ederglen Bog NHA	002446	This site is designated for its peatlands and supports excellent upland and lowland blanket bog with quaking areas and pool systems and flushes.
Forrew Bog NHA	002432	The site is a good example of a lowland blanket bog. It includes areas of intact bog with interconnecting pool systems and areas of revegetated cutover, flushes and small stands of scrub. The site supports Irish Hare, a Red Data Book species
Glenturk More Bog NHA	002419	This site includes a good example of a relatively extensive, lowland blanket bog with occasional flush areas. Fields on the south-western side include wet grassland bounded by a stream channel and there are also some areas of re-vegetating, cutover bog.
Inagh Bog NHA	002391	The site includes a variety of blanket bog habitats including lowland, mountain and a type transitional between the two. The blanket bog within the site can be divided into two basic types: wet, deep blanket bog on flat to gently sloping ground and shallower, drier blanket bog on the steeper slopes and mountain ridges. The site also contains a range of other upland habitats that are intact and of high quality. These include dry and wet heath, small streams and the Inagh River, flushes, regenerating cutover bog, upland grassland on mineral soil, exposed rock and small cliffs. A number of Irish Red Data Book species have been recorded from the site. These include Golden Plover, which are confirmed as breeding within the site, Red Grouse, Irish Hare, Common Frog and Common Lizard.

Designated NHA	Site Code	Reasons for Designation
Lough Greney Bog NHA	002455	This site is of considerable conservation significance supporting a variety of upland habitats including blanket bog. The site is situated on the eastern slopes of Croagh Patrick Mountain and comprises a mosaic of upland blanket bog and wet heath developed at altitudes between 150 and 200m. The blanket bog has developed in isolated depressions separated by heathdominated rocky outcrops
Pollatomish Bog NHA	001548	This site consists of a lowland blanket bog of conservation importance as it contains a good diversity of microhabitats including flushes, the headwaters of a number of small streams and a number of bog pools. The presence of Irish Hare and Common Frog is also of note as is the occurrence of Juniper.
Sraheens Bog NHA	002403	This site contains blanket bog and wet heath. This site supports a good diversity of blanket bog microhabitats, including hummock/hollow complexes and regenerating cutover
Tawnymackan Bog NHA	000548	The site contains intact blanket bog with pool systems, small lakes, lawn vegetation dominated by White Beak-sedge (<i>Rhynchospora alba</i>), flushed blanket bog, hummock-hollow complexes, quaking scraw vegetation as well as areas of drier bog vegetation dominated
Tristia Bog NHA	001566	Designated for its lowland blanket bog of considerable conservation interest. The site has several interesting and diverse features including characteristic blanket bog pools with island hummocks, lake, wet and dry heath, river and stream, flushes and exposed rock habitats.
Tullaghan Bay and Bog NHA	001567	The site contains a range of habitat types including coastal systems of sandy beaches, pebble shores, saltmarsh, sand dunes and machair, as well as extensive areas of intertidal mudflats, sandflats and estuarine channels. The bay is fringed by saltmarsh and in some places this adjoins areas of machair and blanket bog. Transitions between saltmarsh and machair vegetation and blanket bog habitat are of particular ecological interest.
Ummerantarry Bog NHA	001570	This is a site of considerable conservation significance containing intact upland blanket bog and wet heath and featuring pool systems, flushes and undisturbed blanket bog in which the uncommon <i>Cladonia arbuscula</i> occurs. Breeding Golden Plover, a species listed in the Irish Red Data Book, occur on the site.

FIGURE 7 NATURAL HERITAGE AREAS AND PROPOSED NATURAL HERITAGE AREAS WITHIN 10KM OF PLAN



4.4.4 PEATLANDS

Peat soils cover 20.6% of the national land area. The original area of raised bogs in the State was approximately 308,742ha and the original area of blanket bogs was approximately 774,367ha. County Mayo has the largest land area of peat land in the country with approximately 212,000ha. The county contains a diverse range of peatland and heath habitats including upland and lowland blanket bog, western raised bog, cutover bog, montane, wet and dry heath, fen and iron flushes. These habitats often occur in intricate mosaics. Some of the best examples of bogs (blanket bog and western raised bog) are found in County Mayo.

Bogs and heath support a wealth of wildlife. Several birds of conservation importance such as Greenland white-fronted geese, golden plover, dunlin, curlew, merlin and red grouse use the bogs and occur in Mayo. The Irish hare is widespread on many of the county's peatlands. Butterflies such as the very rare marsh fritillary and numerous species of moths can also be found on Mayo's bogs. Bogs also have an unusual flora due to the acidic nature of the peat and the wet conditions. The rare bog orchid has been recorded at one site in the county. Fens are generally more nutrient-rich than blanket bogs because they are fed by groundwater and have a higher pH. Fens tend to contain a mosaic of different microhabitats ranging from open-water to reed-beds, small sedge vegetation, to semi-terrestrial birch and alder woodland. The complex of habitats contributes to the rich diversity of plants and animals. Mayo contains a few fens, mainly in the east of the county. Many species of wildfowl use fen areas. These include whooper swan, wigeon, lapwing and golden plover

Prime upland sites include the Nephin Beg range, Mweelrea and the Sheefry Hills. The presence of these bog habitats and their international importance is reflected in the high number of sites with natural heritage designations as shown in the following tables.. Whilst many of the bogs are protected through their designation as National Heritage Areas under the Wildlife Amendment Act, there are other areas that are not protected which lie outside of the NHA designation. Ireland has nominated 53 sites as Raised Bog SACs under the EU Habitats Directive and therefore is required under the directive to put in place measures to protect these sites from deterioration. The aim of the National Raised Bog SAC Management Plan (2017-2022) sets out to provide clarity to all parties regarding how these sites will be managed and restored into the future in co-operation with land-owners and local communities and in keeping with legal obligations.³ Within the National Raised Bog Management Plan 3 raised bog SAC have been identified within County Mayo and analysed as follows;

- Flughany Bog SAC – 000497
- Lough Corrib SAC – 000297
- River Moy SAC – 002298

³ www.ipcc.ie

4.4.5 TREES

Trees provide much amenity value within the landscape, while also being an important wildlife habitat. The current CDP Objective O-06 seeks to make Tree Preservation Orders and conserve and protect green infrastructure, Natura 2000 sites, Natural Heritage Areas, Local Biodiversity Areas and ecological corridors in and adjacent to the Key Towns. Under its area plans for key towns; KTBE-15 states, It is an objective of the Council to make Tree Preservation Orders for tree groups along the River Robe and important tree groups in the town. KTNT-05 states, it is an objective of the Council to make Tree Preservation Orders for individual and groups of trees in the town, particularly those located at Newport House, Grace Kelly Amenity Park and along the Newport River.

Trees protected under a TPO and TROI trees noted as remarkable in Mayo:

- Crofton Park, Ballina Tree Preservation Order 1979
- Rosturk, Mulranny Tree Preservation Order 1980
- Moat, Ballina Tree Preservation Order 1977
- Mallaranny Tree Preservation Order 1993
- Rosbarnagh Tree Preservation Order 1980
- Callow Loughs Tree Preservation Order 1991
- Ballyneggin Tree Preservation Order 1993
- Clogher Turlough, Tree Preservation Order 1993
- Breandrum/Windsor Tree preservation Order 1993

4.4.6 HEDGEROWS

Hedgerows are an important feature of the Mayo landscape and an integral part of the rural environmental fabric, especially in the south and east of the county. The county's hedgerow network is valuable not only in terms of agriculture, landscape and biodiversity—facilitating the movement of wild flora and fauna, acting as ecological corridors between habitat features, but functions to filter pollution, improve water quality and sequester carbon. A survey of hedgerows was undertaken in 2007, using a standard methodology in 63 sample 1 km squares distributed evenly around the county, covering approximately 1% of its total area. This survey established the extent, composition, structure, condition and management of hedgerows in County Mayo.

4.4.7 RAMSAR SITES

There are five wetlands within the County that are designated as Ramsar Sites which are considered to be of international importance ecologically, especially with regard to wetland waterfowl.

TABLE 4. -4 RAMSAR SITES IN THE PLAN AREA

Ramsar Site	Site Code	Designated for the presence of the following
Blacksod Bay and Broad Haven	844	683 ha; A composite of diverse marine and coastal habitats that includes vast dune systems and extensive areas of dune grassland with saltmarshes occurring in sheltered bays and inlets. The grasslands are of considerable botanical importance. The site also includes several brackish lakes important to various species of breeding waders, large numbers of wintering waterbirds of various species, and internationally important numbers of Brent geese.
Killala Bay/Moy Estuary	843	An estuary and intertidal bay separated from the sea by a long sandy island. The site includes a well-developed dune system, saltmarsh, sand and shingle beaches backed by sea-cliffs, and extensive sand and mudflats exposed at low tide. The dunes support a rich and diverse flora that includes several rare or threatened plants. The intertidal flats provide important feeding sites for birds. Brent geese overwinter in the bay in internationally important numbers, and regionally or locally important numbers of several species of waterbirds use the site.
Knockmoyle/Sheekin	372	1,198 ha; Part of an extensive area of lowland blanket bog with a remarkably dense network of pools and small acidic lakes. The valleys and flushes are floristically rich owing to an absence of burning and grazing. The peat is relatively dry between water bodies and has a well-developed cover. Unusual features include the presence of small stands of <i>Betula pubescens</i> and the rare moss <i>Homalothecium nitens</i> .
Owenboy	371	397 ha; Part of an extensive area of undulating lowland blanket bog consisting of domes, pool complexes, flushes, spring-fed fens, swallowholes and subterranean and surface streams. Vegetation includes <i>Sphagnum</i> species and many species of sedges and mosses. The wetter domes and flushes are a feeding site for the wintering globally vulnerable goose <i>Anser albifrons flavirostris</i> .
Owenduff Catchment	336	1,382 ha; Part of the most extensive remaining blanket bog complex in Ireland, the site includes lowland and mountain blanket bog, wet heath and cliffs in the surrounding lowlands. There are several mountain valley lakes and rock basin lakes with many pool complexes. Unimproved grassland and numerous wetland vegetation types occur along watercourses. The site supports a small wintering flock of the globally vulnerable goose <i>Anser albifrons flavirostris</i> and a nesting population of <i>Pluvialis apricaria</i> .

4.4.8 WETLANDS

A wetland is an area that is saturated by water and this saturation has allowed specially adapted plants and animals to establish. As part of the project to map Ireland's wetlands, a preliminary mapping project of all wetlands (both known and potential wetland sites) in County Mayo has been completed. The results of this mapping showed County Mayo has approximately 1,170 wetlands.⁴ Many of these are regarded as being internationally important.

Wetlands are effectively the border between the open water and dry land. Reeds, sedges, water forget-me-not, marsh marigold and purple loosestrife provide cover for ducks and wading birds. Other wetlands, such as bogs, heath and fens, occur where the water table is close to the surface, or where the bedrock is impenetrable.

Wetlands, such as fens and bogs, only retain carbon if they are moist. Therefore when a bog or fen is drained or infilled, they become major carbon sources, releasing huge quantities of carbon dioxide into the atmosphere as the peat decays and oxidises. In addition, the changing conditions result in the loss of water dependant species. Changes in water quality as a result of pollution (from surface run-off, WWTPs etc.) also significantly impact wetlands.

The value of wetlands include their function in improving water quality, for floodwater storage whereby they can slow down the force of flood and storm waters as they travel downstream; habitat for wildlife; support biodiversity; provide valuable open space and create recreational opportunities; are vital for preventing further climate change by acting as carbon storage and are part of cultural heritage.⁵

There are many wetland areas in the county, many of which are protected under national or European designations in the form of SACs, SPAs, NHAs. There are many more wetland areas outside of designated sites as well as potential wetland sites which, due to geology and hydrogeology of the area, include turloughs some of which only become visible during the wetter winter months. In addition, there are significant areas of *cladium* fen (priority Annex habitat) in the County.

⁴ <http://www.wetlandsurveysireland.com/wetlands/map-of-irish-wetlands--/status-of-sites-displayed.html>

⁵ <http://www.wetlandsurveysireland.com/>

4.4.9 OTHER SITES OF ENVIRONMENTAL AND ECOLOGICAL IMPORTANCE

There are a number of other sites across the County that have been designated for environmental and/or ecological protection. These include the Ballycroy National Park, Nature Reserves and Wildfowl Sanctuaries. These areas are of huge importance for the protection of biodiversity at a local level and also in the provision of amenity and educational resource.

BALLYCROY NATIONAL PARK

Ballycroy National Park consists of 11,779 ha of Atlantic blanket bog in the Owenduff/Nephin Beg area of north-west Mayo. The county contains some of the most extensive examples of this habitat type remaining in Western Europe. Highly significant habitats can be found in Ballycroy such as; Blanket bogs, included in Annex 1 of the Habitats Directive as a priority habitat type of Community interest, the conservation of which requires the designation of Special Areas of Conservation. Noteworthy bird, plant and mammal species recorded in Ballycroy National Park include Golden Plover (*Pluvialis apricaria*), Merlin (*Falco columbarius*), Peregrine (*Falco peregrinus*), Red Grouse (*Lagopus lagopus scoticus*), Greenland White-fronted Goose (*Anser albifrons flavirostris*), Ivy-leaved Bellflower (*Wahlenbergia hederacea*), Marsh Saxifrage (*Saxifraga hirculus*), Shining Sickle Moss (*Drepanocladus vernicosus*), Otter (*Lutra lutra*), Irish Hare (*Lepidus timidus hibernicus*), Red Deer (*Cervus elaphus*), Badger (*Meles meles*). Due to high levels of rainfall in Ballycroy National Park the slopes of the mountains are lined with mountain streams. On lower ground these streams converge into the larger rivers in the Park such as the Owenduff River and the Tarsaghunmore River which meander their way through the bog and provide excellent spawning habitat for Atlantic Salmon (*Salmo salar*).

Ballycroy National Park is Ireland's first International Dark Sky Park. This Dark Sky Park offers a place where exceptional starry skies are protected and valued as an important educational, cultural, scenic and natural resource. By protecting our dark skies we help ecosystems and wildlife, as a night sky without artificial light is vital to the proper functioning of natural ecosystems. Artificial lighting affects species migration patterns, predator-prey relationships, and the circadian rhythms of many organisms, to name just a few of the consequences of light pollution.

STATUTORY NATURE RESERVES

A nature reserve is an area of importance to wildlife, which is protected under Ministerial order. Most are owned by the State although some are owned by organisations or private landowners. There are four statutory nature reserves in the county and these are set out in **Table 4.5** and presented in **Figure 8**.

TABLE 4-5 STATUTORY NATURE RESERVES WITHIN THE COUNTY.

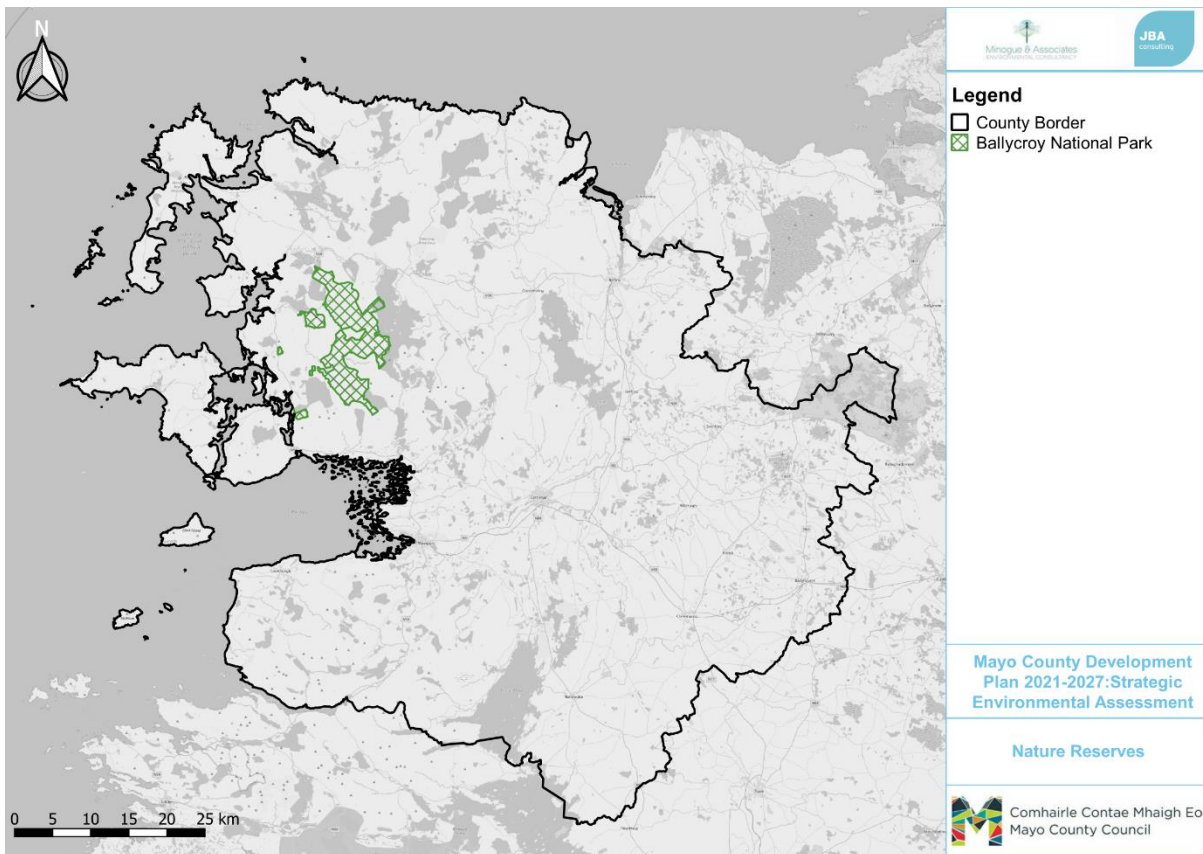
Name	Location	Details
Owenboy	10 km west of Crossmolina and 10 km east of Bellacorrick	This site is an extensive bog of intermediate type utilised by the internationally protected Greenland white fronted goose (<i>Anser albifrons flavirostris</i>) and lying in a broad basin. It contains a number of low domes resembling raised bogs and numerous flushes with a rare species of moss. This Nature Reserve is also designated a Ramsar Site (No. 371).
Knockmoyle Sheskin	north of Bord na Móna works at Bellacorrick between Oweniny River on the eastern side and Sheskin Lodge	This site is made up of an extensive area of lowland blanket bog densely pool-studded and containing interesting flushes. This Nature Reserve is also designated a Ramsar Site (No. 372).
Oldhead Wood Nature Reserve	3 km. north-east of Louisburg.	This small reserve lies on the east side of two knolls which form a promontory on the southern shore of Clew Bay. It is an example of semi-natural woodland, oak being the dominant species, with birch, rowan, willow and some introduced beech and sycamore.

3.1.1.1 WILDFOWL SANCTUARIES

Wildfowl sanctuaries are areas that have been excluded from the 'Open Season Order' so that game birds can rest and feed undisturbed. Shooting of game birds is not allowed in these sanctuaries of which there are 5 within the county. These are:

- Carrowmore Lake – WFS-37
- Iniskea Islands – WFS-38
- Lough Carra – WFS-39
- Lough Conn – WFS40
- Lough Mask – WFS-66.

FIGURE 8 NATURE RESERVES IN COUNTY MAYO



3.1.1.2 NATIVE WOODLANDS

Ancient woodlands are considered to be those which are established and had continuous cover before afforestation and planting became common practice in Ireland. Ancient woodlands are vulnerable to impacts from clearing and sensitive due to their age and habitat types associated with them. A provisional inventory of ancient woodlands undertaken by the NPWS shows that there are 7,010ha of Native Woodland in the county, 1.25% of the county.⁶ Two fine examples of old native woodland are Brackloon Wood and Old Head Wood.

Brackloon Wood was restored in the late 1990s under the Woodland Improvement Scheme. This rehabilitation project acted as a forerunner for the Native Woodland Scheme (NWS) and earned a Forestry award from the Royal Dublin Society. Excepting small areas of Scot's Pine, all other conifers were removed along with sycamore and some beech. A large-scale clearance programme of rhododendron was also undertaken. A seedling nursery was established locally with support from LEADER, which produced approximately 10,000 one-year old seedlings for planting in order to provide connectivity between the areas of mature oak. Other sections of the wood contained soils more suited to ash, which was also planted, while natural regeneration of birch and willow proved to be quite prolific, especially in very wet areas. In recent years, significant areas of new woodland and scrub have become established on lands to the north and east. There is potential to target support for a network of woodlands in the area, integrated physically or spatially. Biodiversity generally would gain tremendously from this connectivity at a landscape scale.

Old Head Wood is an example of semi-natural woodland, oak being the dominant species, with birch, rowan, willow and some introduced beech and sycamore. Due to its scenic location on the southern shores of Clew Bay it enjoys a very humid climate and this has resulted in a rich bryophyte flora. At the moment the Western Region

⁶ NPWS Native Woodlands Survey 2003-2007 (updated 2011)

of NPWS are drawing up a 10 year management plan for the Reserve which will hopefully enrich the old oak woodland status of the reserve

3.1.1.3 COASTAL SITES

The county boasts the longest coastline in Ireland with 1,168 km of shoreline or 21% of the country's total coastline. The long and varied Mayo coastline contains a wide range of coastal habitats from cliffs to estuaries, mudflats, machair, sandy beaches and offshore islands. Transitional and coastal waters are, in general of high and good status.

Blacksod Bay is unique in Ireland because it contains all four species of marine mammal on Annex II of EU Habitats Directive (common and grey seals, bottle nosed dolphin and harbour porpoise), and otters (also an Annex II species). The Killala Bay/Moy Estuary is designated as both a SAC and SPA, reflecting its international importance for nature conservation, in particular for birds, rare molluscs (*Vertigo* species) and plants (opposite-leaved pondweed and hoary whitlowgrass). The north facing cliffs on Clare Island are particularly rich botanically and include alpine and rare species such as moss campion, purple saxifrage, Irish saxifrage and St. Patrick's cabbage. Storm petrels, Leach's petrel, puffins, tern species, barnacle geese and nesting seabirds, breeding waders, peregrine falcon and corncrakes use the islands to breed. There is also a breeding colony of grey seals on the Inishkea islands. Prime examples of sand dune systems in Mayo can be found on the Mullet peninsula and at Kilcummin Head. Some of the best examples of machair in Mayo are on the Mullet peninsula and on Achill Island.

4.4.10 PROTECTED HABITATS AND SPECIES OUTSIDE OF DESIGNATED SITES

Habitat mapping, bat surveys and tree surveys have helped to identify habitats and species which occur outside of designated sites, but which are protected under European and National legislation. These include lesser horseshoe bat roosts, *cladium* fens, turloughs and other wetlands, oak-ash-hazel woodland, and riparian woodland, among others. These were also used to inform the assessment.

The freshwater pearl mussel is an extremely sensitive species which is currently on in IUCN Red List of Threatened Species and is rated as 'critically endangered' throughout the island of Ireland. Populations of the freshwater pearl mussel can be damaged in a numbers of ways including the removal of river boulders and gravels, or through works such as building bridges, weirs or bank reinforcements within the mussel habitats.

Within County Mayo there are two freshwater pearl mussel SAC populations for which the river catchments are protected. Newport River SAC and Mweelrea /Sheeffry/Erriff Complex SAC with additional extant populations recorded at other locations.

The freshwater pearl mussel is acknowledged to be one of the most demanding species of high water quality and high river bed quality in the world. Due to the extreme sensitivity of the FPM, all land use activities in the catchment must be in keeping with the needs of a thriving mussel population, as just one damaging activity can destroy the good work in the rest of the catchment.

Whilst Ireland and Northern Ireland support a significant proportion of the FPM populations remaining in Europe, these populations have been in dramatic decline in recent years, with an estimated loss in population of 8% since 2007(DAHG, 2018).⁷ The species is on the IUCN Red List of Threatened Species and throughout the island of Ireland it is rated as critically endangered.

7

<https://www.agriculture.gov.ie/media/migration/forestry/publicconsultation/forestryfreshwaterpearlmussel/RevSEAEEnvironmentalReportForestsFPM100718.pdf>

Populations of the freshwater pearl mussel can be damaged in a number of ways. Direct damage to the mussel and its habitat can occur through removal of river boulders and gravels, or through building bridges, weirs or bank reinforcements, excavation of materials which are extremely sensitive to the freshwater pearl mussel and its habitat such as peat.

Actions in areas outside the immediate habitat of the mussel may also be damaging. This damage may result from a range of activities but occurs in four main ways.

- *Changes in River Flow:* Activities such as land drainage, major land use changes, water abstraction, physical changes to the river and its tributaries by dredging or straightening can *all* affect the quantity of water in the river, and the speed and direction of river flow.
- *Addition of Chemicals and Nutrients:* A range of substances cause harm to mussels when they enter the river. Industrial pollutants, nutrients (phosphorus and nitrogen which may come from forestry, agriculture, agri-based industries, waste management facilities and sewage inputs), and pesticides (particularly sheep dip) are of serious concern in FPM catchments.
- *Inputs of Sediment:* Land drainage, construction works, tillage and animal poaching are among the many activities that can result in the movement of fine sediment from the land to water. Over time this eroded sediment makes its way through ditches and streams into the river and onto pearl mussel populations.
- *Biotic factors:* Where any of the issues above negatively affect the salmonid host of the FPM, damage to mussel populations will also result due to failure of FPM larvae to find host fish. Any reduction in numbers and distribution extent (range) of FPM results in damage to the resilience of FPM through genetic loss.

There has been a considerable decline in species distribution and numbers throughout the island of Ireland with all designated populations currently at unfavourable conservation status.

In Ireland, regulations have been introduced (The European Communities Environmental Objectives (Freshwater Pearl Mussel) Regulations 2009, S.I. No. 296 of 2009) which set objectives for FPM catchments. A requirement of these regulations is the production of sub-basin management plans for each of the 27 designated populations of FPM. Draft sub-basin plans have been prepared and are available for download at www.wfdireland.ie. The FPM sub-basin plans identify critical local pressures and impacts on the freshwater pearl mussel and provide possible measures for restoration to favourable conservation status. Both the Newport River SAC and Mweelrea/Sheeffry/Erriff Complex SAC are included in these 27 populations.

In addition, Mayo contains seven other catchments which are identified as freshwater pearl mussel Sensitive Areas by National Parks and Wildlife Service this are as follows;

- Ballynahinch – Cahir
- Corrib – Finney
- Erriff
- Owenwee
- Bunowen
- Carrownisky – Bunleemshough
- Moy – Tobergal
- Moy - Deel

These *margaritifera* sensitive areas contain catchments of other extant populations or catchments with previous records. The potential effects of any plans, developments or activities on the populations, including the potential to cause 'environmental damage' as per the Environmental Liability Directive and Regulations, must be determined through SEA, EIA or other ecological assessment. The NPWS holds some detailed information on the distribution and abundance of freshwater pearl mussels in a small number of these catchments.

RIPARIAN ZONES

The riparian zone is an integral part of any watercourse system serving ecological as well as practical functions, for example, the vegetation provides bank stability during flood conditions and filters pollutants out of surface water before it reaches a river or lake. A riparian buffer zone is a strip of vegetated land running parallel to the river which acts as a buffer against negative human development activity, which must be sufficiently wide to protect the river. It must be large enough to protect the ecological integrity of the river and the riparian zone but can incorporate amenity uses provided it is done sensitively with minimal impact on the water and riparian environment.

The county has a network of rivers and streams as shown on **Figure XX** together with their Water Framework Directive status, many of which are designated SAC and/or SPA or flow into such designated rivers and lakes and are an intrinsic part of green infrastructure.

Towerhill area is an old woodland site with a long history of woodland cover. The Annies River runs through the north eastern edge of the property and feeds Towerhill Lake. Wet woodland also occurs in the riparian zone of this river. The Peoples Millennium Forest is a biodiversity area. The Glensaul River runs through the property and the riparian zone is well developed in places. A lake with fringing emergent communities and aquatic species also occurs within the biodiversity area. Knockranny biodiversity area consists of a mixed conifer/broadleaf wood with patches of species-rich native woodland throughout. The Carrowbeg River runs along the south western boundary to the site and supports a well-developed riparian zone in places.

PROTECTED SPECIES WITHIN THE PLAN AREA

County Mayo hosts several rare, protected and/or threatened plant and animal species. Many of these are listed in Annex II of the EU Habitats Directive and EU Birds Directive including: Otter (*Lutra lutra*), Irish Hare (*Lepidus timidus hibernicus*), Red Deer (*Cervus elaphus*), Badger (*Meles meles*), Freshwater Pearl Mussel (*Margaritifera margaritifera*), and Atlantic salmon (*Salmo salar*). Other species are protected under Annex V of the former directive (animal and plant species whose taking in the wild and exploitation may be subject to management measures) and include *Rana temporaria* and *Phoca vitulina* while Annex IV species (animal and plant species in need of strict protection) include *Lutra lutra* and *Najas flexilis*.

The vulnerable status of other species is highlighted by their inclusion and classification in the Irish Red Data Book, which utilises IUCN categories with the principal aim of identifying those species most in need of conservation interventions. Species recorded in Mayo and their current Irish status includes Atlantic Salmon *Salmo salar* (vulnerable), Arctic char *Salvelinus alpinus* (vulnerable) and Common frog *Rana temporaria* (least concern).

The Wildlife Acts, 1976 and 2000 are to provide for the protection and conservation of wild fauna and flora, to conserve a representative sample of important ecosystems, to provide for the development and protection of game resources and to regulate their exploitation, and to provide the services necessary to accomplish such aims. It includes a diverse range of wild birds, land and marine mammals and amphibians. Protected plants are those that are legally protected under the Flora Protection Order, 2015.

4.4.11 INVASIVE SPECIES

Invasive species are species that have been introduced, generally by human intervention, outside their natural range and whose establishment and spread can threaten native ecosystem structure, function and delivery of services⁸. After habitat loss, invasive species are the second biggest threat to biodiversity. There are ecological and socio-economic impacts as a result of invasive species, the extent of which are likely to increase in the Plan area without an effective management strategy including raising awareness which will inform on identification and how to reduce the risk of introducing and spreading invasive species. The EU adopted “Regulations on the prevention and management of the introduction and spread of invasive non-native species” (2013/0307(COD)) came into force on the 1st of January 2015. This regulation seeks to address the problem of invasive species in a comprehensive manner so as to protect native biodiversity and ecosystem services, as well as to minimize and mitigate the human health or economic impacts that these species can have.

The Regulation foresees three types of interventions; prevention, early detection and rapid eradication, and management.

Some species of aquatic and terrestrial invasive flora and fauna which specifically pertain to Mayo include; *Gunnera tinctoria* (giant rhubarb), *Gunnera manicata* (Brazilian giant rhubarb), *Lagarosiphon major* (African curly waterweed), *Centranthus ruber* (red valerian), *Fallopia japonica* (Japanese knotweed), *Rhododendron ponticum* (rhododendron), *Heracleum mantegazzianum* (giant hogweed), *Neovison vison* (American mink), *Corbicula fluminea* (Asian river clam), *Pelagia noctiluca* (mauve jellyfish), *Dreissena polymorpha* (zebra mussel).

4.4.12 BIODIVERSITY ISSUES AND THREATS IN THE PLAN AREA

There are a number of issues relating to biodiversity, flora and fauna within the Plan area.

- A focus on designated sites only can result in an underappreciation and recognition of ecology and biodiversity within and around the plan area.
- Fragmentation, habitat loss and decline at small scale incrementally and adversely affects wildlife corridors, stepping stones and their ecological functions. .
- There can be an over-reliance on using engineering solutions to environmental problems rather than identifying and assessing alternatives. This is particularly relevant in relation to wetlands and floodplains in the Plan area.
- Impacts on water quality are a significant threat. The Plan area is rich in wetlands and supports an abundance of water sensitive habitats and species; however, these are at risk from both point source pollution and diffuse pollution, particularly wastewater treatment.
- Habitat loss and fragmentation can occur as a result of development.
- Invasive species present one of the greatest threats to biodiversity world-wide. Problematic invasive plants found in Mayo include; Giant rhubarb (*Gunnera tinctoria*), Japanese knotweed (*Fallopia japonica*), Rhododendron, and the highly invasive zebra mussel (*Dreissena polymorpha*).
- Disturbance to wildlife, and particularly birds, occur as a result of inappropriately sited development and increased recreational pressure.
- Threats to native woodland include invasion by species such as rhododendron and cherry laurel, lack of management and overgrazing.
- The loss of key “stepping stones” between European sites which are not afforded the same protection as SACs ad SPAs or as pNHAs or NHAs.
- Raised bogs are wetland ecosystems and so the main threats to their welfare arise from any actions that drain water from them and dry them out. These include; Drainage of raised bog habitat or

⁸ National Biodiversity Data Centre.

- surrounding wetland habitats, peat harvesting and turf cutting, planting of commercial forestry, spread of fires, other human activities such as water abstraction from groundwater and quarrying.
- Climate change is a transboundary issue affecting the entire globe and is fundamental to social stability and sustainable development. Most greenhouse emissions are related to energy generation, transport, agriculture, and industry sectors. Focus is being put on predicting how a changing climate will impact on some of our most threatened species, for example species at the range limits. Alternative energy options are being explored in the County. A common concern in relation to wind energy developments relates to impacts on peat soils and hydrogeology, impacts on bird species, and habitat disturbance and in particular the effects on the freshwater pearl mussel as an Annex species.
 - In County Mayo one of the most prevalent impacts of climate change in recent years has been the increase in flood events. Management of flood-related issues is therefore of critical importance to the future sustainable development of the county.
 - Coastal erosion is another prevalent impact of climate change in the county. There is firm evidence that rising sea-levels and increasing storm frequency and wave energy can increase the rate of erosion and the incidence of storm and flood-related events (e.g. land-ward incursion, wave damage, flooding). Over a period of decades, this will inevitably lead to loss or modification of some coastal habitats and interference with human use of the coastal zone.

The County Mayo Adaptation Strategy identifies the following risks in relation biodiversity and climate change

- Changes in the timings of seasonal events (phenological mismatch)
- may lead to disruption of food species and put species, as well as ecosystem services, at risk.
- New conditions may favour generalist species, pests, diseases and invasive non-native species, leading to a reduction in biodiversity and disrupting ecosystem services.
- Better conditions occurring for some flora and fauna.
- Increased productivity in forests and woodlands due to increased temperatures where drought, pests, pathogens and other pressures are not limiting factors.
- Changes in species range may present threats, but also some opportunities, for wider biodiversity and ecosystem services.
- Changed conditions, especially rapid warming, have facilitated the establishment and spread of alien amphipods and non-native crayfish. These are already reported as ‘nuisance’ in the UK and Europe because of how they alter food web interactions.
- From a human perspective, alien species often cause management problems, an example of which is the fouling of underwater structures by zebra mussel (*Dreissena Polymorpha*) or blocking navigation channels as a result of thick growth of various macrophytes.
- Non-indigenous species have been shown to do better under warmer conditions experienced in recent years and their spread is expected to accelerate as a result of climate change.

4.5. POPULATION, HUMAN HEALTH AND QUALITY OF LIFE-

4.5.1 POPULATION AND DEMOGRAPHICS

The County Population as of 2016 was 130,507 persons a slight decrease in overall population between the 2011 and 2016 Census (-0.1%). **Table 4.6** shows the towns with the largest populations at county level. There was a slight decrease in overall population (-0.1%) between the 2011 and 2016 Census.

TABLE 4-6 LARGEST TOWNS IN COUNTY MAYO PER POPULATION (CSO 2016)

Towns	Population (2016)
Castlebar	12,068
Ballina	10,171
Westport	6,198
Claremorris	3,687
Ballinrobe	2,786
Ballyhaunis	2,366
Swinford	1,394
Foxford	1,315
Kiltimagh	1,069
Crossmolina	1,044

TABLE 4-7 ECONOMIC ACTIVITY COUNTY MAYO

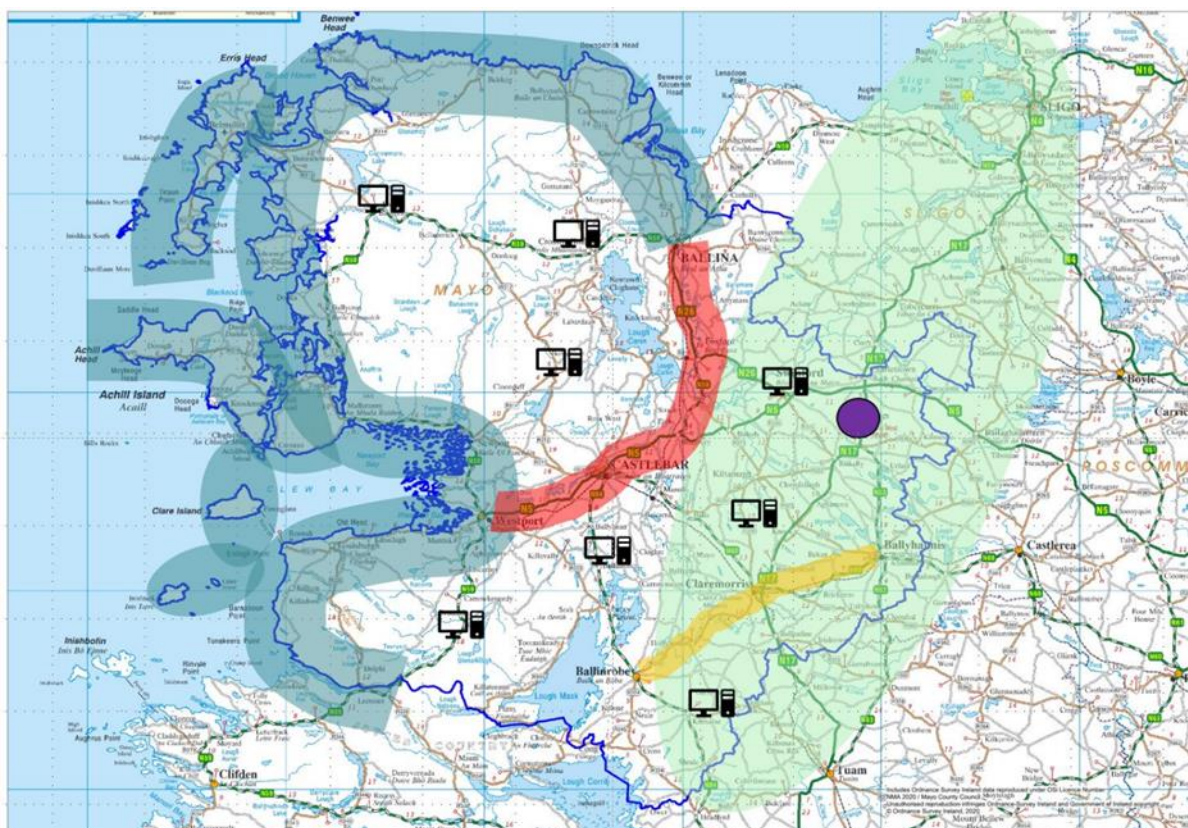
Total Employed (2016)	51,439
Agriculture, Forestry & Fishing	4,395 (8.5%)
Industry & Construction	10,547 (20.5%)
Services	34,359 (66.8%)

Source: CSO Census of Population 2016

Figure 9 below illustrates the spatial influence of the strategic economic drivers for County Mayo. The map highlights the influence of the *Coastal Corridor* to the west and north of the county; the influence of the *Atlantic Economic Corridor* to the east of the county, including *Ireland West Airport Knock* and its economic

Strategic Development Zone; and the influence of *Economic Growth Clusters* corridors to the south and through the central reach of the county. The increase of ‘*Smarter-working*’ options such as remote working and co-working hubs also has real potential to sustain strong and vibrant rural communities throughout the county.

FIGURE 9 STRATEGIC ECONOMIC DRIVERS FOR COUNTY MAYO



The county possesses a strong community identity and a rich and diverse cultural heritage. Mayo’s Gaeltacht region, comprising of three distinct areas (Erris; Achill Island; and Toormakeady), is the third largest in Ireland with 10,886 inhabitants, representing 11.5% of the total Gaeltacht population in the state. Significant progress continues to be made in the improvement of physical, social and community infrastructure in the towns and villages throughout the county, as it is recognised that social infrastructure and community development supports economic growth, provides employment opportunities and improves the well-being and quality of life for the people of Mayo.

Utilising the policy intervention scenario, which is aimed at reducing migration out of the county and Increasing migration into Mayo, the population target for the Plan period to 2027 is set out below.

Population Target for County Mayo		
2016	2027	Increase (%)
130,500	145,700	15,200 (+11.6)

As the key principle of the Core Strategy is to build on the unique dispersed settlement characteristics of Mayo, in order to provide a balance, link and synergy between the rural countryside and urban settlements of the county, the population ratio between rural and urban will be targeted at 60:40. **Figure 10** presents the principal towns of the County, and **Figure 11** shows population density per Electoral District at County Level.

FIGURE 10 PRINCIPAL SETTLEMENTS OF COUNTY MAYO.

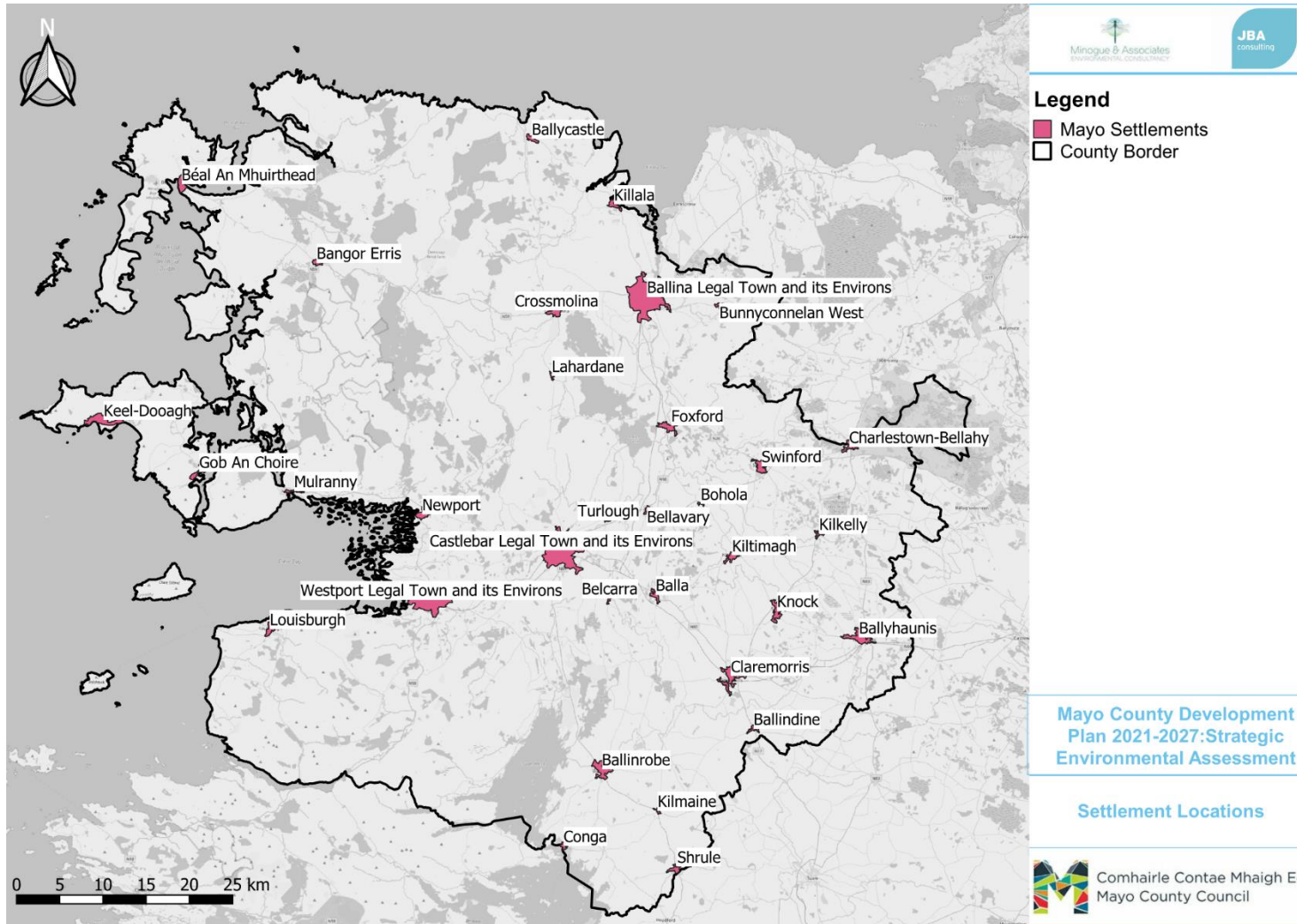
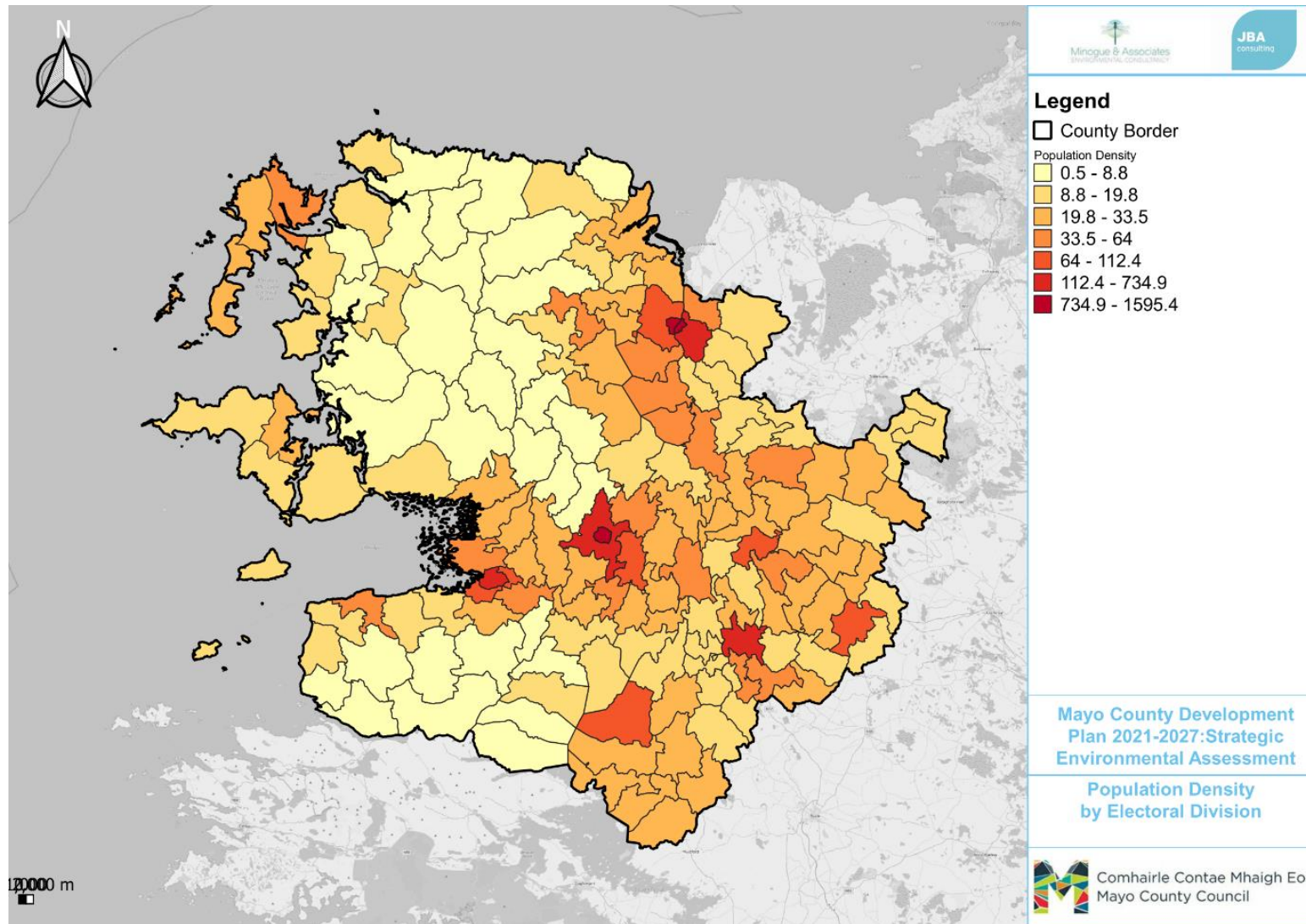


FIGURE 11 POPULATION DENSITY AT ELECTORAL DISTRICT LEVEL.



4.5.2 AN GAELTACHT AND THE ISLANDS

Mayo's Gaeltacht region, comprising of three distinct areas Iorras, Acaill and Tuar Mhic Eadaigh is the third largest in Ireland with 10,886 inhabitants, representing 11.5% of the total Gaeltacht population in the state. It is important to recognise the significance of our Gaeltacht areas from a cultural, linguistic and also economic viewpoint. Udaras na Gaeltachta have an important role in facilitating the improvement and quality of life of the Gaeltacht community. This is through the provision of economic and social infrastructure, in addition to employment and economic supports so that the Gaeltacht community can be maintained and sustain itself as the primary source of the Irish language, a vibrant, living community language. (Erris; Achill Island; and Toormakeady),

Mayo includes nine inhabited islands. Clare Island and Inishturk are the most populated islands, outside of Achill with populations of 168 and 53 persons respectively. Significant emigration over the past fifteen years has led to a decrease in population, resulting in an older cohort of residents and high levels of deprivation. There is a dependence on small scale farming and marine based activities. Island communities continue to face significant challenges such as maintaining population, services and their unique identity.

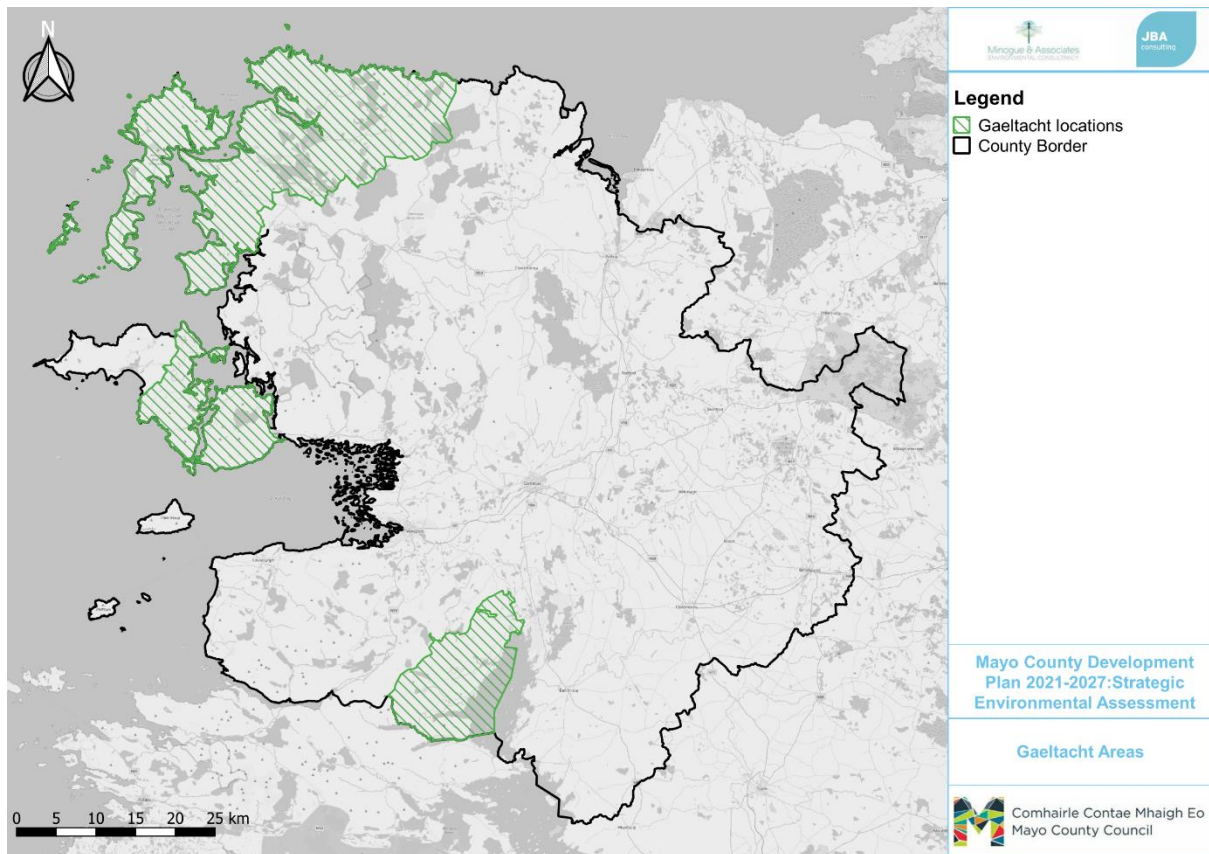
In consultation with the Islands communities (*Islands Policy Consultation Paper, 2019*), Island Co-ops and Development Group, Relevant State agencies and bodies, and Comdháil Oileán na hÉireann, the Government of Ireland aims to coordinate an integrated approach for the development of all offshore Irish islands (See Table 12).

A consultation paper is out for the Islands Policy paper (2020), in this context of this policy, islands are defined as islands which are cut off daily by the tide, are not connected to the mainland by a bridge, have permanent populations and are not in private ownership. This excludes therefore Achill Island, the largest island but connected via a bridge. The population of the other islands off Mayo are presented below in **Table 4.8**, whilst An Gaeltacht areas are shown in **Figure 12**.

TABLE 4-8 MAIN OFFSHORE ISLANDS IN 2016 CENSUS

Co. Mayo	Clare Island	168	159
	Inis Bigil	25	18
	Inishcottle	5	0
	Inishlyre	4	4
	Inishturk	53	51
	Clynish	4	4

FIGURE 12 AN GAELTACHT, COUNTY MAYO



4.5.3 HUMAN HEALTH

Impacts can arise on people’s health and quality of life from a range of environmental factors, often through a combination of environmental impacts such as landuse, water quality, air quality, noise and transport patterns. Many of these may be exacerbated from climate change effects and impacts.

When compared with their surrounding regions, urban areas are considered to be particularly vulnerable to these climatic changes. This is due to: the high concentrations of population, infrastructure and economic activities located in these areas, the exacerbation of climate impacts by urban-scale phenomena and dependency on surrounding regions for service provision.

The ‘older’ population fraction (those aged 65 years and over) in Mayo has increased by 17% since 2011, against a national average of 13.4%. Significantly, the national ‘very old’ population (those aged 80 years and over) is projected to rise from its 2016 level of 147,800 to 541,700 in 2051. This growing population of older persons will increase sensitivity to climate related hazards, especially heatwaves and associated health related illness

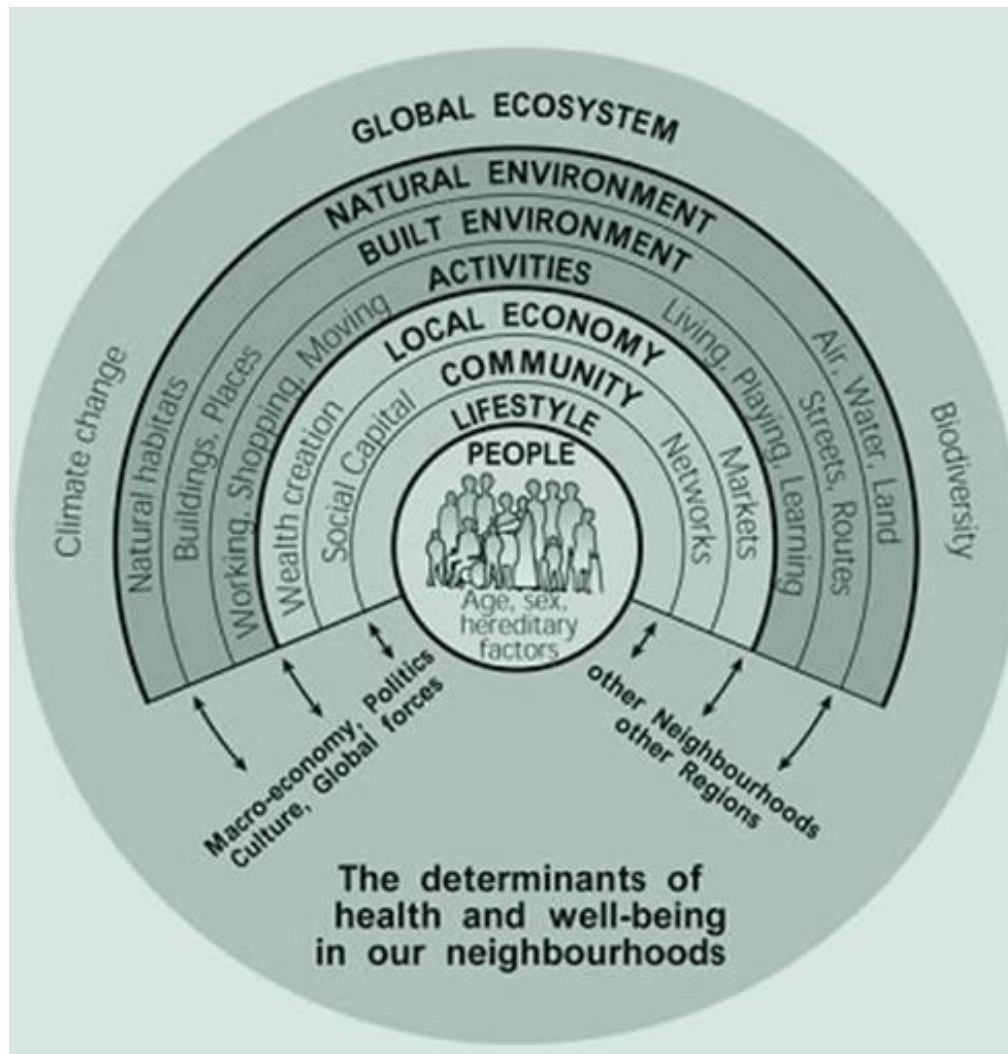
Human health can be determined by social, environmental and economic factors, among others. Human health may be impacted upon in a variety of ways and by a number of environmental receptors such as water, biodiversity, climate, flooding, air and major accidents, etc. The exposure to contaminants or pollutants can have serious implications for human health. Potential impacts on population and human health include inadequate water and wastewater and waste infrastructure, contamination of soils, excessive noise, flooding and poor air quality in areas where there are large volumes of traffic. The Institute of Public Health states:

‘Where people live affects their health. There are a number of elements of the living environment that influence health including the built environment, travel choices and the communities in which people live. The design,

maintenance and location of buildings influence health. Similarly, public spaces and transport networks can facilitate health by providing opportunities for physical activity, social interaction and access to social goods’.

Disadvantaged people are more likely to live in poor quality built environments and have limited access to transport and local amenities supporting healthy choices. This has further implications in regard to climate change and adaptation and mitigation to climate change including transport options, green infrastructure, energy provision and efficiencies and air quality emissions. **Figure 13** below identifies key factors that contribute to human health. This is followed by a summary of the key environmental factors that can affect human health.

FIGURE 13 DETERMINANTS OF HEALTH AND WELL BEING.



4.5.4 HUMAN HEALTH AND ACCESS TO GREEN AND BLUE SPACE

Research is now demonstrating the connections between green and blue space and human health with key effects identified as follows⁹:

- Ecosystem services and physical health. There is a growing body of evidence indicating that the ecosystem services provided by high-quality green space have a significant influence on physical

⁹ This text is from page 4 of Eco-Health: Ecosystem Benefits of Greenspace for Health Authors:Mark Scott,Mick Lennon, Owen Douglas and Craig Bullock. EPA No 238 2020

health. Such ecosystem services are particularly beneficial when they are easily accessible and exist in proximity to residential areas.

- Ecosystem services and mental health and well-being. Green spaces have been shown to deliver measurable mental health benefits and contribute to general psychological well-being (Grahn and Stigsdotter, 2003; Nielsen and Hansen, 2007)
- Ecosystem services and mitigating other forms of environmental risk to health. Green spaces and their associated vegetation can positively influence health through contributing to improved air and water quality. Vegetation can help remove airborne pollutants, whether in particulate or gaseous form. This is an especially pertinent issue in urban environments where traffic-related pollutants can prove detrimental to physical health and mental well-being (Michie and de Rozarieux, 2001). For example, broad-leaved woodlands can reduce ambient air pollution by 17% (Dunnett et al., 2002). Carefully designed green spaces can also assist in water filtration which facilitates biodiversity, thereby enhancing well-being by assisting in the provision of greater opportunities for contact with nature (Everard et al., 2012). Furthermore, green spaces perform valuable ecosystems services that alleviate environmental risks to human health by mitigating the negative effects of climate change via urban cooling (Gill et al., 2009) and capturing surface run-off so as to reduce the severity of flood events during heavy downpours or periods of prolonged precipitation (Lennon et al., 2014).

4.5.5 HUMAN HEALTH AND NOISE

Environmental noise is treated in a different way to noise nuisance. A nuisance noise is something that occurs from time to time and is not usually considered to be a feature of life in the local area. For example, a noisy dog or late night parties are short term occurrences. Even if they happen regularly, they are not caused by any long term activities and so they are thought of as nuisance noise. Environmental noise is from long term or permanent sources, like major transport routes and factories. Noise from these sources has a different effect on people and is managed in a different way. The Environmental Noise Directive was written into Irish law in 2006, through the Environmental Noise Regulations (Statutory Instrument No. 140 of 2006). This law relates to the assessment and management of environmental noise. They provide for a common approach intended to avoid, prevent or reduce the harmful effects, including annoyance, due to exposure to environmental noise. These regulations do not apply to nuisance noise which can be dealt with under the Environmental Protection Agency Act.

Noise Action Plans are required under the Environmental Noise Directive (EU 2002/49/EC) transposed in to Irish law by SI 140 of 2006. Mayo County Council prepared a Noise Action Plan in 2018 (2018-2023) to address environmental noise from major roads with more than three million vehicles per annum. The action planning areas identified in County Mayo are the N5 from Westport to east of Swinford and the N17 from Claremorris south to the Galway County boundary.

Thresholds for desirable low and undesirable high sound levels in the Noise Action Plan are as follows:

- Desirable Low Sound levels • < 50 dB(A) Lnight • < 55 dB(A) Lday
- Undesirable High Sound levels • > 55 dB(A) Lnight • > 70 dB(A) Lday.

4.5.6 HUMAN HEALTH AND CLIMATE CHANGE

The County Mayo Climate Change Adaptation Strategy 2019-2024 identified the following effects associated with climate change at county level.

TABLE 4-9 EFFECTS IDENTIFIED ON HUMAN HEALTH AND CLIMATE CHANGE COUNTY MAYO

Effect	Impact
Increased Ultraviolet Radiation & Sun Exposure	As most Irish people have fair skin we are particularly vulnerable to UV damage and at a higher risk of skin cancer. Higher ambient levels of Ultraviolet (UV) radiation and the potential of increased time spent outdoors, could increase health risks associated

	with UV including some skin cancers. However, moderate exposure to the sun is beneficial for the production of vitamin D.
Air Pollution	Climate change is expected to aggravate existing health risks through weather- driven increases in air pollutants such as ozone and particulate matter (PM).
Windstorms	There is a direct risk from storm events, such as Storm Ophelia in 2017 when three people died, but also indirect health impacts such as disruption to road infrastructure and power, and in the health service there was widespread disruption to outpatient services, hospital procedures and discharges
Heat / Heatwaves	While warmer weather may reduce the risk of cold-related illness and may potentially improve wellbeing and physical activity levels, extreme heat and heatwaves are also projected to increase in frequency. Extreme heat can cause heat exhaustion and heat stroke as well as aggravate pre-existing health conditions such as cardiovascular, respiratory and neurological disorders
High Precipitation / Flooding	Flooding has direct health impacts, through drownings or injury. There are also indirect health effects from flooding including impacts arising from damage to infrastructure; injuries during the clean- up phase following a flood; risks from chemical contamination of water due to overloaded sewers, stormwater floods and landfill sites. There has been an observed increase in waterborne diseases such as leptospirosis in the aftermath of heavy flooding in European countries in recent decades. While outbreaks of infectious disease due to flooding are rare, private wells compromised by flood damage potentially could lead to an increase in water-borne illness.
<p>There are also possible negative impacts on short- and long-term mental health from the loss of personal belongings, potential loss of livelihood or from displacement.</p> <p>Potential Indirect Benefits</p> <p>There are potential health co-benefits of measures to reduce greenhouse gas emissions, such as a decline in air pollution, increased physical activity as a result of reduced car use in urban centres, and health benefits from reduced dietary saturated fat consumption from animal products.</p>	

4.5.7 HUMAN HEALTH AND AIR QUALITY.

The Air Framework Directive 96/62/EC (CEC, 1996) details how ambient air quality should be monitored assessed and managed. This Directive requires that member states divide their territory into zones for the assessment and management of air quality. Towns in the County are classified as small towns and the remainder as Rural West.

The Air Quality Index of health¹⁰ is based on hourly monitoring data from sites around Ireland and is based on measurements of five air pollutants all of which can harm health. The five pollutants are:

- Ozone gas
- Nitrogen dioxide gas
- Sulphur dioxide gas
- PM2.5 particles and PM 10 particles.

The two key sectors that predominantly impact negatively on air quality are residential heating and transport¹¹. The Mayo monitoring is located on the grounds of the EPA office in Castlebar. Particulate matter (PM10), ozone and nitrogen oxides are measured at this site.

¹⁰ <http://www.epa.ie/air/quality/>

¹¹ Air Quality in Ireland 2016 EPA

The control of domestic burning of bituminous fuel (smoky coal) is administered through the Air Pollution Act as amended. One of the key elements of the regulations has been the designation of new towns as smokeless zones and the expansion of the ban areas in towns that were previously covered under the old regulations. Regulations to give legal effect to the extension of the smoky coal ban to all towns with populations over 10,000 people were signed under SI 260 of 2020 and from 1 September 2020, the burning, sale and marketing of smoky coal will be prohibited in thirteen additional areas across the country. This includes in County Mayo the towns of Castlebar and Ballina.

Poor air quality is a major health risk, causing lung diseases, cardiovascular diseases, and cancer. Children, the elderly and citizens suffering from asthma and respiratory conditions are most affected. As well as negative effects on health, air pollution has considerable economic impacts; cutting short lives, increasing medical costs, and reducing productivity through lost working days. In 2013 the European Environment Agency estimated that that in the region of 1,600 premature deaths were attributable to fine particulate matter and other air pollutants in Ireland. In addition, estimates indicate that air pollution has health-related costs in Ireland of over € 2 billion per year; including the loss of 382,000 workdays per year.

The EPA State of the Environment Report (2016) has further highlighted the role of environmental quality and health and in turn has highlighted the adoption of the newer more stringent World Health Organization guideline values for air quality. The Clean Air Policy Package (EC 2014) involves a move to tackling air emissions at source with potentially tighter limits.

4.5.8 SEVESO SITES

European Union Directive 2012/18/EU applies to industrial establishments where dangerous substances are held in quantities above specified threshold limits. The aim of the directive, referred to as Seveso III, is the prevention of major accidents involving dangerous substances and the limitation of the consequences for humans and the environment if such accidents occur.

The directive, implemented in Ireland through the Chemicals Act (Control of Major Accident Hazards involving Dangerous Substances) Regulations 2015 (S.I. No. 209 of 2015) requires Local Competent Authorities prepare an External Emergency Plan for establishments categorised as Upper Tier Seveso Sites. The purpose of an external emergency plan is to detail arrangements for co-ordinating off-site action and resources to assist in an effective and co-ordinated response in the event of a major accident / incident or an uncontrolled event which could be reasonably expected to lead to a major accident.

There are 2 Upper Tier Seveso Sites in Mayo:

- European Refreshments t/a Ballina Beverages, Killala Road, Ballina, Co. Mayo
- Bellanaboy Bridge Gas Terminal, Bellanaboy Bridge, Ballina, Co. Mayo

4.5.9 POPULATION AND HUMAN HEALTH – ISSUES AND THREATS.

Key issues affecting population and human health in the County include

- Need to increase town centre living through accommodation and diversified residential typology
- Increase in quality open /green space and public realm
- Improved walking, cycling and public transport options
- Diversified retail and economic and third level activity.
- Water, and wastewater capacity in certain settlements
- Addressing flood risk and water management
- Adapting and promoting remote working and rural economic activity whilst balancing with need for active, vibrant town and village centres
- Addressing historic settlement patterns leading to sprawl

- Changes in climate, especially increases in temperature, will impact the concentration of pollutants in the air, as temperatures increase, so too will the concentration of pollutants. This is also the case with the changing strength and frequency of high wind speeds due to climate change, which may cause pollutant dispersion and could potentially affect a larger area and population.

The County Mayo Climate Adaptation Strategy identifies the following in relation to communities and climate change:

- Loss to productivity, economic confidence and wellbeing due to extreme events.
- Increased insurance premiums.
- Opportunity for growth of new economic programmes in tourism.
- Diversification of food production and growth in green economy/eco system services.
- Retailers that understand how weather affects sales and plan supply accordingly may benefit from climate-related impacts.
- Future increased volatility of commodity prices is expected in response to climate change impacts globally with opportunity to develop more local food production markets with changing climate conditions.
- Increased temperatures combined with increased periods of time spent outdoors could lead to increased vitamin D levels and improved individual physical and mental health.

4.6 WATER RESOURCES¹² INCLUDING FLOOD RISK

4.6.1 INTRODUCTION

A desk-based assessment of water quality in the study area was conducted. The sources of the water quality information include:

- River Basin Management Plan for Ireland 2018-2021.
- Integrated Water Quality Report - Western River Basin District 2013
- Water Framework Directive water body status information arising from the Water Framework Directive monitoring programme (EPA, 2011);
- Bathing water quality information outlined in the EPA's most recent bathing water quality report, 2019
- Nutrient sensitive areas under the Urban Waste Water Treatment Regulations, 2001 (SI No. 254 of 2001); and
- GSI aquifer vulnerability information.

The 'environmental status' of marine waters have been established under the Marine Strategy Framework Directive (MSFD). The Article 18 Interim Progress Report on the Implementation of the Programme of Measures (September 2019) states that; in June 2016, Ireland compiled and reported 203 individual measures in its Programmes of Measures. To date almost 9 in 10 (177) of these measures have been fully implemented. The remaining 26 measures are in the process of being implemented. There are no measures that have not commenced implementation.

WATER FRAMEWORK DIRECTIVE

Since 2000, water management in the EU has been directed by the Water Framework Directive 2000/60/EC (WFD). It requires that all member states implement the necessary measures to prevent a deterioration of the status of all waters, these being surface, ground, estuarine and coastal, and to protect, enhance and restore all

¹² From Catchments.ie

waters with the aim of achieving ‘good status’ by 2015 or, at the latest, by 2027. Member states, under this Directive, must keep a register of all the water bodies that require more stringent measures in terms of protection by virtue of how the water is used by people and by wildlife. The new European Union (Water Policy) Regulations 2014 give effect to a new three tier governance structure and administrative arrangements to bring “clarity and certainty to the implementation of the Water Framework Directive”, whereby local authorities (Tier 3) will lead on implementation, enforcement and public engagement at local river level.

4.6.2 IRISH RIVER BASIN DISTRICT – MAYO CATCHMENTS

Water Framework Directive catchments in the county are as follows:

- Moy & Killala Bay,
- Blacksod-Broadhaven,
- Errif-Clew Bay and
- Corrib catchments.

High water body status accounts for just a small portion of the total area of the county, good, moderate and poor statuses account for almost half of surface water area and approximately 56% (moderate and poor additionally) of the total area respectively. One water body of bad status is located in the River Robe catchment, the principal tributary of Lough Mask, and accounts for approximately 2% of the area of the county. In general, the greater majority of moderate and poor water bodies are located in the more populated, developed portions of the county, whereas the good and high water bodies are in the western, sparsely-populated, less developed catchments.

The Mayo Water Quality Report (2013) gives an assessment of water quality in the county. In terms of biological status, just 20% (44 of 223) of river stations in the county are at less than good status. There are over 900 river sites of less than good Water Framework directive (WFD) status across the country – that is, they have a biological Q value of 3-4 or less (unsatisfactory condition). There are 44 river stations in County Mayo that have a Q value of 3-4 or less and these have been identified as WFD river sites in unsatisfactory condition.

For lakes the current baseline data are quite variable with the larger lakes; Conn, Cullin, Carra and Carrowmore described as of moderate status. Lakes which have been assigned good status include Mask, Beltra, Feeagh, Levally and Furnace. No Mayo lakes have been assigned as bad.

The reason for the classification of river water waters as ‘less than good status’ is mainly due to the results of macroinvertebrate sampling. In some cases, physico-chemical, diatom or fish sampling results are the cause for a less than good classification. The core objectives are the prevention of deterioration, restoration good status, reduction in chemical pollution and achievement of water related protected areas objectives. These alternative objectives are due to a range of pressures and conditions including waste water treatment plants, agriculture, morphological pressures, the presence of gley soils, the conservation status of protected species, e.g. freshwater pearl mussels, and the current level of impact at the water body.

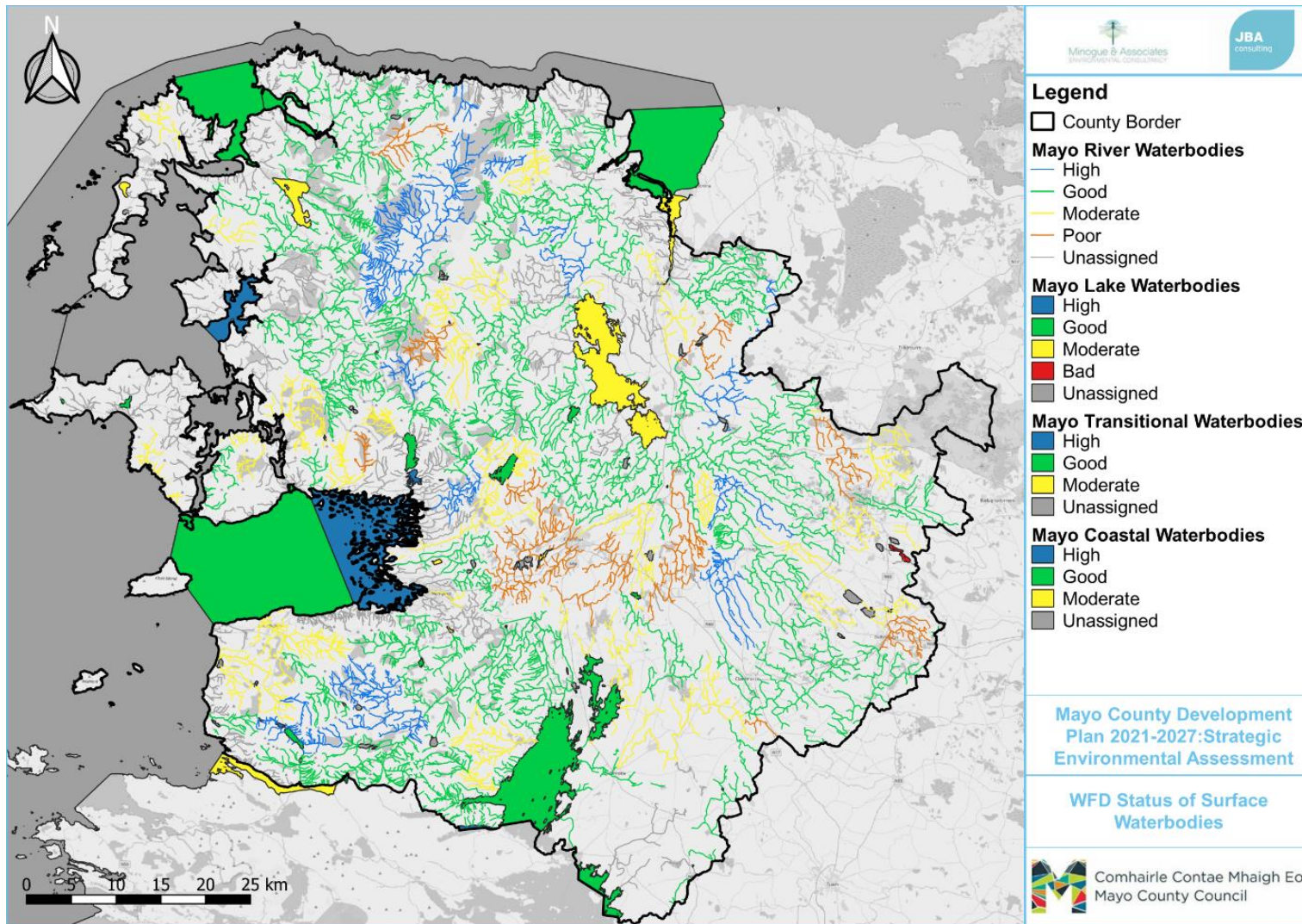
The reason for the classification of lake water bodies as ‘less than good status’ is mainly due to the results of macroinvertebrates, chlorophyll and physico-chemical sampling as well as morphological and fish surveys. Several lake water bodies have extended deadlines associated with them due to their location in karst environments.

Water quality in Ireland compares favourably with that in other EU countries. However, similar to many other EU countries, Ireland still faces considerable challenges to meet the core objectives of the WFD within the required timeframes.. A key element of the Programme of Measures developed to achieve the objectives of the

WFD is focused measures on rivers water bodies where monitoring has identified particular causes of pollution, which will help reduce pollutant loading to lakes and coastal waters as well as improving river quality.

Figure 14 presents surface water quality at County scale.

FIGURE 14 SURFACE WATER QUALITY COUNTY MAYO



4.6.3 GROUNDWATER

Groundwater is a further significant resource and refers to water stored underground in saturated rock, sand, gravel, and soil. Surface and groundwater functions are closely related and form part of the hydrological cycle. The protection of groundwater from land uses is a critical consideration and groundwater vulnerability is becoming an important management tool. The entire island of Ireland has been designated as a Protected Area for Groundwater under the WFD. Groundwater is important as a drinking water supply as well as the supply to surface waters. In addition, groundwater supplies surface waters. Groundwater is exposed to higher concentrations of pollutants that are retained in the layers of rock and soil. The exposure to pollutants lasts much longer as groundwater moves at a slower pace through the aquifer. The quality of our drinking water supply, fisheries and terrestrial based habitats is intrinsically linked with groundwater quality. The Geological Survey of Ireland (GSI) aquifer categories are based on their vulnerability to pollution, i.e. the ease at which it can enter the subsurface layers. The classification of extreme or high vulnerability means that the groundwater in these areas is very vulnerable to contamination due to hydrogeological and soil factors.

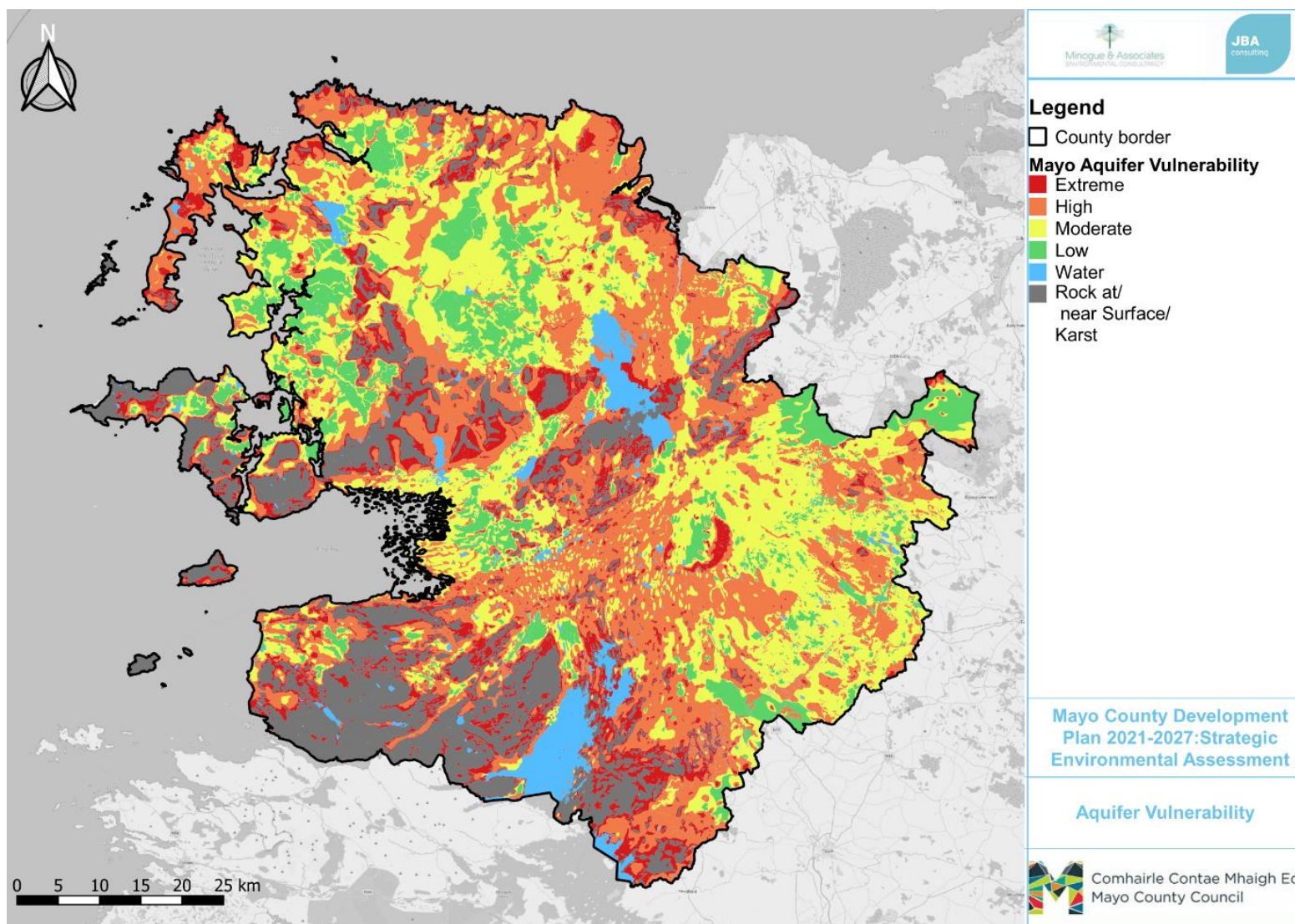
Surface and groundwater are inextricably linked therefore making it difficult to protect from contamination. The protection of groundwater from human activity is crucial as the resource is highly susceptible to contamination with long-term consequences for humans and the environment.

The quality of groundwater in Mayo, as within every other EU Member State is also assigned a status – good or poor – following a reliable assessment in accordance with Annex V of the WFD. In addition to this Directive and associated transposed regulations to protect and restore, wherever necessary, groundwater, additional legal instruments are also in existence which strengthen and support the WFD ultimate goal with respect to groundwater. Some include the Nitrates Directive (91/676/EEC), the Urban Waste Water Treatment Directive (91/271/EEC), the Integrated Pollution Prevention and Control Directive (96/61/EC) and the Landfill Directive (99/31/EC). In addition, the Groundwater Directive (2006/118/EC) represents a proportionate and scientifically-sound response to the requirements of the Water Framework Directive (WFD) as it relates to assessments on chemical status of groundwater and the identification and reversal of significant and sustained upward trends in pollutant concentrations. It therefore compliments the Water Framework Directive. The WFD Groundwater status for 2013-2018 inside the plan area is classified as ‘good’.

The Geological Survey of Ireland (GSI) rates aquifers according to their vulnerability to pollution. Aquifer vulnerability refers to the ease with which pollutants of various kinds can enter underground water. **Figure 15** highlights areas of extreme to low vulnerability. Regionally important aquifers (R) include karsified bedrock (Rk), fissured bedrock (Rf) and extensive sand and gravel (Rg), while locally important aquifers (L) include bedrock which is generally moderately productive (Lm), bedrock which is moderately productive only in local zones (LI) and sand and gravel (Lg). Finally, poor aquifers (P) include bedrock which is generally unproductive except for local zones (PI) and bedrock which is generally unproductive (Pu). In Mayo, much of the east of the county is classified as ‘LI’ or locally important, moderately productive only in local zones with much of the south and west of Mayo described as ‘Rck’, regionally important, conduit karst aquifer with good development potential. Further, a relatively small area is classified as ‘PI’, poor aquifer, generally unproductive except in local zones while an area of Killala Bay is classified as ‘Rk’ regionally important, karst aquifer, good development potential. In Mayo, like elsewhere, impacts to aquifers with greater potential are more significant than impacts on those with less potential.

Overall the groundwater status within the County is primarily of good status. Groundwater vulnerability within the Plan area is primarily classified as “rock at or near the Surface or Karst” with areas of extreme and moderate vulnerability.

FIGURE 15 AQUIFER VULNERABILITY IN COUNTY MAYO



4.6.4 PROTECTED BATHING WATERS

The purpose of the Bathing Water legislation is to ensure that bathing water quality is maintained and, where necessary, improved so that it complies with standards designed to protect public health and the environment. Standards for E.Coli and Intestinal Enterococci will be used to classify bathing waters into four categories 'Excellent', 'Good', 'Sufficient' and 'Poor'.

The Bathing Water in Ireland report for 2019 shows that 12 out of Mayo's 15 beaches were described as having excellent water quality - including Bertra beach in Murrisk, Carrowmore beach in Louisburg, Clare Island beach, Dooega, Dugort, Keel and Keem beaches in Achill, Mulranny beach, Elly bay and Mullaghroe in Belmullet, Rinroe beach Carrowtigue and Ross beach, Killala. The other three Mayo beaches - Carrownisky, Louisburg; Golden Strand in Achill and Old Head are described as good water quality.

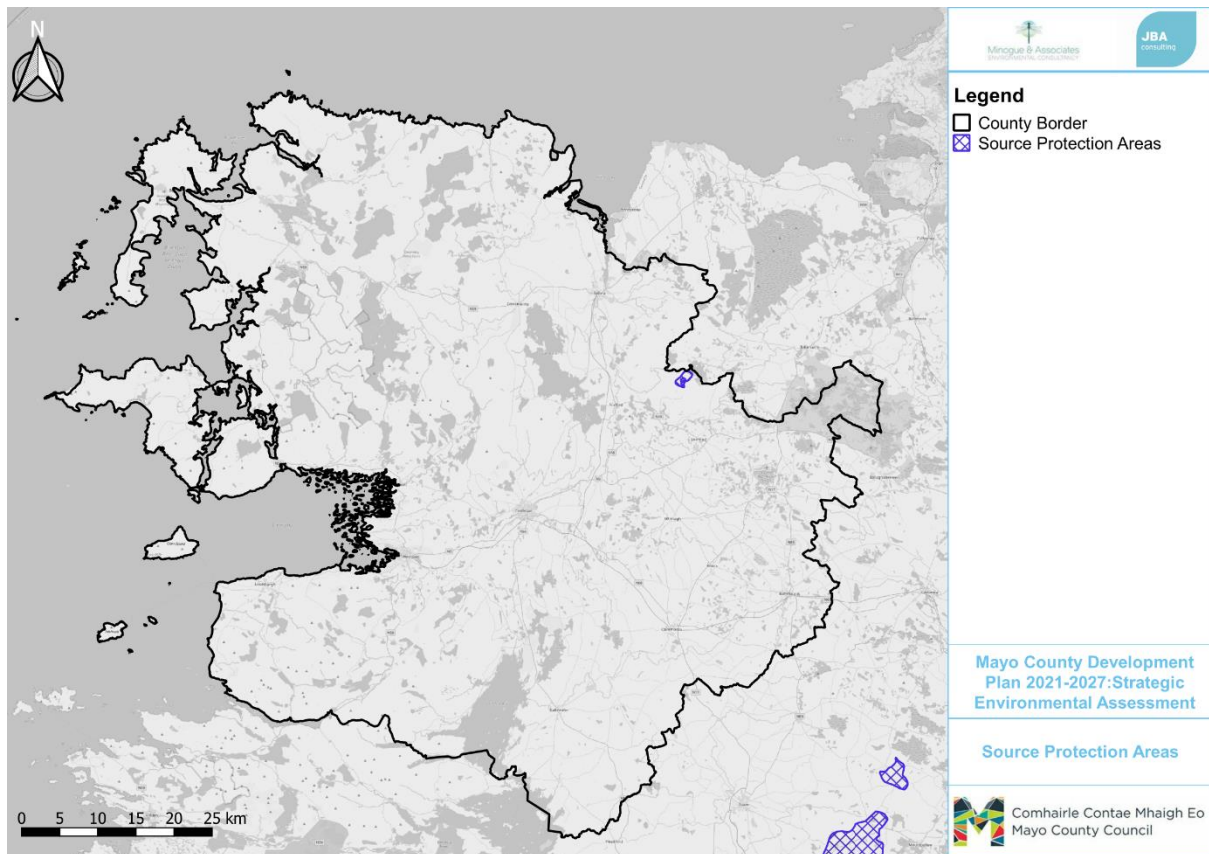
4.6.5 NUTRIENT SENSITIVE AREAS

EU member states are required under the Urban Waste Water Treatment Directive (91/271/EEC) to identify nutrient-sensitive areas. These have been defined as "natural freshwater lakes, other freshwater bodies, estuaries and coastal waters which are found to be eutrophic or which in the near future may become eutrophic if protective action is not taken". Assessments are carried out on waters downstream of urban waste-water discharges from urban areas above a population equivalent (PE) of 10,000.

4.6.7 DRINKING WATER PROTECTED AREAS

The WFD requires the identification of Drinking Water Protected Areas (DWPAs). These are lakes, reservoirs, rivers and groundwater bodies from which water is abstracted to provide water for people to drink. Where necessary this raw water is treated to purify it to the required drinking water standard. In order to protect water from contamination from substances leading to the need for more treatment, the risks need to be identified. **Figure 16** presents the location of public source protection areas.

FIGURE 16 PUBLIC SOURCE PROTECTION AREAS



4.6.7 WATER CONSERVATION

Clean potable water is an important resource that must be protected and conserved. In line with the national average, it is estimated that there has been a 25% loss through leakage in recent years. Although, National Leakage Reduction Programmes have been completed recently in Balina, Charlestown, Ballindine and along the N59. The Rural Water Section in Mayo has been carrying out water conservation programmes on private supplies within their functional area since 2010. The programmes have proven successful in driving down Unaccounted for Water (UFW), improving efficiency of operation and demand management.

4.6.8 STRATEGIC FLOOD RISK ASSESSMENT

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

- Avoid inappropriate development in areas at risk of flooding;
- Avoid new developments increasing flood risk elsewhere, including that which may arise from surface water run-off;
- Ensure effective management of residual risks for development permitted in floodplains;
- Avoid unnecessary restriction of national, regional or local economic and social growth;
- Improve the understanding of flood risk among relevant stakeholders; and

- Ensure that the requirements of EU and national law in relation to the natural environment and nature conservation are complied with at all stages of flood risk management.

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

Following the publication of the final Flood Risk Management Plans for the CFRAM Study in May 2018 a 10 year €1billion programme of works (for 118 schemes) was announced by the OPW.

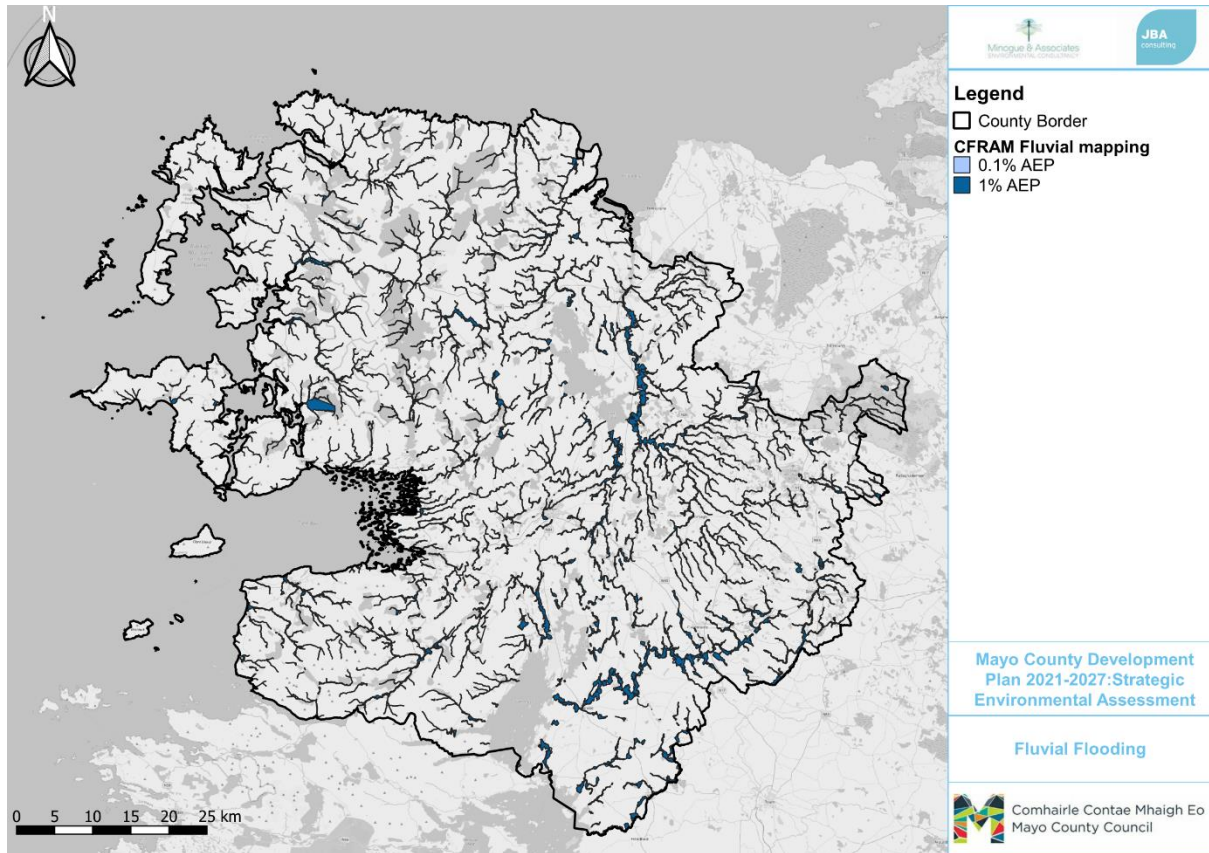
Viable schemes in Mayo were identified as Ballina, Castlebar and Newport. Charlestown and Foxford were investigated as a Areas for Further Assessment (AFAs) however significant risk was not identified. Louisburgh, Swinford and Westport were also identified as AFAs, but no economically viable schemes were identified. It was therefore recommended by the CFRAM that the proposed measure for Louisburgh, Swinford and Westport be progressed to include a detailed assessment of the costs to determine if an economically viable measure may exist that could justify the progression to full project-level assessment.

RIVER DEEL FLOOD RELIEF SCHEME - CROSSMOLINA

The River Deel (Crossmolina) Flood Relief Scheme was initiated in 2012 following on from a “Feasibility Report on the Crossmolina Flooding Problem” carried out by OPW in January 2012 and with significant historic flooding in the area. The proposed flood scheme for the River Deel is a diversion channel upstream of the town with a capacity of 110 cumec, which will redirect flood waters away from the town, directly to the flood plains of Lough Conn. The scheme will be designed to cater for the 1% Annual Exceedance Probability (AEP) flood event (also known as the 100-year flood event), but will also cater for a larger flood event as the diversion channel has additional capacity. This will safeguard against flooding associated with potential future climate change that could increase the size of the 100-year flood event. Construction of the scheme is scheduled to take place in late 2020.

Figure 17 presents Fluvial flooding data based on CFRAM data.

FIGURE 17 FLUVIAL FLOODING COUNTY MAYO



4.6.9 WATER RESOURCES -ISSUES AND THREAT

The three main challenges for water quality management are to eliminate serious pollution associated with point sources; to tackle diffuse pollution; and to use the full range of legislative measures in an integrated way to achieve better water quality. The main pressures on water quality arise from a number of sources including climate change, agriculture, wastewater and industrial discharges, wastewater from un-sewered properties, over capacity of WWTP and pumping stations, forestry, landfills, quarries, contaminated lands and morphological pressures. Water quality can also be affected by water abstraction, land drainage works, and flood protection works. Recreational activities can also give rise to water quality issues.

- There is a significant issue in relation to the use of groundwater for individual wells for houses. There is a need for stringent assessment due to groundwater vulnerability, to assess for sewage leakages, industrial contamination etc. There is also a public health issue in relation to the contamination of water supplies.
- Water usage - Volume of water lost through leakages in pipe infrastructure is not only a local or county level issue but a country wide issue. A significant pipe rehabilitation programme is needed. Further education and information on water conservation and usage for water users is needed.
- Domestic oil tank leakages/spills. It is not a requirement for the bunding of domestic oil tanks to reduce any spill or leakage of oil permeating through the soil and potentially contaminating groundwater.
- A variety of agricultural and forestry landuse activities as well as morphological issues contribute to and create pressure on surface waters in particular. Phosphate loading on poorly drained land, siltation and

sedimentation, drainage of wetlands under 2ha all contribute to pressures on water quality at county level.

Climate change poses risks to the delivery of water management objectives, but these risks depend on local catchment and water body conditions. Climate change affects the status of water bodies, and it affects the effectiveness of measures to manage the water environment and meet policy objectives. The future impact of climate change on the water environment and its management is uncertain. Impacts are dependent on changes in the duration of dry spells and frequency of 'flushing' events, which are highly uncertain and not included in current climate scenarios. The County Mayo Climate Adaptation Strategy identifies the following risk and opportunities relating to water quality:

- Lower water levels and higher water temperature will reduce dissolved oxygen and lead to algal blooms and increased concentration of bacteria and other pollutants in the water.
- Increased precipitation increases the risk to groundwater quality from septic tank systems, agricultural, forestry and urban centre runoff.
- Saltwater intrusion on freshwater systems.
- River Basin Management plans will provide for more integrated management requirements for our water resources.
- Climate change threatens coastal areas, which are already stressed by human activity, pollution, invasive species and storms.
- Sea level rise threatens to erode and inundate coastal ecosystems and communities including unique ecosystems such as wetlands and machair (sand dunes).
- Warmer and more acidic oceans are likely to disrupt coastal and marine ecosystems on native species, algal blooms.
- Drier and warmer weather will see an increased in beach tourism and marine activities enhancing the blue economy
- Increase in fluvial, pluvial (urban storm water) and groundwater flood risk.
- Increasing risk to our coastal communities and assets.
- Threat of coastal squeeze of inter-tidal habitats where hard defenses exist.
- Flood Alleviation Schemes could bring diversification to the rural economy.
- The provision of technical assessments and solutions could provide business and innovation opportunities in this sector.
- The development of flood forecasting systems in conjunction with community.
- Flood Forums could build on existing networks to provide for greater resilience to flooding.

4.7 SOIL AND GEOLOGY

4.7.1 SOILS

This section presents soils and geology which is defined as 'all natural materials underlying a development, from the ground surface to an appropriate depth underground'. This includes bedrock, subsoils, topsoils and geological features such as karst, peat sequences and areas of geological interest.

Soil comprises for the most part of organic matter, minerals and fine to course grained weathered rock. The variability of the constituent parts and the percentage content of each in the soil matrix results in differing characteristics. Soil is a complex mixture of weathered minerals, living organisms, organic matter in various stages of decomposition, gases and water. Numerous natural factors influence the composition of soils, notably bedrock, climate and topography.

Soils have a number of functions including supporting plant life and life within the soil, biogeochemical cycling of elements, energy cycles, water storage and exchange and ecosystem productivity. Soil formation occurs over very long timescales, and can be considered a non-renewable resource.

The soils overlying the west of Mayo generally consist of various peats: blanket peats which are found in the uplands; with peaty gleys and peaty podzols found on lower lying lands support extensive agriculture in places. The areas of blanket peat are internationally important - supporting a large variety of rare flora and fauna - and large areas are protected by a number of ecological designations. Underlying areas of the county's northern and western coastal edges, acid brown earths, podzols and gleys are found while the east of the county demonstrates a greater diversity of soils, including large areas of grey brown podzolics, brown podzolics, podzols, shallow brown earths and rendzinas. Peat bogs also cover significant areas in particular north and north-east of Castlebar and around Kiltimagh. These soils in the east of the county, although not supporting the variety or important nature of flora and fauna that the soils in the west of the county, do support the majority of the county's agricultural activities. The geology of Mayo consists of younger Carboniferous limestones and Precambrian gneiss and a total of 122 Sites of Geological Interest have been identified in Mayo.

The main Great Soil Groups within the Mayo County Development Plan 2021-2027 area are outlined in **Table 14** and illustrated in **Figure 18** Soil Types.

FIGURE 18 SOIL TYPES COUNTY MAYO

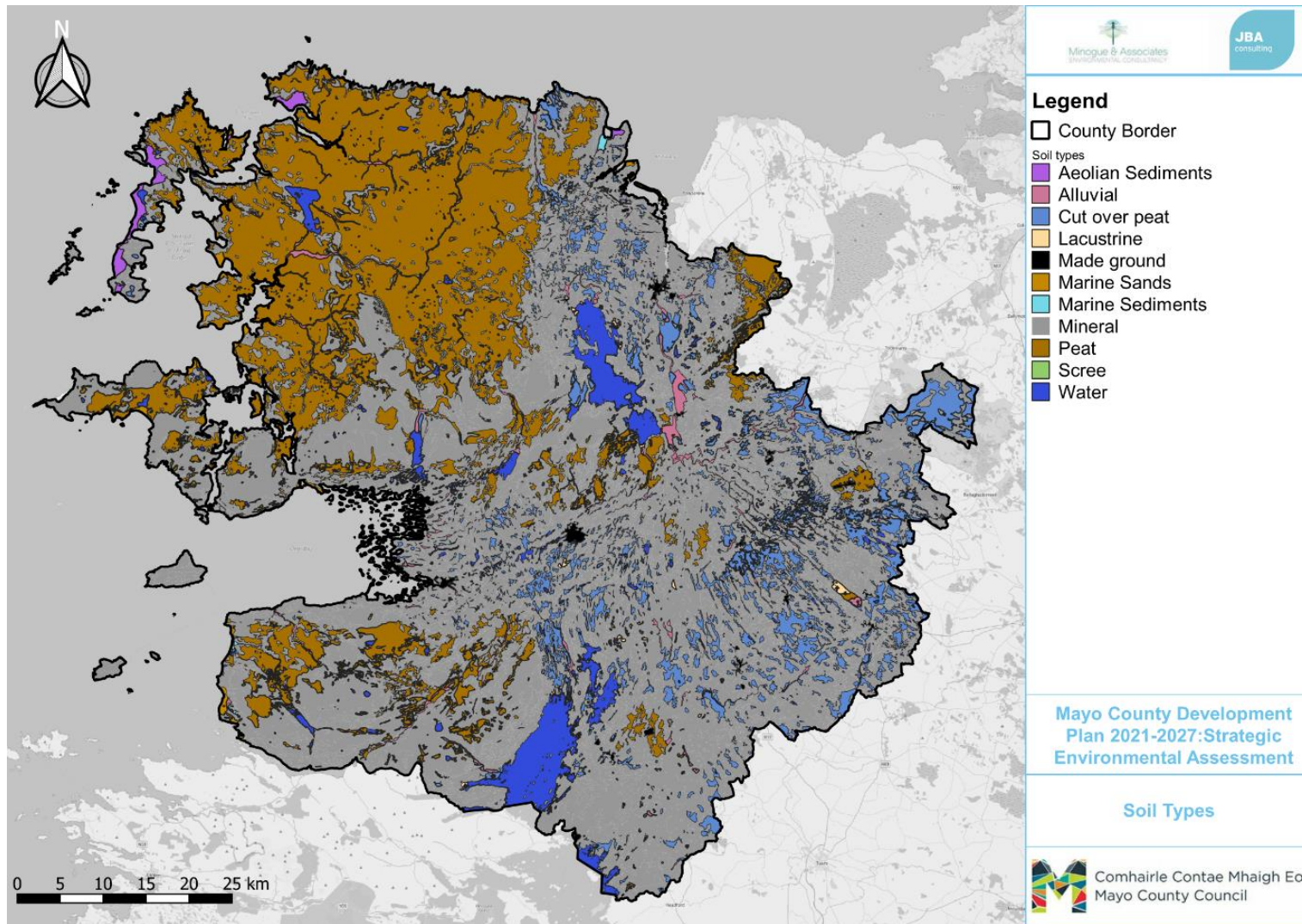


TABLE 0-10 GREAT SOIL GROUPS COUNTY MAYO.

Soil Group	Characteristics
Brown Podzolics	This soil type has a good mix of mineral and organic matter in the surface layer and generally has a low nutrient status. They are usually devoted to cropping and pasture production and this soil type is found mainly in the East of Mayo.
Grey Brown Podzolics	<p>Generally these soils have a proportion of limestone in their parent materials and have undergone a leaching process where there is a higher fraction of clay in the B Horizon. They can be moderate to well drained with a moderate to well-developed soil structure and mostly neutral to slightly acid. The lighter textured Grey Brown Podzols are considered good all-purpose soils and very productive in most agricultural enterprises while the heavier textured soils are slightly more limited.</p> <p>There are three types of this series found in the study area namely the Elton Series, Ballycastle Series and the Fahy Series.</p>
Brown Earths	Most brown earths are acid in nature and possess medium soil texture and have good structure and drainage characteristics and are extensively cultivated. They have relatively low nutrient status. The Kinvara Series of Brown Earths are found within the study area which are Limestone derived tills and are therefore more basic in nature. These soils are well to excessively drained with soil textures of gravelly clay loam to gravelly loam. The boundary phase of this soil series indicates the presence of boulders which can limit the use of such lands to grazing. When managed well these soils typically can support very high quality grassland. The Dooyark, Castlebar, Ballyglass and Aille Series of Brown Earths are also found within the plan area. Brown earth soils are found throughout East County Mayo.
Gleys	These soils have developed under conditions of permanent or intermittent waterlogging and have poor drainage capabilities generally. Gleys often can have a greyish appearance and exhibit mottling from the oxidising of iron in oxygen depleted conditions. Gleys have a weak structure and are 'sticky' in nature when wet. Most gleys have poor drainage conditions which restricts growth in the Spring. Poaching by livestock is also a problem.
Rendzinas	These are shallow soils not more than 50cm deep which limits its use. Drainage is always free to excessive in nature. In some parts where there is some depth of soil, uses such as tillage and pasture can be carried out but generally use is limited on account of the shallowness. The Burren Very Rocky Phase is the Series of Rendzinas found in the plan area. Parent material is limestone.
Complexes	The Gortaclareen–Fahy Series, Bellacorick–Glenamoy Series, Glenamoy–Aughty Series and Rake Street–Crossmolina Series make up the majority of cover, however several other soil series are found within the study area.
Peats	Peat has a high organic matter content, usually >30%. There are two main types: Basin and Blanket Peat. These types differ in the way they were formed. Basin peat was formed in lake basins, hollows or river valleys or where the sub soil is impermeable enough to give an elevated water table. Basin Peat is further described as either Fen Peat or Raised Bog Peat. The Fen Peat is formed under the influence of base-rich ground-water and is composed mainly of the remains of reeds, sedges and other semi-aquatic or woody plants. Raised Bog can be formed on top of Fen Peat where it is influenced by precipitation more so farther than groundwater. Blanket peat, raised bog, Peaty podzols and peaty gleys are seen through County Mayo.

There is no overarching soil legislation in place currently, with the EU Commission withdrawing a proposal for a Soil Framework Directive in 2014. While the Commission decided to withdraw the proposal for a Soil Framework Directive, the Seventh Environment Action Programme, which entered into force on 17 January 2014, recognises that soil degradation is a serious challenge. It provides that by 2020 land is managed sustainably in the Union, soil is adequately protected and the remediation of contaminated sites is well underway and commits the EU

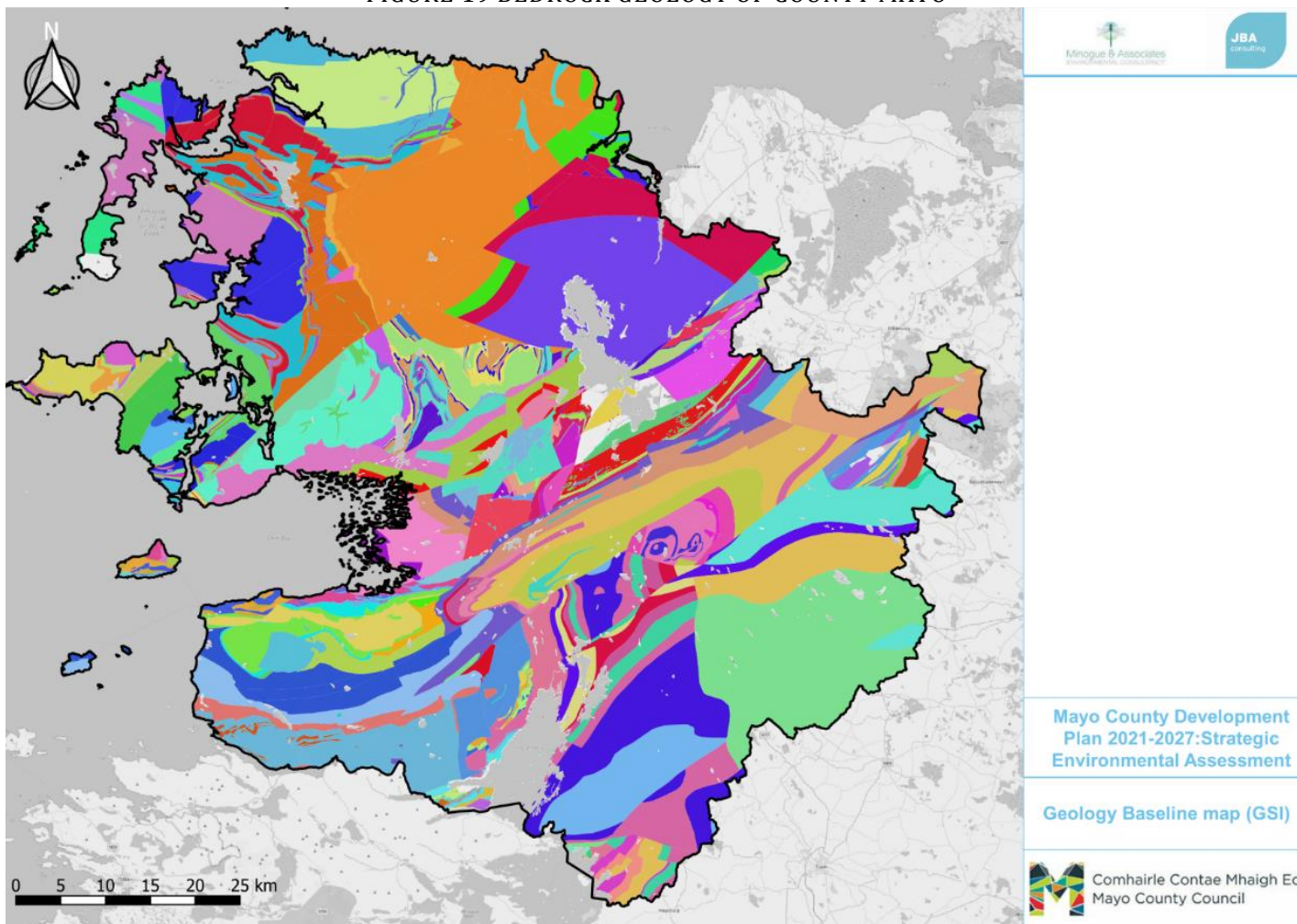
and its Member States to increasing efforts to reduce soil erosion and increase soil organic matter and to remediate contaminated sites. The Programme for Government has committed to preparing a National Soil Strategy.

4.7.2 GEOLOGY

The geology of County Mayo is shown in **Figure 19** North Mayo has had a long and complex geological history. The oldest rocks in Ireland, Precambrian gneiss, can be found in the plains of Erris. On the Belmullet Peninsula the Annagh Gneiss is around 1750 million years old. Other metamorphic rocks are younger, with most of north Mayo composed of Dalradian metamorphic rocks.

In contrast, younger Carboniferous limestones make up much of the low-lying lands of the south east of the county. South Mayo has sedimentary rocks, including some spectacular boulder conglomerates of Ordovician age preserved in an enormous fold called the South Mayo Trough. Terrane faults separate it from rocks either side. Silurian rocks are faulted alongside too, in three distinct sequences. Croagh Patrick is made of quartzite rock as one sequence. The youngest solid rocks in the county are around 60Ma (Paleogene) and are volcanic in origin. Dykes of a dark crystalline rock called gabbro were formed and a few of these have been found the Mayo hills but the largest by far, almost 400 metres wide, can be seen on the shore on the west side of Killala Bay. A range of superb karst features caused by slightly acid lake water dissolving the rock can be found at the lakeshore of Lough Mask and Lough Carra.

FIGURE 19 BEDROCK GEOLOGY OF COUNTY MAYO



Legend

□ County Border

1:50,000, 100% draped

- Aluminous pelitic schists
- Amphibolitic basic metavolcanics
- Andesitic lava
- Banded and X-bedded psammitic schists.
- Banded pelitic and psammitic schists.
- Banded psammitic and pelitic schists.
- Banded schists.
- Banded X-bedded psammitic schists.
- Banded, graded and X-bedded quartzites.
- Basalt, siltstone, chert
- Basic metavolcanics
- Basic metavolcanics with crossite
- Basic metavolcanics, pebbly grits
- Bioclastic cherty limestone
- Bioclastic limestone, sandy & oolitic
- Biotite granodiorite to syenogranite
- Black graphitic pelitic schists.
- Black pelitic schists; quartzites
- Black shale
- Black slates, psammites, pale quartzites
- Calc., graphitic semi-pelitic schists.
- Calcareous and graphitic schists.
- Calcareous conglomerate, sandy limestone and silts
- Calcareous psammite, quartzite at top
- Calcareous schists
- Calcareous schists and marble.
- Calcareous schists.
- Calcareous siltstone, marble
- Calclitic marble.
- Caledonian
- Coarse granodiorite & tonalite
- Coarse quartz-muscovite schist.
- Coarse-grained purple sandstone
- Conglomerate & pebbly sandstone
- Conglomerate with metamorphic clasts
- Conglomerate, sandstone
- Conglomerate, sandstone, chert, mudrock
- Conglomerate, sandstone, mudrock, tuff
- Conglomerates
- Cross-bedded oolite
- Cross-bedded peloidal limestone
- Dacitic to andesitic arc metavolcanics
- Dark cherty limestone, thin shale
- Dark fine limestone & calcareous shale
- Dark fine limestone and calcareous shale
- Dark fine-grained limestone & shale
- Dark fine-grained limestone, shale
- Dark limestone & shale, sandy oolite
- Dark limestone with thin shales
- Dark limestone, black shale interbeds
- Dark micrite, shale, evaporite
- Dark nodular calcarenite & shale
- Dolomitic limestone, shale
- Dolomitic marble & calc-silicate schists
- Dolomitic marble and basic metavolcanics
- Dolomitic marble, minor schists
- Dolomitic marble, quartzites, schists
- Dolomitic marble, schists
- Dolomitic marble, schists in upper part
- Equigranular granodiorite (Group 1)
- Feldspathic schist, chloritic green beds
- Feldspathic pelitic schists with dolomite
- Feldspathic pelitic schists.
- Feldspathic psammitic and pelitic schists
- Feldspathic semi-pelitic schists.
- Feldspathic semi-pelitic/psammitic schist
- Felspar porphyry
- Fine-grained dark limestone & thin shale
- Foliated orthogneisses.
- Fossiliferous fine-grained sandstone
- Granodiorite, tonalite, pegmatite
- Graphitic & calcareous schists
- Graphitic, semi-pelitic schists & marble
- Green & buff sandstone
- Green-grey slate
- Green-grey slate, sandstone
- Grey dolomitic marble with thin pelites.
- Grey dolomitic schists with psammites.
- Grey graphitic schists, grey quartzites
- Grey limestone, thin shale
- Grey marble with white patches.
- Grey micaceous marble and calc. schists.
- Grey sandstone
- Grey sandstone and siltstone
- Grey semi-pelitic mica-schists.
- Grey, graphitic, micaceous dolom. marble
- Grey-green sandstone, siltstone
- Greywacke sandstone, siltstone, mudstone
- Grits, meta-igneous rocks, schist, marb.
- Igneous-clast conglomerate, sandstone
- Intermediate volcanic breccia, tuff
- Intrusive metadolerite, often schistose
- Laminated red & green siltstone
- Laminated siltstone, sandstone, tuff
- Limestone, breccia, tuff
- Limestone, thin shale partings
- Limestones, subordinate shales
- M&E shale with black shale matrix
- Marble with calcareous schists
- Massive pale-coloured quartzites.
- Massive pink marble.
- Massive psammitic/semi-pelitic schists.
- Medium to thick-bedded pure limestone
- Medium/coarse non-porphyrific granite
- Megacrystic granodiorite, foliated
- Mixed schists, minor basic metavolcanics
- Monotonous massive to banded psammites.
- Monzogranite
- Monzogranite, pink
- Mudrock, sandstone, tuff
- Muscovite syenogranite, foliated
- Mylonitic semi-pelitic/psammitic schist
- Oolites and calcareous sandstone
- Pale grey massive limestone
- Pale grey quartzites.
- Pale psammite & quartzite
- Pale quartzites, pebbly grits
- Pale quartzites, psammitic schists
- Pale quartzites.
- Pebbly grit, metagreywacke & phyllite
- Pebbly grits, metagreywackes, phyllites
- Pebbly grits, conglomerates, slates
- Pebbly grits, metagreywackes, phyllites
- Pebbly quartzites, black pelitic schists
- Pebbly sandstone, basal conglomerate
- Pelite, psammite, limestone, tuff
- Pelitic & semi-pelitic schists
- Pelitic and calcareous schists.
- Pelitic and psammitic schists.
- Pelitic and semi-pelitic schists.
- Pelitic schist with granitoid clasts.
- Pelitic schists with calc. quartzites.
- Pelitic schists & psammitic wackes
- Pelitic, feldspathic and psammitic schists
- Psammites (see descript for 2 formations)
- Psammites with rare heavy mineral bands.
- Psammitic & semi-pelitic schists
- Psammitic and semi-pelitic schists.
- Psammitic schists, quartzites
- Purple sandstones, basal breccia
- Quartz diorite, diorite, hornblendite
- Quartz pebble conglomerate and schists.
- Quartzite with psammitic schists.
- Quartzite, psammite, basal conglomerate
- Quartzite, psammite, conglomerate
- Quartzite-clast conglomerate
- Quartzites and calc & graphitic schists.
- Quartzites and psammitic schists.
- Quartzites, gritty quartzites, schists
- Quartzites, schists, chloritic metatuffs
- Quartzites, semi-pelitic schists
- Quartzites, basic metavolcanic tuffs
- Quartzites, psammitic & pelitic schists.
- Quartzites, psammitic schists
- Quartzites, schists and marbles.
- Quartzitic psammites with heavy minerals
- Quartz-phyric rhyolite, breccia
- Red & green conglomerate, sandstone
- Red & grey sandstone, siltstone, shale
- Red sandstone conglomerate & mudrock
- Red, pebbly sandstone with siltstone and mudstone.
- Sandstone & conglomerate, ignimbrite
- Sandstone, mudrock, conglomerate, tuff
- Sandstone, pebbly conglomerate
- Sandstone, siltstone, black mudstone
- Sandstone, slate, conglomerate
- Sandstone, slate, tuff, conglomerate
- Sandstone, some shelly, purple mudstone
- Sandstone, siltstone & shale
- Sandstone-mudstone, breccia, tuff, chert
- Sandstones
- Sandstones, mudrocks, acid pyroclastics
- Schist & aluminous schist
- Schist of glaciomarine tillite sequence
- Schist, aluminous schist, pebble beds
- Schist, calc-schist, metavolcanic tuffs
- Schist, thin marble & metavolcanics
- Schistose quartzites, schists
- Schists & graphitic schists
- Schists, aluminous schists, pebbly grits
- Schists, chloritic basic metavolcanics
- Schists, marbles, quartzites
- Schists, melange with serpentinite
- Schists, mylonitic, possible olistoliths
- Schists, quartzites, metavolcanics
- Schists, aluminous schists, pebbly grits
- Schists, grits, metavolcanics, mylonitic
- Schists, serpentinite melange
- Semi-pelites and psammitic schists.
- Semi-pelitic & minor psammitic schist
- Semi-pelitic & psammitic schist
- Semi-pelitic and psammitic schists.
- Semi-pelitic schist
- Semi-pelitic schists
- Semi-pelitic schists occ. with graphite.
- Semi-pelitic schists, basic volcanics
- Semi-pelitic schists.
- Semi-pelitic, minor psammitic, schist
- Semi-pelitic/psammitic feldspathic schist
- Serpentinite, talc schist, metabasite
- Serpentinite, often carbonated/talcosed
- Silica poor, with analcime & olivine
- Siltstone, sandstone, conglomerate
- Slates, arenites, wackes & conglomerates
- Slates, greywackes, grits
- Spilitic pillow lava, chert, black shale
- Spilitic pillow lava, andesitic breccia
- Spilitic pillow lava, metabasalt
- Tabular-bedded limestone and shale.
- Thick-bedded cherty limestone
- Thick-bedded pale fine sandstone
- Thick-bedded pale list, minor shale
- Thick-bedded pale pure limestone
- Thick-bedded pure limestone
- Thin-bedded calcareous shale, limestone
- Thin-bedded limestone and mudstone.
- Tillites, quartzites and schists.
- Tonalite, foliated
- Trachytic lava
- Tuff & minor chert
- Undifferentiated limestone
- Undifferentiated schist & amphibolite
- Upper and Lower Attymass Formations
- Volcanic breccia, tuff, lava, chert
- Volcaniclastic conglomerates, sandstones
- Weakly foliated granite.
- White & grey quartzites, pebble beds
- White quartzites, pale psammitic schists
- White quartzites, psammitic schists
- White quartzites, semi-pelitic schists
- White X-laminated quartzites and pelites
- X-bedded psammites and schists.
- X-bedded quartzites and psammites.
- X-bedded sandstone and siltstone.
- X-bedded sandy oolite and calc. Sandstone.

OSM Standard

The Geological Survey of Ireland (GSI) established the Irish Geological Heritage Programme (IGH) in 1998 with the objective of identifying and selecting sites that best represent the geological heritage of Ireland for designation as Natural Heritage Areas. Currently there is no national designation of sites for geological interest in Mayo or elsewhere in Ireland. The IGH has identified 122 Sites of Geological Interest in Mayo. Some of these sites may merit national designation as NHAs. These sites are currently protected by policies in the Mayo County Development Plan 2014-2020.

The Geological Sites which have been identified in county Mayo are illustrated in and listed in **Table 15**.

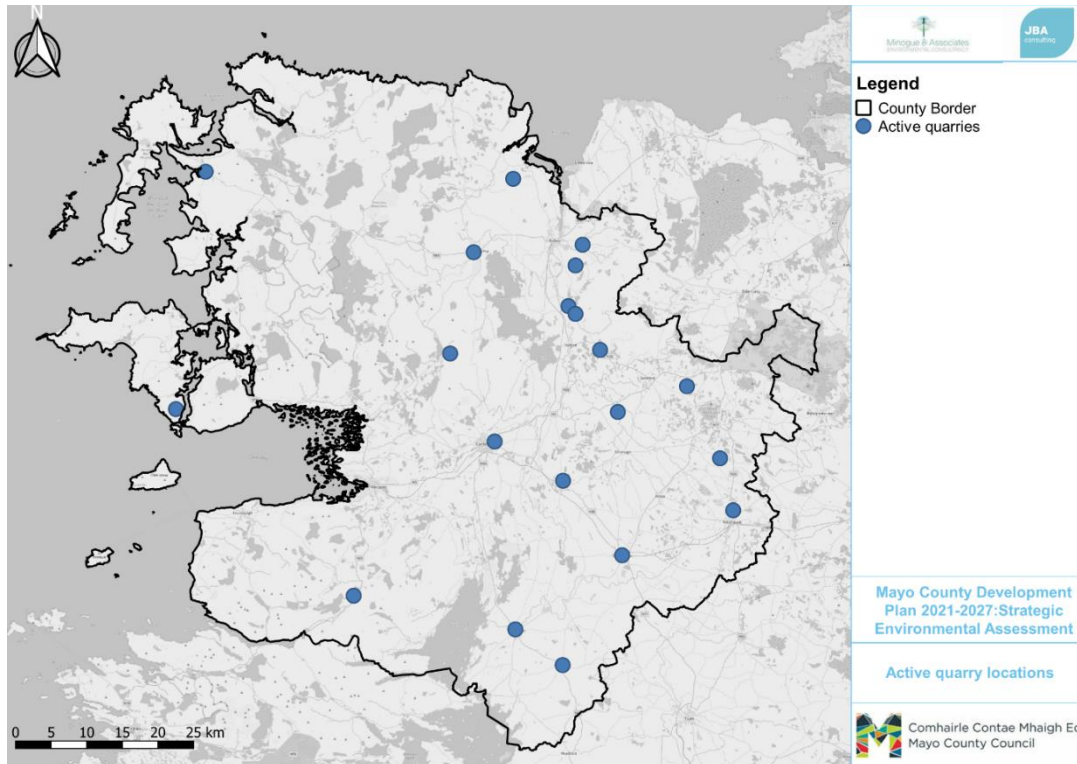
TABLE 0-11 GEOLOGICAL HERITAGE SITES IN COUNTY MAYO

Name	Geological Heritage Theme - Secondary	Geological Heritage Theme- Primary
Clew Bay	Quaternary	
Inishkea Islands	Precambrian Geology	
Pontoon Woods	Precambrian Geology	
Annagh Head Scotchport	Precambrian Geology	
Finny Bridle Path	Precam-Dev Palaeontology	
Lough Mask Shoreline	Camb-Sil Stratigraphy	
Cong Area	Karst	
Mweelrea	Camb-Sil Stratigraphy	Carboniferous
Aile River cave	Karst	
Belderg Harbour	Precambrian Geology	
Burren	Precam-Dev Palaeontology	
Cappagh	Quaternary Precambrian Geology	
Creevagh Head	Carboniferous	
Croaghmoyle	Devonian	Carboniferous
Downpatrick Head	Carboniferous	Coastal Geomorphology
Finny School	Precam-Dev Palaeontology	
Glenisland River	Devonian	
Kilcummin Head	Carb-Pilo Palaeontology	Quaternary
Kings Hill	Devonian	Carboniferous
Port-Glenloss Point	Precambrian	Quaternary
Ross Strand	Igneous Intrusions	
Shangort	Camb-Silo Stratigraphy	Igneous Intrusions
Stella Maris	Carboniferous	
Ballynew Outcrop	Carboniferous	
Benwee Head	Precambrian Geology	
Derrycraff	Carboniferous	
Killala Esker	Quaternary	
Lough Akeel	Carboniferous	
Ringarraun	Carboniferous Upper	
Rockfleet Bay	Carboniferous	
Tawnagh More	Precambrian Geology	Carboniferous
Bollinglanna, Nth Clew Bay	Carb-Pilo Palaeontology	
Townplots, Killala	Carb-Pilo Palaeontology	

4.7.4 QUARRYING

There are reasonable reserves of extractable natural resources, particularly limestone within the area. Extraction ultimately leads to the total removal of a resource within a given area and can lead to localised environmental issues. Section 261 of the Planning and Development Act 2000 (as amended) provides for the registration and control of quarries and Quarry and Ancillary Activity Guidelines for Planning Authorities 2004 (Department of the Environment, Heritage and Local Government) is a useful guide when assessing applications for quarry developments. **Figure 20** indicates the distribution of known quarrying activities in the County.

FIGURE 20 ACTIVE QUARRIES



LANDFILL

Mayo County Council has two EPA-licensed landfills, Derrinnumera and Rathroeen, one of which is operational. All waste accepted at these facilities must now be pre-treated to ensure diversion of bio-waste.

There are a number of historic landfills in the county; of these five fall under the Waste Management (Certification of Historic Unlicensed Waste Disposal and Recovery Activity) Regulations, 2008. Two have been classified as moderate risk and three have been classified as low risk. Further investigation is ongoing.

CONTAMINATED SITES

Currently there is no specific legislation addressing contaminated land in Ireland and to date numerous approaches to the problem, including the ad hoc application of standards and methodologies from other countries, have been applied. In contrast to the UK, historical industrial development within the Republic of Ireland has been restricted primarily to the main port cities. Therefore, land affected by contamination is less widespread and is related primarily to unregulated disposal of waste, agricultural practices and point source releases to ground from discrete sites.

There is no statutory definition of “Contaminated Land” within Ireland, and the term is generally used to refer to all land affected by land contamination. The issue of contamination is covered in a number of existing legislative acts; which are focused primarily on ensuring prevention of pollution from ongoing activities rather than driving clean up from historical use. To date, remedial action with respect to contaminated soils has been driven by the planning and development process and more recently by the requirement for local authorities to identify and assess unregulated waste disposal sites.

The principles of risk assessment, including the concept of the source-pathway-receptor linkage, have been adopted by the Environmental Protection Agency (EPA) for the assessment of Environmental Liabilities and Unregulated Waste Disposal Sites. However, there remains no formalised approach to the assessment of risks to human health from contaminated soils or groundwater.

4.7.5 GEOLOGY AND SOIL -ISSUES AND THREATS

- Maintaining and enhancing soil function and its carbon storage role where possible.
- Addressing extent of soil sealing, increased surface run off and variable permeability of lands in the plan area.
- Retention and creation of areas of greenfield in terms of open space, green infrastructure, permeability and biodiversity considerations.
- Avoiding introduction of non native and invasive species through import and movement of soils.
- Potential effects on soil through recreational use particularly trampling and erosion associated with trails.
- Reducing soil and surface run off through extreme weather and water events.
- Recognising the function of bedrock and its recharge role for groundwater.
- Because of the complex interrelationship between water, air and soil, declining soil quality can contribute to negative or declining water or air quality and function.
- Significant changes to soil condition can be brought about by the impacts of climate change including changes in air temperature, precipitation and extreme weather events - increased occurrence of summer droughts and increased winter rainfall. The potential impacts of these weather changes are likely to be experienced most significantly in relation to agriculture, peatland areas and forestry areas as well as increasing the potential for flood risk. In addition to potential effects on soil condition, dryer summers (likely to be experienced more in the east of the country) would require irrigation of crops during summer months thus requiring necessary infrastructural investment to store winter rain. The drying out of soils in response to climate change could result in deterioration of soil quality. In wetter western areas, within which the Plan area lies, increased rainfall could cause increased soil erosion. Generally, a combination of dry summers and wet winters could also result in subsidence and soil heave.

The County Mayo Climate Adaption Strategy identifies the following in relation to agriculture with clear interactions and effects on soil resources:

- Crop losses and other impacts on high quality agricultural land due to flooding, soil erosion, extreme temperatures and uncontrolled fires.
- Risk of slurry storage and land spreading issues potentially causing water and air quality deterioration.
- Higher summer soil moisture deficits, increasing demand for irrigation to maintain crop yields and quality.
- Potential for increased potency in existing, or introduction of new pests and diseases.
- Increased yields for current crops (e.g. wheat and sugar beet, potatoes) due to warmer conditions and/or CO₂ effects.
- Increased grass yields benefiting livestock production.
- New crops and tree species may be able to enter production, due to warmer conditions.
- Opportunities to grow a wider range of non-food crops for energy.

4.7 LANDSCAPE, SEASCAPE AND TOWNSCAPE

A predominantly coastal county, Mayo is bounded by the Atlantic from Killala Bay in the North to Killary Harbour in the South West. The landscape of the County varies greatly. Dominating the landscape are the peaks of the mountains Nephin (806m, 2,644ft), Croagh Patrick (765m, 2,510ft) and Mweelrea (819m, 2,687ft), which is the highest mountain in Connaught. In contrast to this, vast areas of bogland stretch east and north from Carrowmore Lough covering an area of over 518 square kilometres. Because of the unique topography of the landscape of North West Mayo a National Park was established, comprising of 10,000 hectares of State owned land in the Owenduff /Nephin Beg area. Other distinct features of Mayo include the abundance of inland lakes, including the world famous Loughs of Conn, Cullin & Mask. In addition, there are many offshore islands both large and small. Achill Island is the largest island in the country and is connected by bridge to the mainland. Other inhabited islands include Clare Island, Inishturk and Inishbiggle.

4.7.1 LANDSCAPE APPRAISAL AND POLICY

County Mayo's Landscape Appraisal subdivides the County into 16 distinct landscape character units each containing an area of land with similar character-giving elements such as slope, vegetation and land use. The appearance of the landscape is relatively uniform within each Character Unit.

The Landscape Appraisal identifies vulnerable features across the county including river banks, lake shorelines, the coastline and the skylines of the county's uplands and it is a policy of the Council to recognise and facilitate appropriate development in a manner that has regard to the character and sensitivity of the landscape, to ensure development does not have a disproportionate effect on the landscape and scenic views in terms of location, design and visual prominence.

With regard to both the character units and the vulnerable features, the Appraisal groups together character units into Policy Areas which provide for the guidance of development across the county. There are four Landscape Policy Units in County Mayo.

Policy Area 1: Montaine Coastal

This area is visually distinct in County Mayo landscape terms as it incorporates, in a relatively small area, two dramatic landscape attributes being a steep and rugged shoreline and mountains rising immediately above. These elements make it a desirable setting for visitors and also particularly sensitive to inappropriate development.

Policy Area 2: Lowland Coastal

This area, despite the mildly variant terrain and land cover, has as a principle landscape factor a visual association with the coastline. The lowland coast is considered a separate core policy area, in relation to the other steeper coastal area, as it has significantly different landscape attributes, sensitivities and robustness.

Policy Area 3: Uplands, moors, heaths or bogs

These distinctive and vast areas of the county form a single policy unit due to the similar visual characteristics of smooth topography, limited shelter vegetation, often steep slopes and prominent ridge lines, rendering this policy unit similar suitability to absorb development.

Lakeland Sub-policy Area 3A

This distinctive area of the county comprises the landscapes of policy areas 3 and 4, which bound Lough Conn. The environs of this Lough are often slopes and secondary ridgelines with limited shelter vegetation to the south and undulating areas of pasture, woodland and forest with underlying glacial drumlins to the north.

Policy Area 4: Drumlins and Lowlands

These undulating areas of pasture, woodland and forest make up the remainder of the county and are considered to have a generally similar ability to absorb development. Many of these areas are underlain by glacial drumlins and incorporate low-lying lakelands.

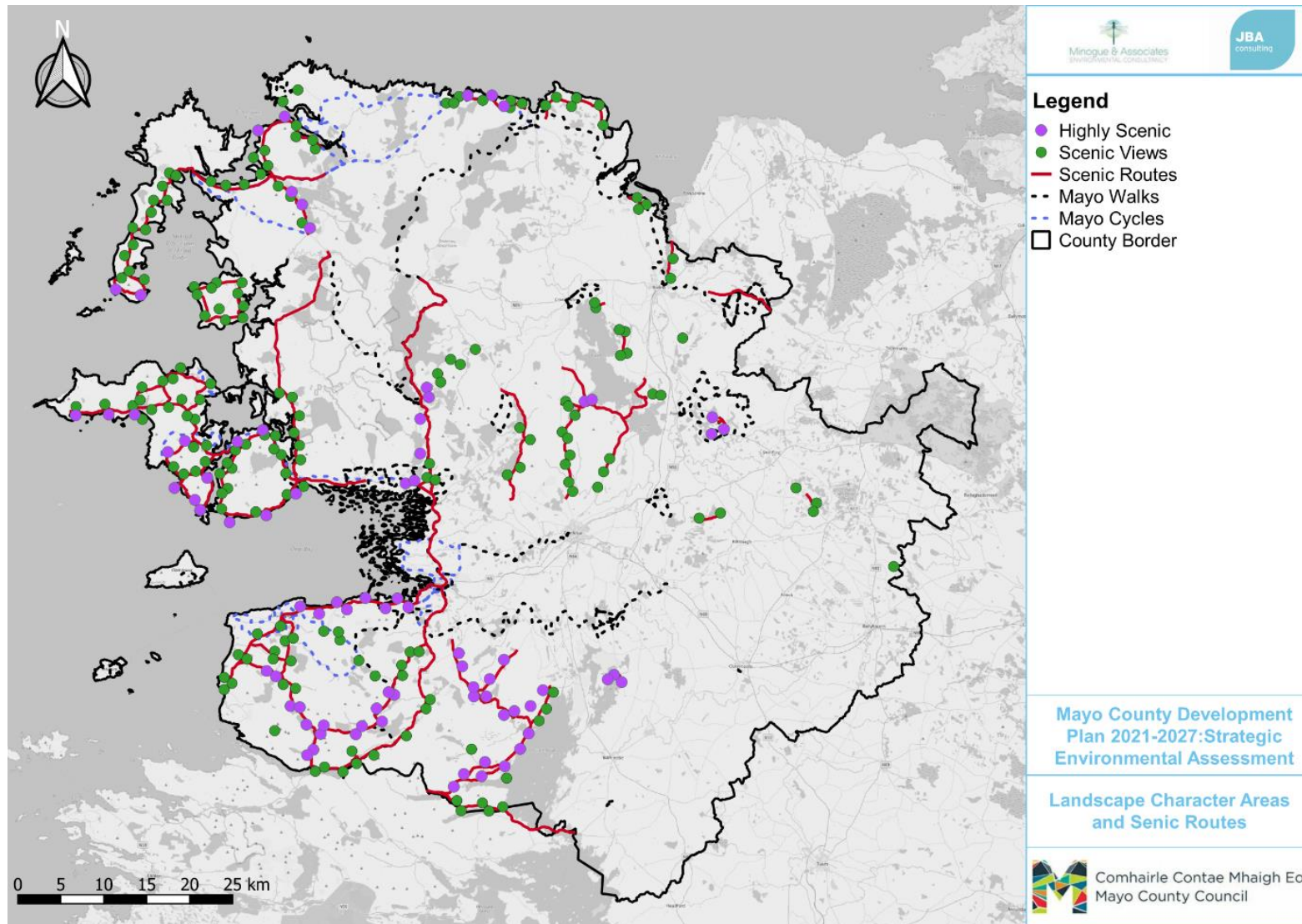
Lakeland Sub-policy Area 4A

This distinctive area of the county comprises the landscapes of policy areas 3 and 4, which bound Lough Mask. It bounds often steep slopes and prominent ridge lines with limited shelter vegetation to the west and undulating areas of pasture, woodland and forest with underlying glacial drumlins to the east.

County Mayo's eastern landscapes (Policy Area 4) are the most robust in the county and are least sensitive to change. All other landscapes are highly sensitive to change.

The County Development Plan also identifies scenic landscape areas in the form of listed Scenic Routes and Scenic Views and it is a policy of the Council to ensure that development does not adversely interfere with views and prospects. The existing walking and cycling routes in the county are also generally located in sensitive scenic landscapes. Given that impacts can arise from adjoining landscapes, consideration of landscape character and sensitivities of neighbouring counties is also important.

FIGURE 21 SCENIC ROUTES, VIEWS, HIGHLY SCENIC AREAS AND EXISTING RECREATIONAL ROUTES



4.7.2 SEASCAPE CHARACTER ASSESSMENT

The draft Regional Seascape Character Assessment prepared for the Marine Institute to inform the Marine Spatial Plan has identified two draft Seascape Character Areas at regional scale as shown in **Figures 22, 23** and summarised below.

SCA 4 SLIGO BAY

FIGURE 22 REGIONAL SEASCAPE CHARACTER AREA – SLIGO BAY



- Massive Atlantic Bay associated with series smaller bays and harbours including Killybegs, Sligo, Enniscrone, and bays of Moy, Killala, Donegal Bay and Malin Bay. Whilst much of the limestone bay is characterised by sweeping, open, gently sloping, low-lying bays; this contrasts with headlands and offshore features such as sea stacks most notably at Slieve League, Downpatrick, Benorthwestee and Erris Heads.
- These resistant crystalline rock cliff fronts at Slieve League and northwest Erris frame the entrance to the extensive bay, which once navigated safely, offers haven.
- Variety of sheltered bays with rich estuaries offer evidence of millennia of human activity and habitation. Principal urban centres all located at harbours or estuaries are Sligo town, Donegal town, Killybegs town and Ballina. Popular recreational resorts at Enniscrone, Strandhill and Mullaghmore offering surfing, seaweed baths as well as other coastal recreational activities. Largest fishing port (per landing) at Killybegs, Co. Donegal¹³
- The coastal hinterland varies from expansive blanket bog landscapes, to remote plateaus comprising peaty soils and cliff faces, to more sheltered, fertile agricultural land.
- Islands – numerous islands and islets are present, ranging from Coney Island associated with Coney Island of New York and immortalised by WB and Jack Yeats; the diversity of islands range from sandbars such as Bartragh Island, to Inis Murray and Rathlin O’Beirne Island.
- Abundance of folklore and history associated with coastal and offshore elements such as Stags of Broadhaven
- Long panoramas to the headlands are a feature along the southern coastline and long views also afforded across the bay both north and south. Frequently long sea views are framed by islands and headlands, whilst the Ox Mountains and the distinctive profile of Ben Bulbin are dominant features of views landward.

SCA 5 ATLANTIC NORTH MAYO AND GALWAY

¹³ Central Statistics Office 2017: Killybegs was the most important port for Irish landings in 2017 accounting for 61% (149,908 tonnes) of all landings by Irish vessels.

FIGURE 23 REGIONAL SEASCAPE CHARACTER AREA ATLANTIC NORTH MAYO AND GALWAY



- Atlantic facing coasts comprising a mix of elevated land, with cliffs and occasional sea stacks visible. The mountains that frame much of this SCA create a series of well-known and iconic seascape vistas.
- Numerous offshore and nearshore Atlantic islands, notably Clare, Achill, Inisturk and Inisbofin; many of the other islands within this SCA have become uninhabited within the past 80-90 years such as Iniskea islands.
- The density of offshore and nearshore islands provides a particular character; the legacy of naming of all these islands from large islands to the numerous offshore skerries/carraigs reflect the use of the coastline for communications.
- Cultural and linguistic ties to the sea remain strong for example placenames at Achill, Belmullet.
- Highly dramatic coastal landscape interacting with the weather systems and force of Atlantic waves. This is particularly pronounced at the northern and western parts of this SCA
- The eastern and south-eastern inlets, bays and sandy beaches are indented and complex.
- Sea is consistently present; even when not visible, the sound of the Atlantic is constant through waves or wind. Salt laden winds and rain can result in salt being deposited on windows and “burned” foliage at inland locations.
- The effect of glaciation of topography is quite pronounced in this SCA particularly around Clew Bay, and the glaciated montane topographies of the Nephin Range, Corraun, Achill, Doo Lough Valley, Killary Harbour and the Twelve Bens.
- Principle towns include Belmullet, Westport and Clifden; all situated within sheltered bays or harbours.
- Ferries run to and from Clare Island and Inisturk islands from Roonagh Pier, boat and fishing trips are variously offers within Clew Bay and Killary Fjord; chartered boats and angling trips also available from Achill and Belmullet. Surfing has become a popular activity off Achill and this area generally has a good reputation for outdoor and sea based activities.

- The coastal hinterland varies from remote plateaus such as Slyne Head, to more blanket peatlands both at elevated and close to sea level. Pasture comprising peaty soils and cliff faces, to more sheltered, fertile agricultural land.
- Key coastal points are identified that present as a juncture between the wilder, exposed Atlantic and the relatively sheltered eastern/southern bays for example at Blacksod Pier, and Keem Head.

4.7.4 TOWNSCAPE

With the increased policy focus on placemaking, public realm and compact growth the character of the towns and villages of the County contribute to townscape character and settings that will require consideration.

The built environment not only includes buildings but the spaces between buildings, such as town squares, parks, community gardens and the physical infrastructure that support human activity, such as transportation and utility networks.

Placemaking is multidimensional and represents the connection between people and place. A high-quality public realm facilitates a positive environment in which to live, work and visit, and provides for an improved quality of life for everyone. Place-making also seeks to incorporate distinctive features and structures in a town, like historic buildings, to provide a sense of place. Successful implementation of place-making principles serves to create and support sustainable communities by providing accessible, safe and distinct built environments reflective of the character, heritage and identity of each individual settlement, supported by the creation of qualitative safe and attractive public spaces

A number of initiatives have been prepared and further committed to in the draft MCDP.

4.7.3 LANDSCAPE AND TOWNSCAPE – ISSUES AND THREATS

- Public realm – addressing deteriorating public realm, enhancing public realm.
- Permeability and better movement around towns, villages and settlements for pedestrians and cyclists
- Increased green space and access to same around settlements
- Reuse of older buildings and the architectural heritage of the town and villages
- Erosion and adverse effects on local and county landscape character though loss of landscape features.
- These include field patterns, loss of coastal features with climate change. Coastal defense, agricultural improvements, loss of vernacular buildings and features, flood defenses, poorly sited and designed developments.
- Challenges of climate change and landscape scale effects and responses.
- Effects of marine litter, coastal erosion, infrastructural development and recreational use along coastline and islands.

4.8 CULTURAL HERITAGE

4.8.1 ARCHAEOLOGICAL HERITAGE

Archaeological heritage is defined as including structures, places, caves, sites, features or other objects, whether on land, underwater or in inter-tidal zones. All archaeological structures, constructions, groups of buildings, development sites, all recorded monuments as well as their contexts, and moveable objects, situated both on land and underwater are part of the Archaeological Heritage. Therefore, the archaeological heritage of the area is not confined to the archaeological sites within the Record of Monuments and Places. It

also includes any archaeological sites that may not have been recorded yet, as well as archaeology beneath the ground surface, or underwater as well as the context of any such site discovered.

County Mayo has a rich archaeological heritage. This wealth is reflected in the RMP which lists and protects monuments and places in Co. Mayo under Section 12 of the National Monuments (Amendment) Act, 1994. Nearly 6,000 areas of archaeological importance (representing almost 8,000 elements) are included in the RMP for Co. Mayo spanning over 7,000 years. This RMP is constantly updated as new sites and monuments are discovered. There are 51 National Monuments in the ownership or guardianship of the State in Co. Mayo and a further 11 National Monuments that are subject to Preservation Orders.

The 1987 and 1994 (Amendment) Acts of the National Monuments Act 1930-2004 specifically address the protection of underwater archaeology. All wrecks over 100 years old and archaeological objects underwater are protected under the legislation and significant wrecks less than one hundred years old can be designated by Underwater Heritage Order on account of their historical, archaeological or artistic importance.

The archaeological heritage includes National Monuments in the ownership or guardianship of the State, National Monuments that are the subject of Preservation Orders, archaeological and architectural monuments and sites listed in the Record of Monuments and Places (RMP) and the Register of Historic Monuments, zones of archaeological potential in Historic Towns; the underwater archaeological heritage, including Historic Wrecks; unknown and unrecorded archaeological sites (including subsurface elements with no visible surface remains); potential sites located in the vicinity of large complexes of sites or monuments, present or former wetlands, unenclosed land, rivers or lakes, or inter-tidal zones.

Ireland has a long and varied maritime history with extensive records for shipwrecks along its coast, rivers, lakes and offshore waters. Evidence for maritime archaeology may survive in the form of ports, harbours, piers and jetties, coastal settlements, submerged cultural landscapes, fortifications, anchors, fish traps, shell middens, kelp grids and the material traces of other activities in the past that involved the exploitation of the coastal and maritime resource. Previously unrecorded archaeological sites other than wrecks may also lie undiscovered in Ireland's coastal waters.

Monuments can be described as any artificial or partly artificial building structure, or erection. Monuments protected under the National Monuments Acts 1930-2004 include places and artifacts associated with commercial, cultural, economic, industrial, military, religious or social activity.

4.8.2 BUILT HERITAGE

The term 'architectural heritage' is defined in the Architectural Heritage (National Inventory) and Historic Monuments Act, 1999, as meaning 'all a. structures and buildings together with their settings and attendant grounds, fixtures and fittings, b. groups of such structures and buildings, and c. sites which are of architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest.'

Protected Structure A 'protected structure' is defined as any structure or specified part of a structure, which is included in the Record of Protected Structures. A structure is defined by the Act as; 'any building, structure, excavation, or other thing constructed or made on, in or under any land, or any part of a structure'. Each local authority has a legal responsibility to include a Record of Protected Structures (RPS) in its Development Plan. Structures, or parts of structures, can be added to the Record if they are deemed of special, architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest or value.

An Architectural Conservation Area (ACA) is a place, area, group of structures or townscape that is of special, architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest or value, or contributes to the appreciation of protected structures.

ACAs could include, for example, a terrace of houses, a streetscape, a town or village centre or a group of structures associated with a specific building such as a country house or an industrial or maritime building. Structures in an ACA are important in their contribution to the character of the area. Any works that would have a material effect on the special character of an ACA require planning permission.

The architectural heritage of Mayo spans many centuries. This heritage reflects past lives and is an important record of the economic and social history of the county. Architectural heritage includes churches, courthouses, commercial and institutional buildings including banks and post offices, country houses, and also includes vernacular architecture. Within this range of building types are structures, streetscapes, village and town cores of such architectural heritage significance or special character that they are deemed worthy of protection either as individual elements which are listed on the Record of Protected Structures (RPS), as groups of buildings within Architectural Conservation Areas (ACAs) or as particular built heritage types that have been recorded as part of the unique identity of Mayo. County Mayo has a rich architectural heritage, 271 of which are noted in the Record of Protected Structures (RPS) for County Mayo. The list of protected structures and a description of each is contained in the Mayo County Council, County Development Plan 2014-2020.

DESIGNED LANDSCAPES – HISTORIC GARDENS, DEMESNES AND ESTATES

Historic designed landscapes relate to gardens, parkland, woodland, estates and public parks. By using both natural and built features such as trees, shrubs, lawns, ponds, watercourses, views/vistas, walled gardens, follies, farm outbuildings, gates and gate lodges, our ancestors created these compositions which are part of our architectural and horticultural heritage.

INDUSTRIAL & MARITIME BUILT HERITAGE

Industrial Heritage relates to sites, structures, mechanisms and artefacts associated with the industrial past, mainly of the 18th and 19th centuries and can extend further back to include archaeological sites. Examples of the industrial and maritime heritage of Mayo include structures associated with transportation such as railway stations and associated structures, historic bridges, lighthouses, coastguard stations, harbours, piers and quays. Architectural heritage related to transportation is also an important asset. Mill buildings and associated structures such as mill races, sluices and weirs also form part of this built heritage.

VERNACULAR BUILT HERITAGE

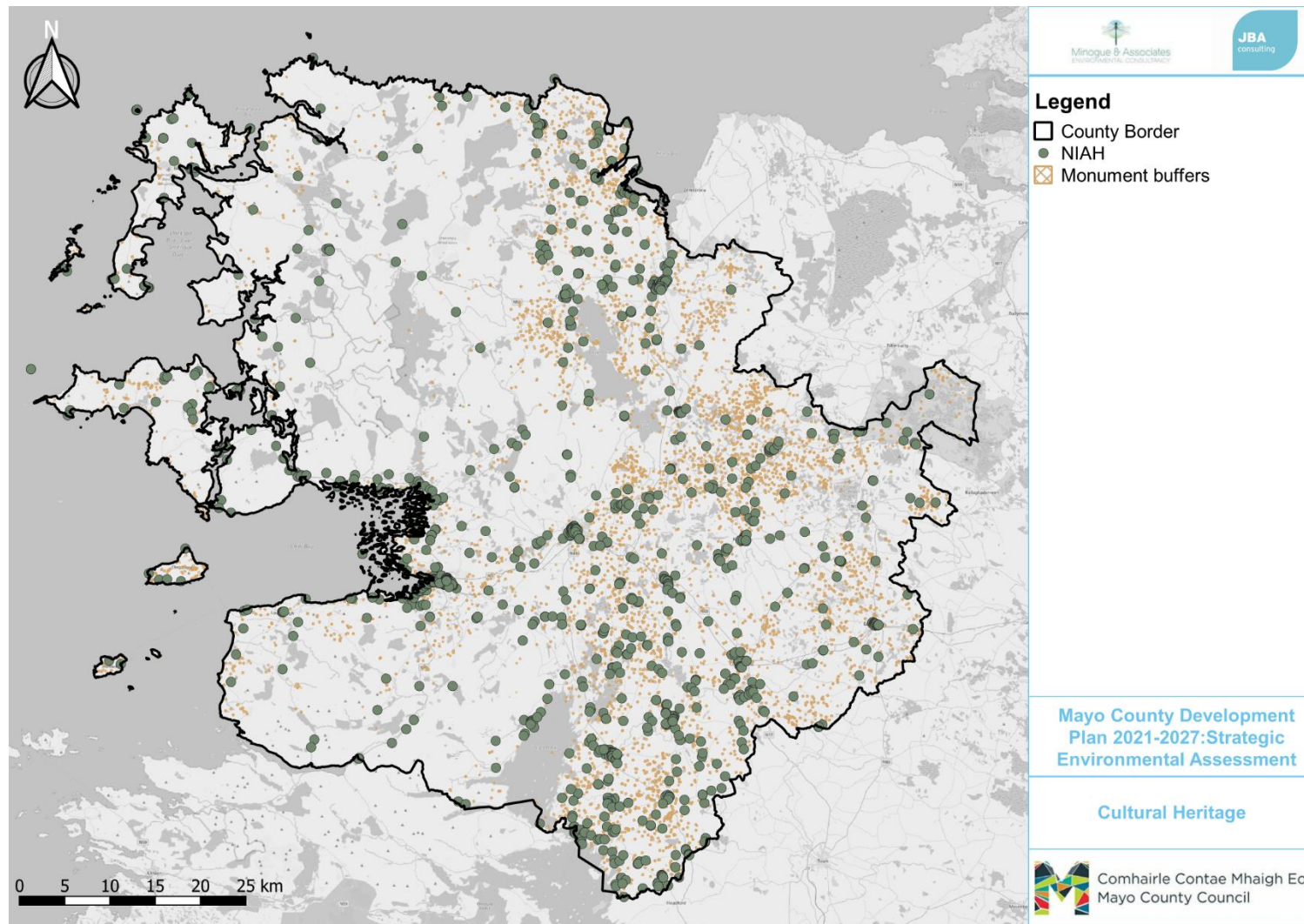
Vernacular built heritage forms a significant part of the built heritage of County Mayo, while many of these structures may not be listed on the Record of Protected Structures, their distinctive character contributes positively to the towns, villages and rural landscape of the county.

TRADITIONAL FEATURES AND OTHER BUILT HERITAGE

There are other elements of built heritage including stone walls, gates, lime-kilns, post-boxes, water pumps and other traditional features that contribute positively to the towns, villages and rural landscape of the county.

Supplementing the RPS, inventories of architectural heritage have also been carried out on behalf of Mayo County Council including the Heritage Bridge Survey, Railway Heritage Survey and Thatch Survey. **Figure 25** shows the National Inventory of Architectural Heritage as well as the archaeological monuments recorded for County Mayo.

FIGURE 24 RECORD OF PROTECTED STRUCTURES AND ARCHAEOLOGICAL MONUMENT BUFFERS COUNTY SCALE



4.8.3 CULTURAL HERITAGE – ISSUES AND THREATS.

- Urban realm and architectural heritage
- Reuse of buildings and town centre viability
- Contribution of cultural heritage (tangible and intangible) to local character, sense of place and identity.
- Although cultural heritage is afforded the highest level of legislative protection, eg. Record of Protected Structures and Architectural Conservation Areas, impacts may occur due to pressure from inappropriate developments. Significant development pressures may vary depending on the location within the Plan area.
- Adapting older buildings to enhance energy efficiency
- Promoting good conservation practice
- Loss of smaller vernacular features of architecture
- Loss or adverse effect on landscape setting of archaeological features or architecture
- Erosion of demesnes.

The County Mayo Climate Adaptation Strategy identified the following for cultural heritage:

- Soil erosion and increase in weathering of buildings and monuments
- may lead to the loss of archaeological sites.
- Increased costs of maintaining built heritage and archaeological sites.
- Some coastal, intertidal and submerged archaeological sites may be completely lost due to sea level rise, storm surge, flooding.
- Rising soil temperatures accelerate microbiological and chemical processes which preserve buried archaeological heritage.
- New sites may be discovered or exposed from severe weather events e.g. high temperatures, coastal storms.

4.9 AIR QUALITY AND CLIMATIC FACTORS

4.9.1 AIR QUALITY

The Air Quality Index for health (EPA) provides air quality information with health advice for both the general public and people sensitive to air pollution. The index is displayed on a colour-coded map, updated hourly. Please see Section 4.5.7 for more information on Air Quality.

DECORATIVE PAINTS AND SOLVENTS

Decorative paints and solvents are composed of volatile organic compounds (VOC) which pose a risk to health and the environment. In still, sunny conditions and in the presence of nitrogen oxides (contained in vehicle exhaust gases), VOCs react to form ground level ozone. Ozone is one of the components of summer smog and harms human health through respiratory illness, crops and the general ecosystem. Ozone can be transported over long distances, possibly hundreds of kilometres, from where it is formed.

Regulations governing solvent emissions are now in force which oversee the emission of solvent vapours from specified activities and bring the activities of much smaller businesses under the control of the local authorities. Businesses now affected include vehicle refinishing companies which carry out original coating of road vehicles or trailers and dry cleaners. The EPA has produced best practice guidelines for dry cleaners and separate guidelines for vehicles refinishing.

Air pollution also impacts the environment, affecting the quality of fresh water, soil, and ecosystems.

Air pollution can also damage materials and buildings, and some air pollutants behave like greenhouse gases that cause climate change. The economic cost of the health impacts alone is very significant, estimated at 330-940 billion Euros (3-9% of EU GDP)¹⁴.

4.9.2 CLIMATE CHANGE

Adapting and mitigating effects of climate change has informed the preparation of MCDP. An overview of climate change effects on weather is provided below in **Table 16**:

TABLE 0-12 CLIMATE CHANGE EFFECTS ON WEATHER (NATIONAL)

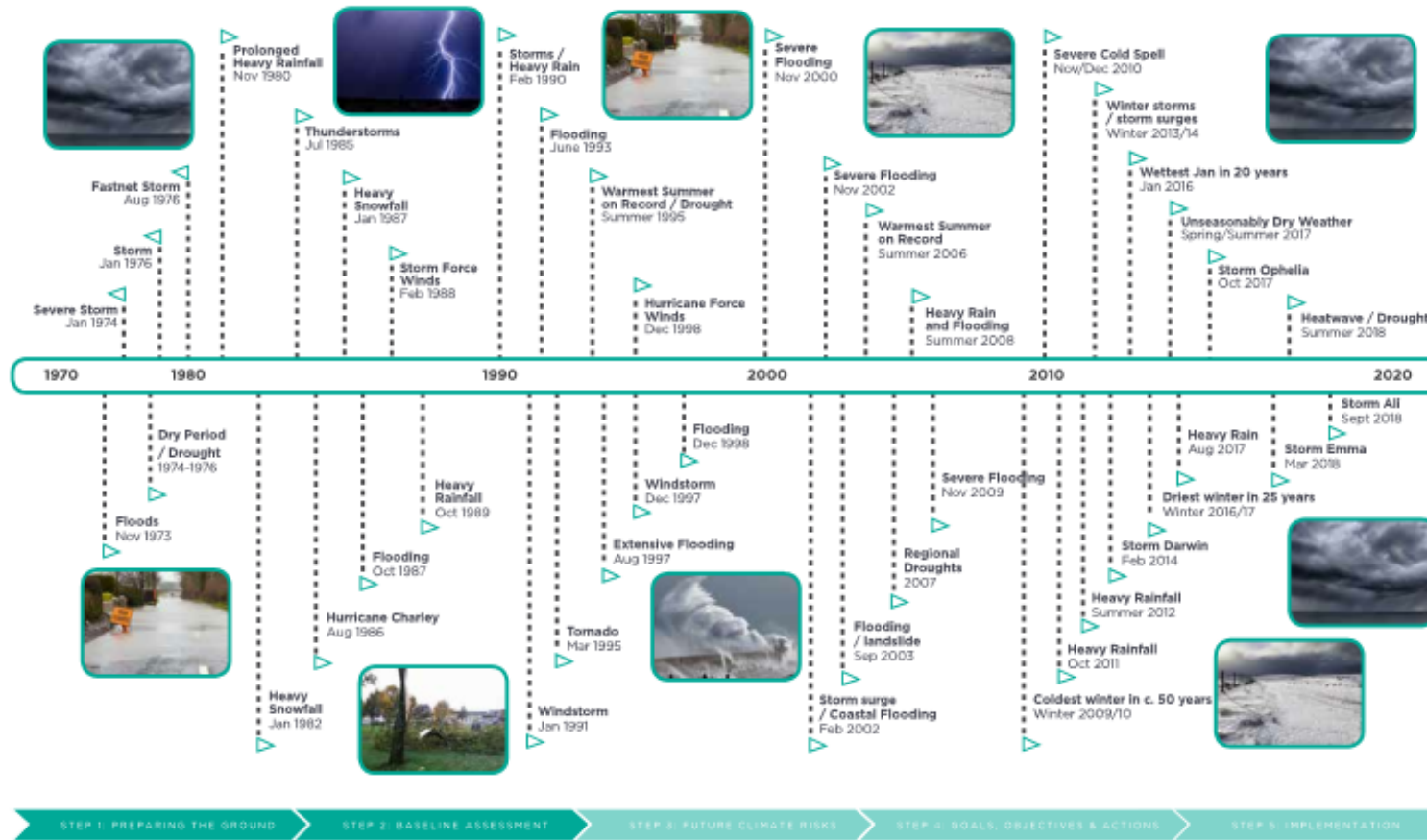
Temperature	<p>Long-term increase in annual average temperatures</p> <p>Chronic increase in temperature maxima, i.e. frequency/duration/magnitude of summer heatwaves, unseasonably warm winter weather, and fewer frost days</p> <p>An increase in the average length of the growing season</p> <p>Changes in acute events:</p> <ul style="list-style-type: none"> o more heatwaves o fewer frost and ice days
Precipitation	<p>A net decrease in total annual precipitation and event frequencies</p> <p>Projected decreases in summer precipitation, with increased frequency/duration/magnitude of summer dry/drought periods - closely associated with higher temperatures</p> <p>An increase in winter precipitation frequencies, with notable increases in winter and autumn precipitation</p> <p>Changes in antecedent precipitation intensity and distribution, with possible increasing intensity of extreme precipitation events</p> <p>Geographical and temporal nuances in precipitation patterns from west to east (i.e. more pronounced wetting in the west in winter and more pronounced drying in the east during summer)</p>
Storms	<p>Decreased frequency of North Atlantic storms (i.e. fewer North Atlantic depressions)</p> <p>Overall intensity of storm events is more likely than not to increase, with more intense associated hazards e.g. heavy precipitation, flooding, storm surge, wind, lightning, from increased convective activity</p> <p>Hail and snow may decrease</p>
Sea Level	<p>Chronic, increase in sea levels of conservatively ~2-3mm per annum</p> <p>An associated net increase in storm surge and tidal flow</p>

Figure 25 overleaf presents the recent record of extreme climate events in County Mayo, from the County Mayo Climate Action Plan 2019-2024.

¹⁴ <https://www.dcae.gov.ie/en-ie/environment/topics/air-quality/pages/air-quality-overview.aspx>

FIGURE 25 CLIMATE EVENTS COUNTY MAYO 1970 TO 2020

HISTORIC CLIMATE EVENTS IN MAYO



Following analysis by the Climate Adaptation Team, the baseline assessment indicates that strong wind events have emerged as an increasing issue in County Mayo, but the impacts are generally short lived and the clean up relatively quick.

Flooding is a largest source of climate related impact and loss around the County, particularly in the towns of Crossmolina, Ballina, Foxford and Westport, which are exposed to fluvial flooding. Some coastal towns such as Belmullet, Westport and Louisburgh, as well the Islands off County Mayo have also been impacted by sea surge and coastal storms.

The analysis also indicates that other impacts on our environment, economy and social activities are starting to emerge over a more gradual time frame as a result of incremental changes in our climate.

These include changes in the timing of seasonal life cycle events for animals and plants, agricultural shifts effecting food production process, longer term impacts of precipitation, temperature change and extreme events in infrastructure, clean water and human well being. The economic and social costs associated with both gradual and extreme weather events was also perceived to be increasing during the baseline assessment.

4.9.3 CLIMATE CHANGE -ISSUES AND THREATS

The following **Table 16** presents the principal issues and threats associated with climate change and SEA parameters.

TABLE 0-13 CLIMATE CHANGE – ISSUES AND THREATS

SEA Topic	Issues and Threats
Biodiversity, flora and Fauna	<p>Of the 94 identified ecological processes, across terrestrial, marine and freshwater ecosystems, that underpin ecosystem functioning and support services to people, 82% showed evidence of impact from climate change The observed and projected climate change impacts on Ireland’s biodiversity can be categorised into four broad categories:</p> <ul style="list-style-type: none"> a) Changes in phenology (the timing of lifecycle events); b) Changes in the geographical range of species; c) Increased degradation of habitats and changes in ecosystem processes; d) Increased occurrence of invasive species;¹⁵ <p>Previous extreme weather events that have impacted on biodiversity include the extended cold spell of 2010 which led to Wintering Wildfowl Starving and Birds Freezing in Roosts on Shannon and Little Brosna callows. Exceptionally dry summer of 2018 resulted in numerous (50 estimated) large and smaller fires on upland and hill areas¹⁶.</p>
Population and human health	<p>The potential impacts of climate change on human health can arise from direct and indirect impacts. Direct impacts can result from prolonged periods of hot or cold weather which can lead to heat and cold stresses and their associated effects. Milder winters may lead to lower fuel consumption (home heating); extremes of temperature can lead to cold related deaths, or conversely heat related deaths. Critical emergency /transport services can be affected by severe cold or flooding conditions. Indirect effects can arise on other parameters from extreme weather such as water flow, quality and temperature in hot conditions.</p> <p>Urban environments are particularly vulnerable to the urban heating island effects associated with increased urban built environments, the transformation of green space to built land and accompanying loss of vegetation and soil sealing that helps</p>

¹⁵ Biodiversity Climate Change Sectoral Adaptation Plan Prepared under the National Adaptation Framework, DAHG, 2019

¹⁶ <https://greennews.ie/up-in-flames-data-reveals-extent-wildfires-ireland-this-summer/>

	to mitigate this effect. Whilst larger urban areas are most commonly associated with this effect, at smaller scale, urban centres likely includes a number of micro urban heat islands -these are urban hot spots and include poorly vegetated surface car parks, non reflective roofs and asphalt roads. given its urban habitats is vulnerable to this effect also ¹⁷ .
Water	It is likely that climate change through extreme weather events (such as warmer winters, extremes of temperatures, storms and precipitation events) will add to water quality management issues in the future. Heavier winter rain storms give rise to flash flooding and land saturation, bringing in more significant loads of diffuse pollution into the water bodies. Drought periods can give rise to low water levels and increased temperatures, with associated difficulties for aquatic habitats and species, as well as adequate water quantity for abstraction and potable water supply.
Soil and Geology	Significant changes to soil condition can be brought about by the impacts of climate change including changes in air temperature, precipitation and extreme weather events – increased occurrences of summer droughts and increased winter rainfall. The potential impacts of these weather changes are likely to be experience most significantly in relation to agriculture, peatland areas and forestry areas as well as increasing the potential for flood risk. Drier summers could also require necessary infrastructural investment to store winter rain and the drying out of soils in response to climate change could result in deterioration of soil quality. Increased rainfall could cause increase soil erosion and run off. Generally, a combination of dry summers and wet winters could also result in subsidence and soil heave.
Landscape	<p>Landscape changes will result from climate change impacts on:</p> <ul style="list-style-type: none"> • soils and vegetation • farming and forestry • rivers and coasts • hills and lowlands • buildings <p>Landscapes will also be affected by adaptation and mitigation measures in response to climate change, for example renewable energy infrastructure, or interventions to address surface water management, modal shifts and flooding.</p> <p>There is also likely to be an increase in river flooding, erosion and slope instability. Semi-natural habitats are likely to change as species' favoured conditions move north. This could affect peat bogs, native woodlands and upland plant communities. There are likely to be direct effects on trees and forests reflecting changing patterns of rainfall, increases in storm damage and a potential increase in pests and disease. This could be most evident in agricultural areas, woodlands, designed landscapes and settlements. The pattern of snowfall and snow lie is likely to change.</p> <p>Along low lying sections of coast, or in areas where flooding or land stability are already issues, changes in landscape character could be quite dramatic. However, for the most part these changes will be more gradual and subtle - modifying rather than transforming the landscape¹⁸.</p>
Cultural Heritage	The direct effects of climate change on heritage may be immediate or cumulative. Thus, damage from catastrophic events such as floods and storms are likely to increase at the same time as slow-onset environmental deterioration mechanisms. The way these impacts manifest will vary according to the sensitivity of the heritage and its exposure (Murphy and Ings, 2013). Exposure will alter with location and aspect, while sensitivity will be determined by the nature of the heritage resource (type, material) and its current condition.

¹⁷ <https://www.urbanheatislands.com/heat-island-types>

¹⁸ Landscape Character and Climate Change, Scottish Natural Heritage, 2010

	<p>In addition, there will be indirect impacts related to societal responses to climate change in terms of both adaptation (e.g. changes in land use) and mitigation (e.g. the renovation or upgrading of historic buildings to reduce energy consumption). The Urban heat island effect is likely to act as a risk multiplier, meaning that buildings in urban centres will be propelled more rapidly towards damaging temperature thresholds for microbiological and/or chemical decay mechanisms. Higher temperatures can provide conditions for established pest species to spread and increase in number.</p> <p>The EU-funded Climate for Culture research project used climate modelling and whole-building simulation tools to predict how climate change will affect historic interiors in Europe. Western Atlantic Europe is likely to see an increase in biodeterioration due to mould and pests as higher temperatures provide more hospitable environments for both.</p> <p>Cultural landscapes such as parks and gardens and archaeological clusters are at risk from increasing pests and diseases as well as droughts, wildfires and windthrow. Alterations in natural landscape characteristics will also impact indirectly on material cultural heritage by disturbing the 'sense of place' and on intangible culture, which expresses landscape through art, poetry and music¹⁹</p>
Air Quality and climatic factors	<p>Long term increase in annual average temperatures</p> <p>A net decrease in total annual precipitation and event frequencies</p> <p>Decreased frequency of North Atlantic storms (i.e. fewer North Atlantic depressions)</p> <p>Chronic, increase in sea levels of conservatively ~2-3mm per annum</p>
Material Assets	<p>Flood events and possible consequent risk of subsidence may have a significant impact on critical infrastructure such as roads, rail, electricity, water and communications. This in turn would have a potential impact on productivity, economic confidence and general social wellbeing. Hotter summers could also place an additional stress on key infrastructure.</p> <p>High temperatures can result in Hot-weather-related changes in demand (e.g. higher daily and peak demand)</p> <p>Higher precipitation levels can result in more frequent water/wastewater asset flooding, asset loss and potential for environmental pollution as well as increased drawdown in the autumn/winter for flood capacity, leading to resource issues in the following spring/summer</p> <p>Low precipitation - Reduced availability of water resources (surface water and groundwater sources)</p> <p>Increased storminess –</p> <p>More frequent water/wastewater asset flooding, asset loss and potential for environmental pollution. Interruption to business continuity</p> <p>Waste sent to landfill accounts for 1.5% of national GHG emissions.</p>
Interactions	<p>Climate change is impacting ecosystems through changes in mean conditions and in climate variability, coupled with other associated changes such as increased ocean acidification and atmospheric carbon dioxide concentrations. It also interacts with other pressures on ecosystems, including degradation, defaunation and fragmentation. At the same time, ecosystems can also assist in the mitigation of, and adaptation to, climate change.</p>

4.10 MATERIAL ASSETS

Material assets are defined as the critical infrastructure essential for the functioning of society such as water supply, wastewater treatment, transportation etc. The section will address the following:

1. Transportation
2. Waste management

¹⁹ Text from Section 2.2 Built and Archaeological Heritage Climate Change Sectoral Adaptation Plan 2019 DAHG

3. Water Supply
4. Wastewater Treatment Infrastructure
5. Energy.

4.10.1 TRANSPORT

Access to an efficient transport network contributes to opportunities for all sectors of the population to access services, facilities and social networks that are necessary to meet daily needs. Ease of accessibility enhances quality of life, promotes social inclusion, presents opportunities and promotes human health through expansion of cycle and walking infrastructure. **Figure 26** presents the main roads, cycling and walking routes in the County.

ROADS

There are approximately 6,490km of roads in County Mayo²⁰. There are three National Primary Routes; the N5 (Westport to Longford), the N17 (Charlestown to Galway) and the N26 (Ballina to Swinford). All three National Primary Routes comprise approximately 132km in length. There are five National Secondary Routes in the County (N58, N59, N60, N83 and N84) comprising approximately 267km. The majority of the road length is made up of Regional (622km) and Local Roads (5,469km), a reflection of the predominantly rural nature of the county.

RAIL NETWORK

At present, the only rail network in Mayo is the service between Westport/Ballina and Dublin. An average of three passenger trains run daily and two to three freight trains serve Mayo on a daily basis.

AIR TRANSPORT

County Mayo is served by Ireland West Airport Knock, which is situated in the East of the County. In the last five years Ireland West Airport Knock's position has been further strengthened as Ireland's fourth international airport with a major increase in the number of passengers using the facility. Ireland West Airport Knock is the main international air access gateway for the West, North West and Midland regions of Ireland. The Airport has also experienced rapid developments and now serves more than 20 scheduled and charter destinations across Ireland, the UK, Europe and beyond. Flights include commercial scheduled, commercial charter and training flights. It is also a transportation gateway to major tourist destinations in western Co. Mayo. Clearly the existing baseline has been affected by the impact of the Covid 19 pandemic on air travel generally and international tourism.

HARBOURS AND PIERS

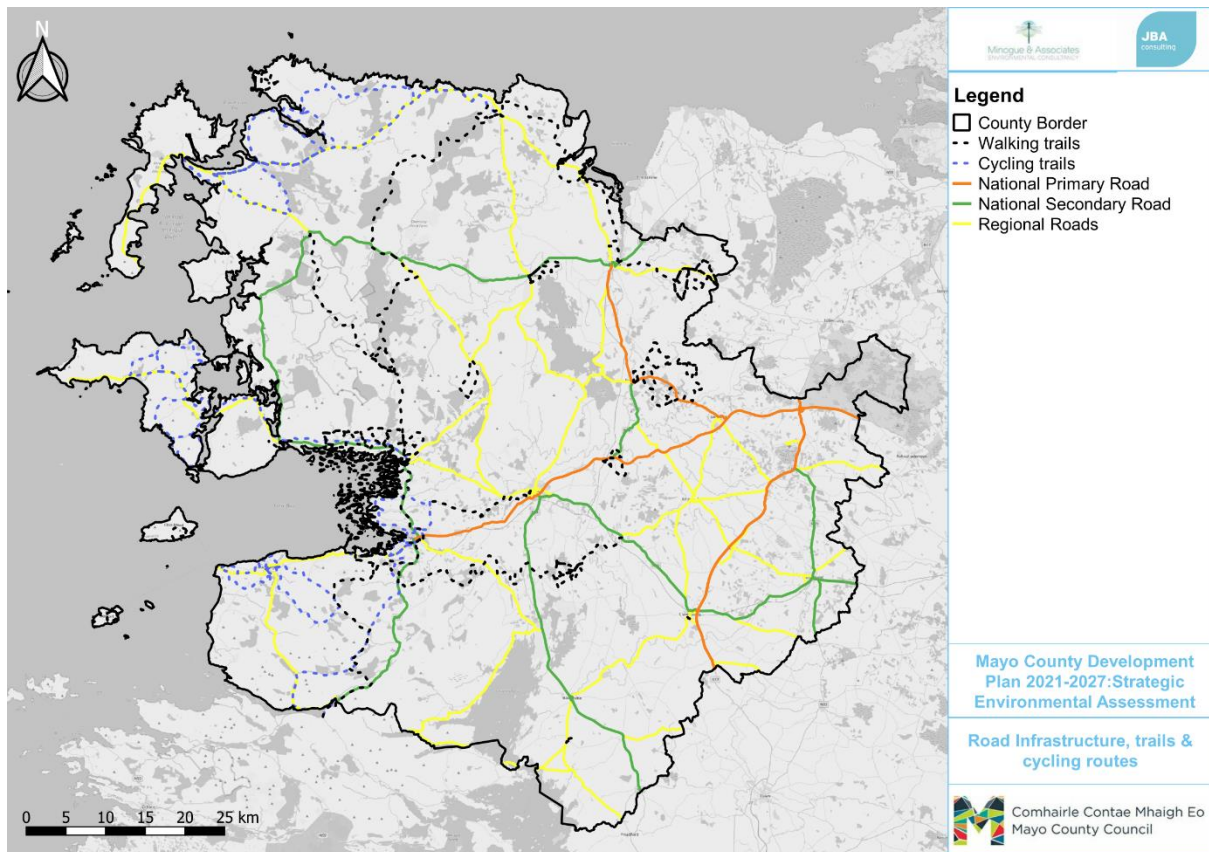
The 78 piers and harbours within the county vary considerably in size and scale with 13 located on Mayo's offshore islands and 65 on the mainland. Generally used for landings for aquaculture, recreational activities and commercial fishing, none of the piers or harbours are currently used for importation on a commercial scale.

CYCLING AND WALKING

The Great Western Greenway is 42 kilometres long and begins in Westport and ends in Achill, passing through the towns of Newport and Mulranny as it runs along the coast of Clew Bay. It follows the route of the former Achill extension of the Westport railway line, which was constructed in the 1890s and closed in 1937. An estimated 300 people cycle and walk the trail each day.

FIGURE 26 TRANSPORT MAIN ROADS, CYCLING AND WALKING

²⁰ Text on Roads, Rail and Airport from County Mayo Noise Action Plan 2018-2023



4.10.2 WASTE

The Connacht-Ulster Waste Management Plan 2015-2021 provides a framework for the prevention and management of waste in a sustainable manner in Mayo and the other local authority areas. Following a public consultation stage, the final Regional Waste Management Plan was made in May 2015. Mayo County Council is the regional lead authority, acting on behalf of the other authorities with responsibility for the successful implementation of the plan.

The waste sector was responsible for 1.5% of Ireland's Greenhouse Gas emissions in 2018. The waste sector includes emission estimates from solid waste disposal, composting, waste incineration, open burning of waste and wastewater treatment and discharge. The largest of these sources is solid waste disposal on land (landfills) where CH₄ is the gas concerned. The Climate Action Plan includes specific targets combatting waste including reductions in household waste, landfill reliance, plastics and food waste. It also sets out ambitious recycling targets for municipal, plastic and packaging waste. Domestic and commercial waste collection is undertaken solely by private permitted collectors.

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

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

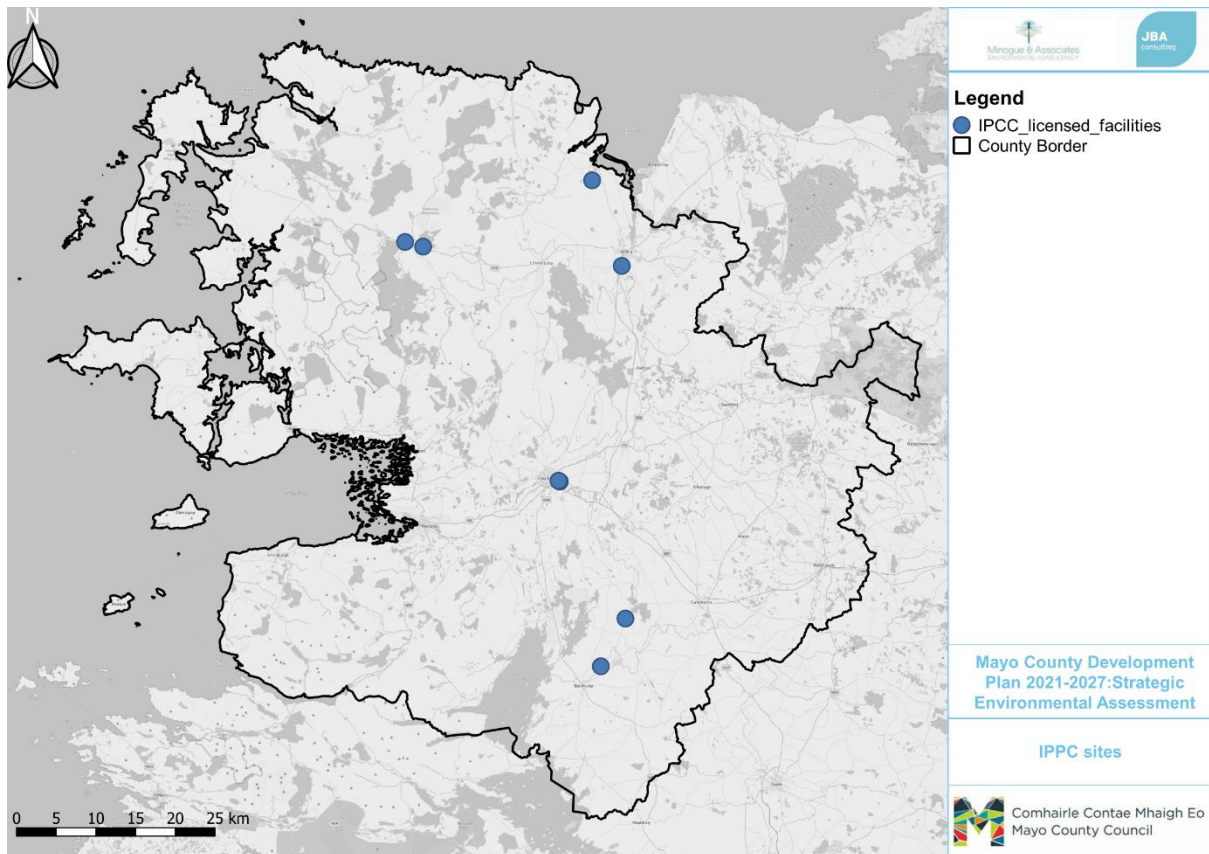
The National Waste Prevention Programme works with others to drive Ireland's Circular Economy. It supports behavioural change and sustainable choices through targeted funding programmes and sharing best practices across six priority areas: Food Waste; Construction & Demolition; Plastics; Agriculture; Resources & Raw Materials; and Local Waste Prevention.

Mayo County Council provides two Civic Amenity Sites (Recycling centres), one located at [Derrinumbera](#), between Newport and Castlebar, and the other located at [Rathroeen](#), on the Killala Road outside Ballina.

4.10.3 IPC SITES

The EPA are the authority to permit licenses under IPC. These licences aim to prevent or reduce emissions to air, water and land, reduce waste and use energy/resources efficiently. An IPC licence is a single integrated licence which covers all emissions from the facility and its environmental management . **Figure 27** below shows the location of IPC licensed facilities in the County.

FIGURE 27 IPC LICENSES



4.10.3 WATER SERVICES INFRASTRUCTURE

Provision and management of water services (water supply and wastewater but excluding storm/surface water other than where sewage has been combined with surface water) was transferred to Irish Water in 2014. Irish Water has completed the water services infrastructure at national level and identified priority projects for inclusion in the Capital Investment Plan.

WATER SUPPLY²¹:

There are two main classifications of water supply in Ireland:

Public Water Supply: These supplies are in the charge or ownership of Irish Water or any person acting jointly with it or on its behalf under a service level agreement or contract.

Private Water Supply: These supplies are **not** operated by Irish Water.

Private Water Supplies

Private Water Supplies comprise of the following types:

- **Public Group Schemes** are supplies where a group water scheme, set up by the local community, manages the distribution of treated water to the users. Irish Water manage the abstraction and treatment of the water.
- **Private Group Schemes** are supplies where a group water scheme, set up by the local community, manages the abstraction, treatment and distribution of treated water.

²¹ From www.water.ie/ourprojects

- Small Private Supplies (SPS) are supplies serving a commercial or public activity. The owner or manager of the activity manages the abstraction, any treatment and the delivery of the water. Examples of commercial or public activities served by small private supplies include hotels, pubs and restaurants, crèches and national schools.
- Household Wells serve individual private homes, mostly in rural areas. Household wells are often also called private wells. The householder is responsible for managing this type of supply.

Both the Supplier and the relevant Local Authority have legal responsibilities in relation to private supplies, under the European Union (Drinking Water) Regulations 2014.

The 2019-2021 funding cycle of the Multi-Annual Rural Water Programme (MARWP) consists of eight measures:

- Measure 1 - Source Protection (Group Water Scheme Sector): This measure is aimed at protecting the raw water source of existing group water schemes thus contributing to the safety of water users through the ability of the scheme to sustainably achieve compliance with the water quality parameters of the Drinking Water Regulations on a consistent long-term basis,
- Measure 2 - Public health compliance (Group Water Scheme Sector): This measure is aimed at improving water quality in existing group water schemes, through upgrading of their treatment facilities, so that the schemes can sustainably achieve compliance with the parameters of the Drinking Water Regulations on a consistent long-term basis,
- Measure 3 - Enhancement of existing schemes including water conservation (Group Water Scheme Sector): This measure supports projects to make existing group water schemes more efficient in their operation (e.g. water conservation and network upgrades, including storage) and contributing to good water quality on a consistent sustainable long-term basis.
- Measure 4 – New Group Water Schemes: This measure supports social and economic development in rural towns and villages and their hinterlands by providing new group water schemes where public water supply schemes or individual/private wells are not the most viable option,
- Measure 5 – Transition of Existing Group Water Schemes and Group Sewerage Schemes to the Public (Irish Water) Water Sector: This measure enables existing group water schemes and existing group sewerage schemes, where they wish to do so and with the agreement of Irish Water, to transition to the public water sector (Irish Water),
- Measure 6 - Community Connections (Water and Wastewater): This measure facilitates the continued expansion of the coverage of piped water supplies and central wastewater collection systems by extension off the public (Irish Water) network,
- Measure 7 - Innovation and Research: This measure is aimed at issues in the rural water sector which, given the major transition of water services in Ireland, require new and innovative approaches and solutions,
- Measure 8 - Individual wells (more commonly known as private or household wells) and on-site wastewater treatment systems (more commonly known as septic tanks): This measure is aimed at allowing householders that are dependent on these services to obtain funding support for their improvement.

The following Public Water Schemes have been identified by the EPA for remedial action. **Table 18** below presents further information on this action list.

TABLE 0-14 EPA REMEDIAL ACTION LIST FOR PUBLIC WATER SCHEMES, COUNTY MAYO

Newport Public Water Scheme, Serves 684 persons	Complete catchment-focussed engagement actions involving	December 2021
--	---	---------------

	Irish Water and the relevant stakeholders (as set out in Irish Water's response to EPA Direction) to achieve compliance with the limits for pesticides	
Ballycastle 363	Replacement of supply with the Ballina-Lisglennon PWS	December 2020

WASTEWATER TREATMENT:

The Urban Wastewater Treatment Directive (91/271/EEC, amended by Directive 98/15/EEC) aims to protect the environment from the adverse effects of wastewater discharges by ensuring that wastewater is appropriately treated before it is discharged to the environment. The standards are set to protect the environment and people's health from the adverse effects of waste water discharges and the final deadline for Ireland to comply with the standards was 2005. In 2018 there were 169 large urban areas in Ireland. 148 (or 88%) of these large urban areas met the standards but the remaining 21 (or 12%) still failed to treat waste water to the required standards in 2018. Such treatment is essential in order also to meet the requirements of the WFD.

Irish Water has provided information on settlements in the County with wastewater treatment facilities and capacity on same. Newport and Louisburgh are identified as having no spare capacity. Killala, Foxford and Ballindine have potential spare capacity. This means the WWTP is currently not compliant with the Waste Water Discharge License emission limit values but is capable of achieving at least Urban Wastewater standards. Potential availability of capacity in this case would be dependent on any additional load not resulting in significant breach of the combined approach as set out in Regulations 43 of the Waste Water Discharge Authorisation Regulations 2007.

4.10.4 ENERGY

When a national target of improving our energy efficiency by 20% by 2020 was set in 2009, the public sector was given an even higher target of 33%. At the end of 2015, the sector was using 21% less energy than it had in 2009, resulting in avoided costs of €619m and emissions savings of 548,000 tonnes over that period. The SEAI Annual Report on Public Sector Energy Efficiency Performance 2018 highlights that Mayo County Council has achieved energy efficiency improvements of 21.2% between 2009 and 2017.

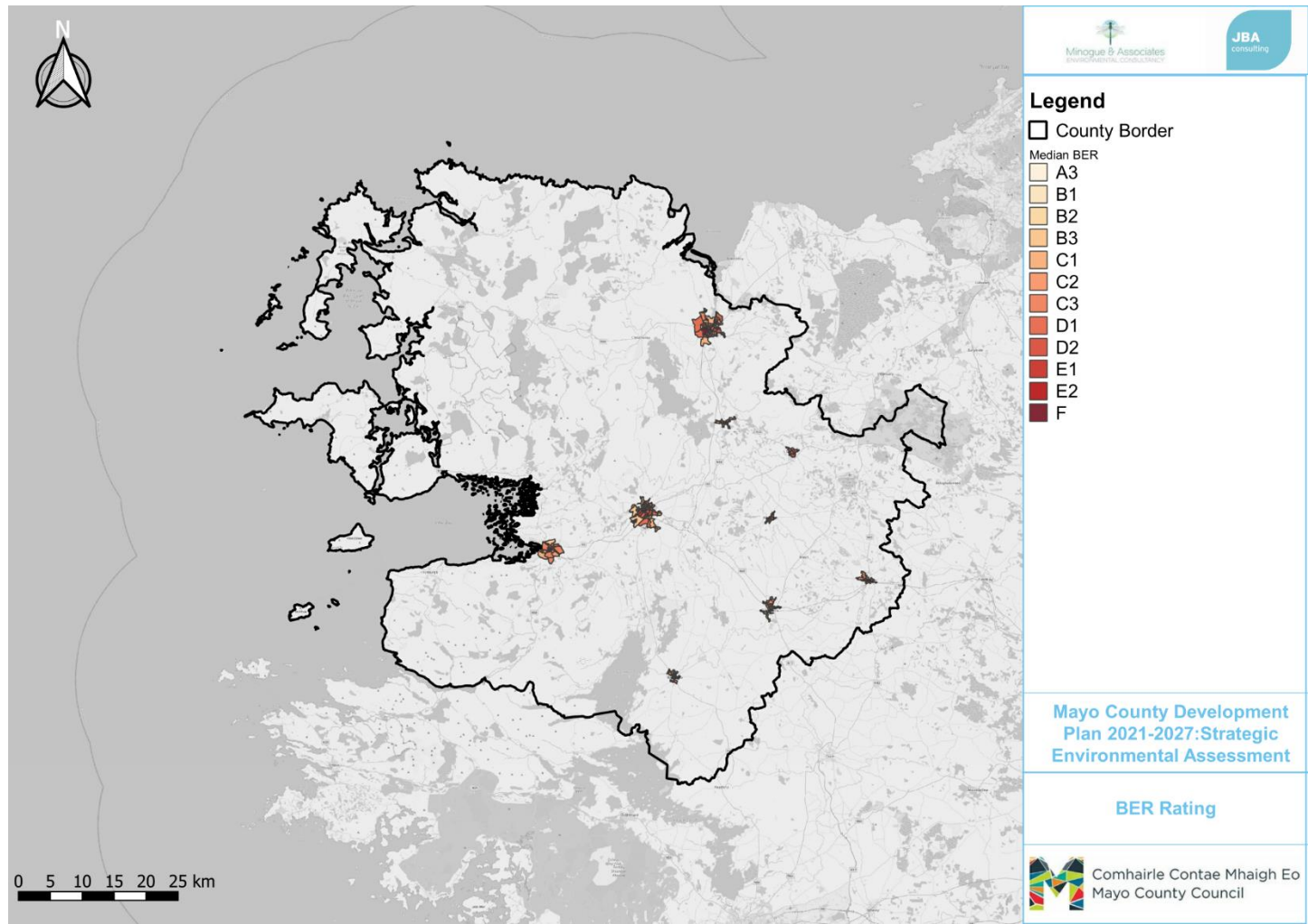
Mayo County Council are involved in a number of actions and projects that will increase efficiency and reduce greenhouse gas emissions such as the Public Lighting Project (Climate Action Fund) energy audits, participating in SEAI Better Energy Community programmes, Smarter Travel programmes, the development of greenways, switching to renewable energy supplies and increasing energy efficiency via ISO50001 certification process for energy management. The County Mayo Renewable Energy Strategy 2011-2022 was adopted in 2011.

The Atlantic Marine Energy Test Site (AMETS) close to Belmullet could be the catalyst for true growth of this otherwise untapped energy resource. The test site is an integral component of Ireland's Ocean Energy Strategy and is being developed in accordance with the national Offshore Renewable Energy Development Plan (OREDPP).

In addition to energy relating to transport and agriculture, the energy in residential and other buildings is a key consideration and now supported through a national scheme.

Improving existing energy efficiency in housing stock will contribute to lower GHG emissions from carbon sources, as well as reduce fuel poverty and improve air quality. **Figure 28** below is the SEAI Small Area BER rating for the County.

FFIGURE 28 SEAI SMALL AREA BER FOR MAIN SETTLEMENTS



4.10.5 MATERIAL ASSETS – ISSUES AND THREATS

County Mayo Climate Adaptation strategy identified the following in relation to water services and other material assets:

- An overall decrease in levels of precipitation during the summer and autumn months will lead to significant decreases in annual effective runoff and the availability of water supply for all sectors.
- Extreme rainfall events can lead to flooding, placing water treatment facilities at risk from contamination and wastewater treatment facilities at risk of overloading. (Increased winter precipitation can place the water network under pressure).
- Decreased frost days reduce the risk of burst pipes and water leakage.
- Possible opportunities for innovation and technical design for climate change adaptation.
- Increased flooding (and sewer surcharging) may affect a significant proportion of buildings and infrastructure.
- Increased risk to coastal infrastructure from sea level rise, increased surge and coastal erosion.
- Increased costs and resources for maintenance and repairs due to climate change and climate events.
- Drier weather conditions in the summer could improve construction progress.
- Increased summer temperatures may affect conditions in buildings and may lead to heat related damage and/or disruption to energy and transport networks.
- Milder winters may reduce cold weather-related damage, winter maintenance costs and building heating requirement

4.11 ENVIRONMENTAL SENSITIVITY MAPPING AND INTERACTIONS

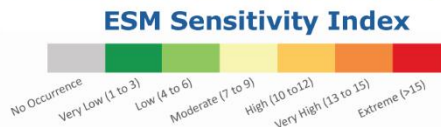
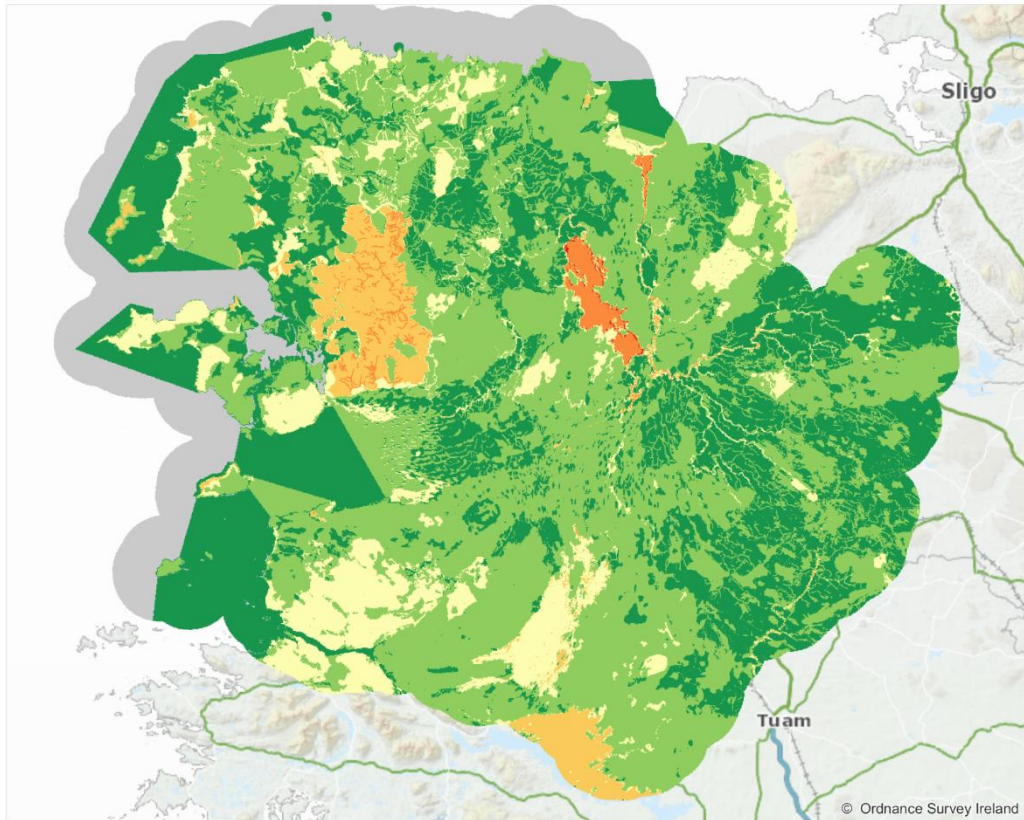
Environmental sensitivity mapping was prepared to inform the overall assessment of the MCDP and to aggregate different environmental themes to help identify areas of greater and lesser environmental sensitivity. The key datasets used to inform this sensitivity mapping were as follows;

- Ecological Designations (SAC, SPAs, NHAs)
- Groundwater Vulnerability
- Source Protection Areas
- Flood extents
- WFD River and Groundwater and TraC status

The environmental sensitivities map shows the level of overlap of environmental sensitivities and the range of physical environmental factors. It is important to note that the environmental factors not reflected on this map, e.g. those that are point specific, like protected structures, were not included as it was considered by their inclusion; it would potentially give a visual mis-representation of sensitivity when considering potential areas for future growth. Also, important to note is that the physical extent of the environmental sensitivity can extend beyond the defined area on the map, as the potential impact can be generated at a location remote from the mapped area. For example, a development outside of a designated site boundary does not mean that it cannot impact on it.

The mapping also highlights the interaction of key environmental parameters, whilst all environmental parameters interact with each other to an extent, key interactions as shown below relate to water, biodiversity and with climate change in particular. All the parameters interact with Population and Human Health.

Environmental Sensitivity Map Mayo- Mayo



Date: 9/23/2020 Time: 1:43:15 PM Author: JBA Consulting

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

Air & Climactic Weight: 1 Variables: Flood Extents Current Scenarios (Coastal and fluvial) (High), Flood Extents Current Scenarios (Coastal and fluvial) (Medium), Flood Extents Current Scenarios (Coastal and fluvial) (Low)

Biodiversity, flora and fauna Weight: 1 Variables: Natural Heritage Areas, Special Areas of Conservation, Special Protection Areas

Cultural Heritage Weight: Variables:

Population and Human Health Weight: Variables:

Soils and Geology Weight: Variables:

Water Weight: 1 Variables: Aquifer Vulnerability, Groundwater Source Protection Areas, Wetlands, WFD Coastal and Transitional Water Bodies Status, WFD Groundwater Status, WFD River Status

FIGURE 29 ENVIRONMENTAL SENSITIVITY MAP COUNTY MAYO

4.12 EVOLUTION OF PARAMETERS IN THE ABSENCE OF MCDP

The SEA legislation requires that consideration is given to the likely evolution of the current baseline where implementation of the MCDP plan does not take place. **Table 19** presents the likely evolution of the MCDP in the absence of the plan.

TABLE 0-15 EVOLUTION OF PARAMETERS IN ABSENCE OF PLAN

SEA Parameter	Evolution of same
Biodiversity, Flora and Fauna	<p>Whilst there are existing statutory and national and regional policy guidance in relation to biodiversity, flora and fauna, in the absence of the MCDP there would be no overarching county level framework to inform and guide where development and landuse activities can take place whilst facilitating the objectives of the NPF and the NW RESS. Applications would be on a case by case basis with no overall strategic focus or vision.</p> <p>Depending on the location, scale, size and type of developments this could result in significant adverse in combination and indirect effects on biodiversity, flora and fauna due to further erosion of ecological connectivity, declining water quality and climate change effects.</p> <p>The opportunity to embed climate change adaptation, mitigation measures and enhance blue and green infrastructure would be lost. The positive measures in the MCDP particularly relating to blue and green infrastructure and ecological connectivity would not be realised; nor the opportunity to promote co benefits around public realm measures and the All Ireland Pollinator Plan of which MCC is a signatory.</p> <p>The chance to incorporate the requirements and measures in the AA, SFRA and SEA would be missed and the means to plan for appropriate development and avoid more environmentally sensitive areas would result in overall much weaker protection and enhancement of Biodiversity, Flora and Fauna.</p>
Population, Human health and Quality of Life	<p>In the absence of the strategy, the proposals around enterprise, town centre growth, public realm, urban greening and blue/green infrastructure and most critically adaptation to climate change would continue to be driven by the statutory provisions and policy.</p> <p>The focused policy responses and settlement plans would not be promoted in the absence of the strategy. The accompanying co benefits in relation to enhanced permeability, improvements to the public and urban realm and opportunity for the environmental enhancement for the county and its citizens may subsequently not be realised.</p> <p>In the absence of the CDP there would not be a localised framework within which to regulate, aid and/or control development whether economic, social or environmental. A lack of controlled development could lead to pressure on adequate service provisions and infrastructural facilities, thus affecting the natural environment in which the population lives leading to human health and quality of life issues. In the absence of an agreed target population and appropriate zoning of settlement land all of the environmental parameters would be adversely affected to varying degrees.</p> <p>In the absence of the Plan, the process for assessing the issues which affect all of the inhabitants within the Plan area will go unchecked, resulting in deterioration in the environment and lack of critical capital expenditure in terms of targeted</p>

SEA Parameter	Evolution of same
	<p>infrastructural development and employment opportunities. The required population target will not be provided for by an adequate level of service provisions and the environmental consequences would be both deleterious and undesirable.</p> <p>In order to properly plan for the sustainable development of the Plan area, it is essential to be aware of the population for whom the Plan area will cater. In the absence of the Plan, Core Strategy and population targets; infrastructure, including services and housing provision would not be catered for accurately. Issues affecting the current population in addition to the population increase may not be realised and could result in deterioration of the environment and mismanaged resources.</p> <p>The opportunity to fully align with the RPOs of the NW RESS would not be realised.</p>
Water Resources including flood risk	<p>Whilst there is a significant amount of European and national legislation for the protection and enhancement of water resources and quality, the primary issues affecting water quality and flood control such as population increase, loss of floodplain, surface and groundwater pollution, capacity of water supply, and wastewater and increased run-off which can be controlled locally through the Plan process will not be adequately addressed. In the absence of the Plan, the process for assessing the issues which affect the surface water and groundwater resources of the County will go unchecked, resulting in a general deterioration in this aspect of the environment. T</p> <p>The CDP however further enhances and strengthen these through the flood resilience actions and nature based solutions in particular.</p> <p>The application of the SEA, AA and SFRA processes would also be missed and the accompanying influence of these processes on both policy/objectives and settlements would be missed.</p>
Soil and Geology	<p>Soil quality and function may be enhanced through particular measures associated with flood resilience and nature based solutions.</p> <p>The promotion of brownfield and town centre sites through the MCDPs embeds existing geological resources and reduces requirements for additional geological resources and greenfield development. However this policy is well reflected in both the RESS and National Planning Framework.</p> <p>In the absence of the Development Plan there would be no framework for future development and therefore protection of the soil environment. A key objective to rehabilitate brownfield and derelict sites opposed to developing greenfield sites may not be achieved which will result in potential subsequent impacts not only on soil quality, but on biodiversity, groundwater quality and water supply and consequently potential impact on public health.</p>
Landscape and Townscape	<p>Public realm enhancement and reuse of existing buildings, recognition and enhancement of the green and blue infrastructure are developed and embedded within the MCDP.</p> <p>In the absence of the MCDP there would be no framework within which to regulate, aid and/or manage future economic, social or environmental development. A lack of development objectives would lead to uncontrolled development with no framework for directing development to appropriate locations. Certain areas could experience particular development pressure, for example, along the Mayo Coast or</p>

SEA Parameter	Evolution of same
	<p>significant rivers such as the Moy which has limited capacity for development before contributing to the degradation of the landscape. The Plan will include objectives that provide for the preservation, protection and enhancement of the landscape as part of an integrated sustainable planned approach to future development within the Plan area. Therefore the absence of the Plan would remove such protection and enhancement measures for the landscape, potentially leading to its fragmentation, loss and deterioration in local and county landscape and seascape character.</p>
Cultural Heritage	<p>in the absence of the MCDP the identification and detailed consideration of town centre and public realm issues may not be fully advanced or promoted. The relationship between the urban realm, townscape and cultural heritage features and intangible cultural heritage would not be considered in the same level of detail in the absence of the MCDP.</p> <p>County Mayo has a significant assembly of cultural heritage with extensive and effective legislation and guidance from International to national level affording both the architectural and archaeological heritage a high level of protection. However, in the absence of the MCDP there may not be a framework within which to regulate, aid and/or control development whether economic, social or environmental. This may lead to uncontrolled development resulting in losses and/or deterioration in the cultural heritage of the Plan area. The Record of Protected Structures would remain in place.</p> <p>Under the above circumstances, the cultural heritage within the administrative/ settlement boundary, in the absence of the Plan would suffer due to insufficient monitoring and guidance. Thus, the evolution of cultural heritage in the absence of the Plan would be highly dependent on the rate and extent of uncontrolled developments. Ultimately, the potential for fragmentation, loss, and/or deterioration of cultural heritage would occur of this irreplaceable resource.</p>
Air Quality and Climatic Factors	<p>Climate change is predicted to increase problems of flooding and potential increase in periodic droughts due to changes in rainfall patterns. Provision needs to be incorporated into the Plan for mitigation and adaptation measures to provide for the Plan area to become resilient to meeting the challenges of climate change. If the Plan were not to be implemented flooding would become an unmanaged phenomenon with significant environmental effects across all the environmental parameters set out in this report.</p> <p>In the absence of the MCDP, existing provisions in relation to climate change and air quality will apply but the strong commitment and vision to respond and adapt to Climate Change may be reduced.</p>
Material Assets	<p>In the absence of the plan, existing objectives that relate to this parameter would apply. Many of the measures in the draft strategy are identified with a view to minimising adverse effects of climate change on material assets, and also responding and facilitating behavioural and modal change in energy use and transport. This may not be advanced in such a holistic manner in the absence of the strategy.</p> <p>The current legislation which provides for the protection and enhancement of the water resources and quality at European, National, Regional and County level will protect and maintain existing water bodies in the Plan area. However, in the absence of the MCDP there would not be a planning framework to regulate aid and</p>

SEA Parameter	Evolution of same
	control development in accordance with specific local issues in relation to potable water, wastewater treatment, flooding and development. This could result in significant impacts across a range of environmental parameters including biodiversity, water, human health, landscape and soil and geology.

5.1 INTRODUCTION

The purpose of the SEA Objectives is to ensure that the assessment process is transparent and robust and that the draft MCDP considers and addresses potential environmental effects.

These objectives are derived from the principles identified through the plan, policy and programme review in and align where possible with the Strategic Environmental Objectives (SEOs) developed for the Northern and Western RESS.

The Strategic Environmental Objectives are shown in **Table 19** below:

TABLE 0-1 STRATEGIC ENVIRONMENTAL OBJECTIVES

SEA	Objectives	EPA and SDG
BFF1	Conserve and enhance biodiversity at all levels	Nature and Wild Places. Restore and Protect Water Quality Implementation of Legislation. Climate change. SDG Goal 15. Protect, restore and promote sustainable use of terrestrial ecosystems, sustainably manage forests, combat desertification, and halt and reverse land degradation and halt biodiversity loss.
BFF2	Avoid and minimise effects on nationally and internationally rare and threatened species and habitats through sensitive design and consultation, recognising ecological connectivity	
BFF3	Avoid and minimise habitat fragmentation and seek opportunities to improve habitat connectivity	
BFF4	Ensure careful consideration of non-native invasive and alien species issues particularly as they relate to waterbodies	
BFF5	Promote green and blue infrastructure networks, including riparian zones and wildlife corridor	
PH1	Protect, enhance and improve people’s quality of life based on high quality residential, community, educational, working and recreational environments and on sustainable travel patterns.	Environment, Health and Well-being. Sustainable Economic Activities Restore and Protect Water Quality. Implementation of Legislation. Climate Change SDG 3. Ensure healthy lives and promote wellbeing for all at all ages. SDG 8. Promote sustained, inclusive and sustainable economic growth, full and productive employment and decent work for all. SDG 9. Build resilient infrastructure, promote inclusive and sustainable industrialization and foster innovation. SDG 11. Make cities and human settlements inclusive, safe, resilient and sustainable.
PH2	To protect human health from hazards or nuisances arising from incompatible land uses/developments.	
W1	Protect and enhance the status of aquatic ecosystems and, with regard to their water needs, terrestrial ecosystems and wetlands directly depending on the aquatic ecosystem (quality, level, flow).	Restore and Protect Water Quality. Nature and Wild Places. Implementation of Legislation. Climate Change
W2	Maintain or improve the quality of surface water and groundwater (including estuarine) to status objectives as set out in the Water	

SEA	Objectives	EPA and SDG
	<p>Framework Directive (WFD), the National River Basin Management Plan and POMS.</p> <p>Reduce the impact of polluting substances to all waters and prevent pollution and contamination of ground water by adhering to aquifer protection plans and to maintain and improve the quality of drinking water supplies.</p> <p>Promote sustainable water use and water conservation in the plan area and to maintain and improve the quality of drinking water supplies.</p> <p>Protect flood plains and areas of flood risk from development through avoidance, mitigation and adaptation measures.</p>	<p>SDG 6. Ensure availability and sustainable management of water and sanitation for everyone</p> <p>SDG 14: Conserve and sustainably use the oceans, seas and marine resources for sustainable</p>
	Soil and Geology	
SG1 SG2	<p>To maximise the sustainable re-use of the existing built environment, derelict, disused and infill sites (brownfield sites), rather than greenfield sites.</p> <p>Conserve, protect and avoid loss of diversity and integrity of designated habitats, geological features, species or their sustaining resources in designated ecological sites</p>	<p>Implementation of Legislation. Climate Nature and Wild Places. Implementation of Legislation</p> <p>SD Goal 12. Ensure sustainable consumption and production patterns.</p> <p>SD Goal 15. Protect, restore and promote sustainable use of terrestrial ecosystems, sustainably manage forests, combat desertification, and halt and reverse land degradation and halt biodiversity loss.</p> <p>Change. Environment, Health and Well-being</p> <p>SD Goal 9. Build resilient infrastructure, promote inclusive and sustainable industrialisation and foster innovation</p> <p>SD Goal 12. Ensure sustainable consumption and production patterns</p> <p>SD Goal 13. Take urgent action to combat climate change and its impacts</p>
	Material Assets	
MA1 MA2 MA3 MA4 MA5	<p>Avoid and minimise waste generation</p> <p>Maximise re-use of material resources and use of recycled materials</p> <p>Minimise energy consumption and encourage use of renewable energy</p> <p>Promote sustainable transport patterns and modes.</p> <p>To maximise the capacity of wastewater collection networks and treatment plants by excluding surface water run-off from the sewage network through the use of Sustainable Urban Drainage Systems and Blue/Green infrastructure</p>	<p>Implementation of Legislation. Climate Change</p> <p>SD Goal 9. Build resilient infrastructure, promote inclusive and sustainable industrialization and foster innovation</p> <p>SD Goal 12. Ensure sustainable consumption and production patterns</p> <p>SD Goal 13. Take urgent action to combat climate change and its impacts</p>
AQ1 AQ2 AQ3	<p>Recognise the ecosystems functions of habitats in and around the plan area and promote nature based solutions to climate change mitigation and adaptation.</p> <p>Minimise all forms of air pollution and maintain/improve ambient air quality.</p>	<p>. Implementation of Legislation. Climate Change</p> <p>SD Goal 13. Take urgent action to combat climate change and its impacts</p>

SEA	Objectives	EPA and SDG
AQ4	<p>Minimise emissions of greenhouse gases and contribute to a reduction and avoidance of human-induced global climate change</p> <p>Reduce car dependency within the plan area by way of an integrated approach to sustainable urban transport</p>	
CH1 CH2 CH3	<p>Conserve, preserve and record architectural and archaeological heritage</p> <p>Avoid and minimise effects on historic environment features through sensitive design and consultation</p> <p>Support and enhance both tangible and intangible cultural heritage</p>	<p>Environment, Health and Well-being. Sustainable Economic Activities. Implementation of Legislation SDG 11. Make cities and human settlements inclusive, safe, resilient and sustainable. SD 16: Promote peaceful and inclusive societies for sustainable development, provide access to justice for all and build effective, accountable and inclusive institutions at all levels</p>
L1 L2	<p>Ensure no significant disruption of historic/cultural landscapes and features through objectives of the County Development Plan. Promote and enhance landscape character at county and local scale through sensitive siting and design</p>	<p>Environment, Health and Well-being. Sustainable Economic Activities Climate Change SDG 11. Make cities and human settlements inclusive, safe, resilient and sustainable. SD Goal 15. Protect, restore and promote sustainable use of terrestrial ecosystems, sustainably manage forests, combat desertification, and halt and reverse land degradation and halt biodiversity loss.</p>

6 CONSIDERATION OF ALTERNATIVES

6.1 INTRODUCTION

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

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

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

- Section 6.2 summarises how the alternative scenarios were developed;
- Section 6.3 discusses the role of climate change –effects, adaptation and mitigation influenced the alternatives;
- Section 6.4 explains how the assessment of alternatives was undertaken
- Section 6.5 presents the alternative scenarios.
- Section 6.6 presents the evaluation of the alternatives for potential environmental effects.

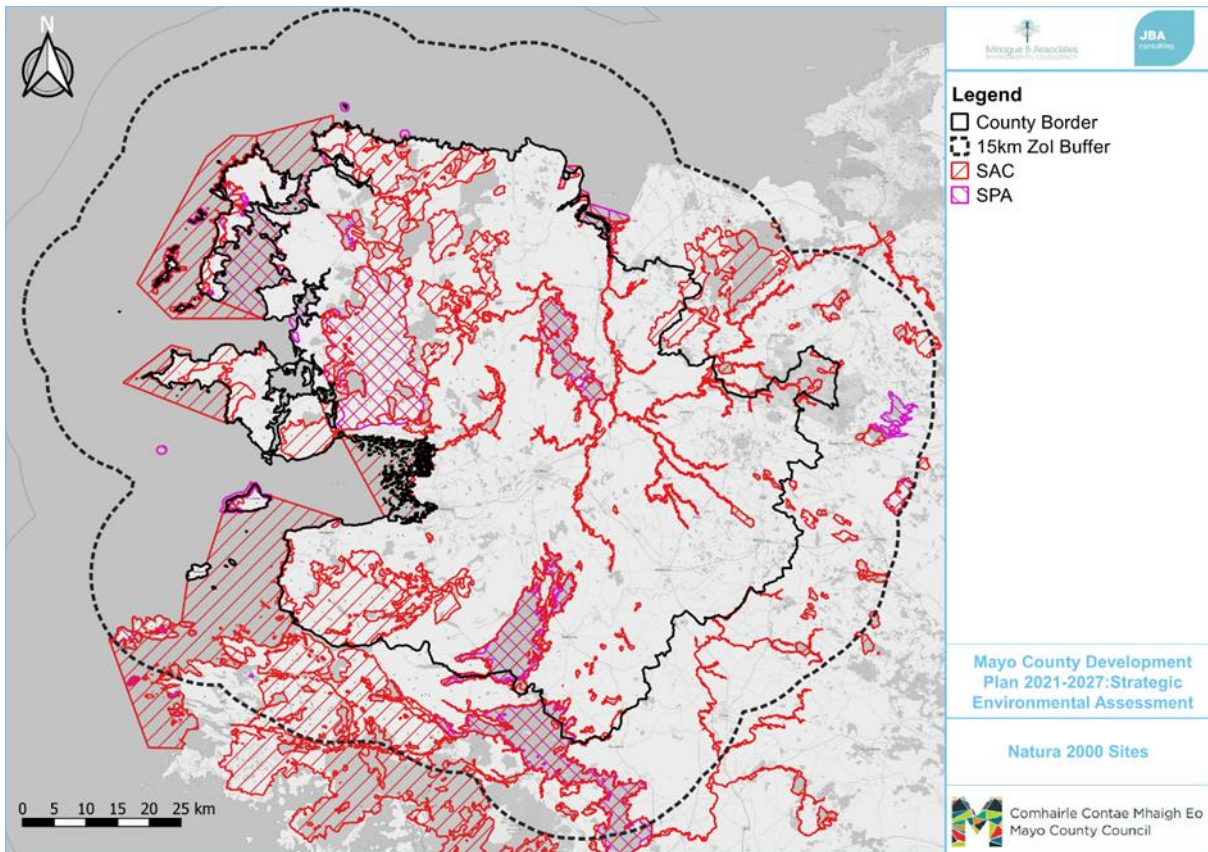
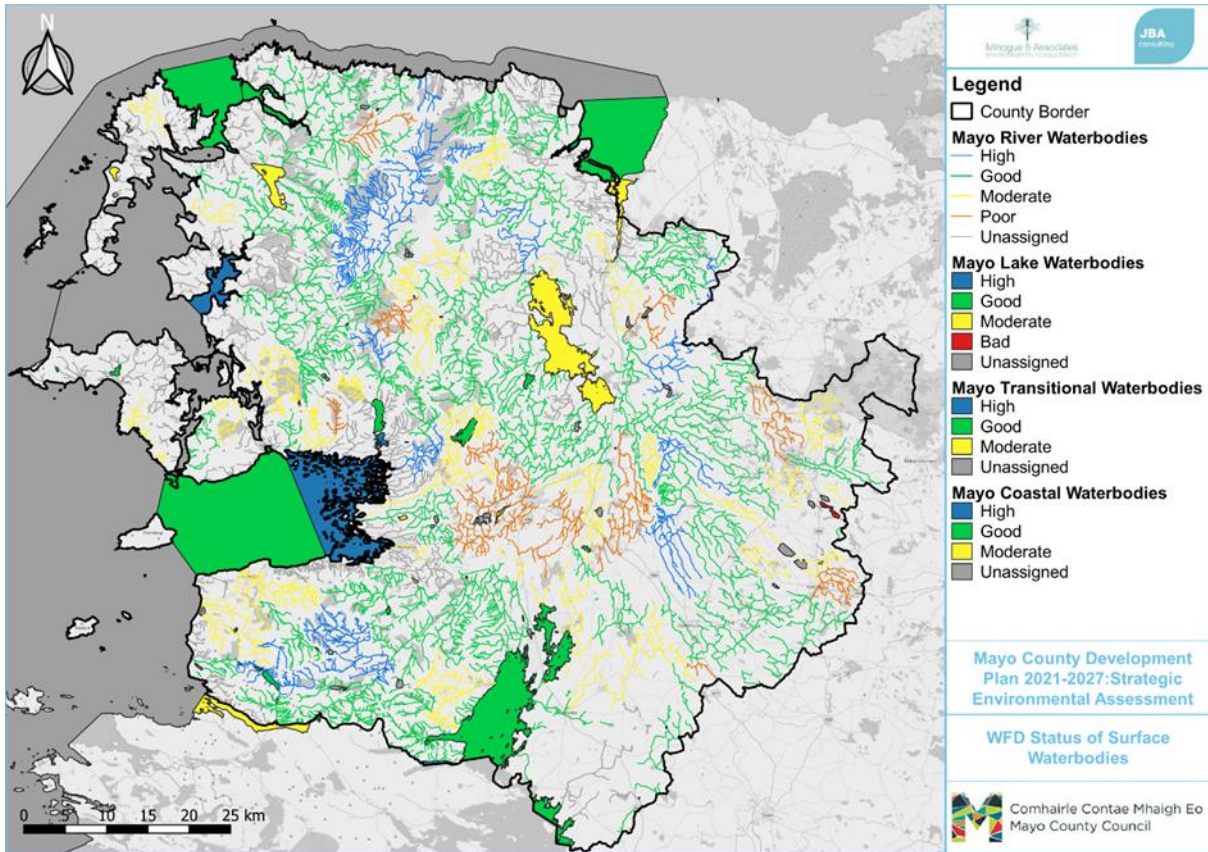
6.2 DEVELOPMENT OF ALTERNATIVE SCENARIOS FOR THE PLAN

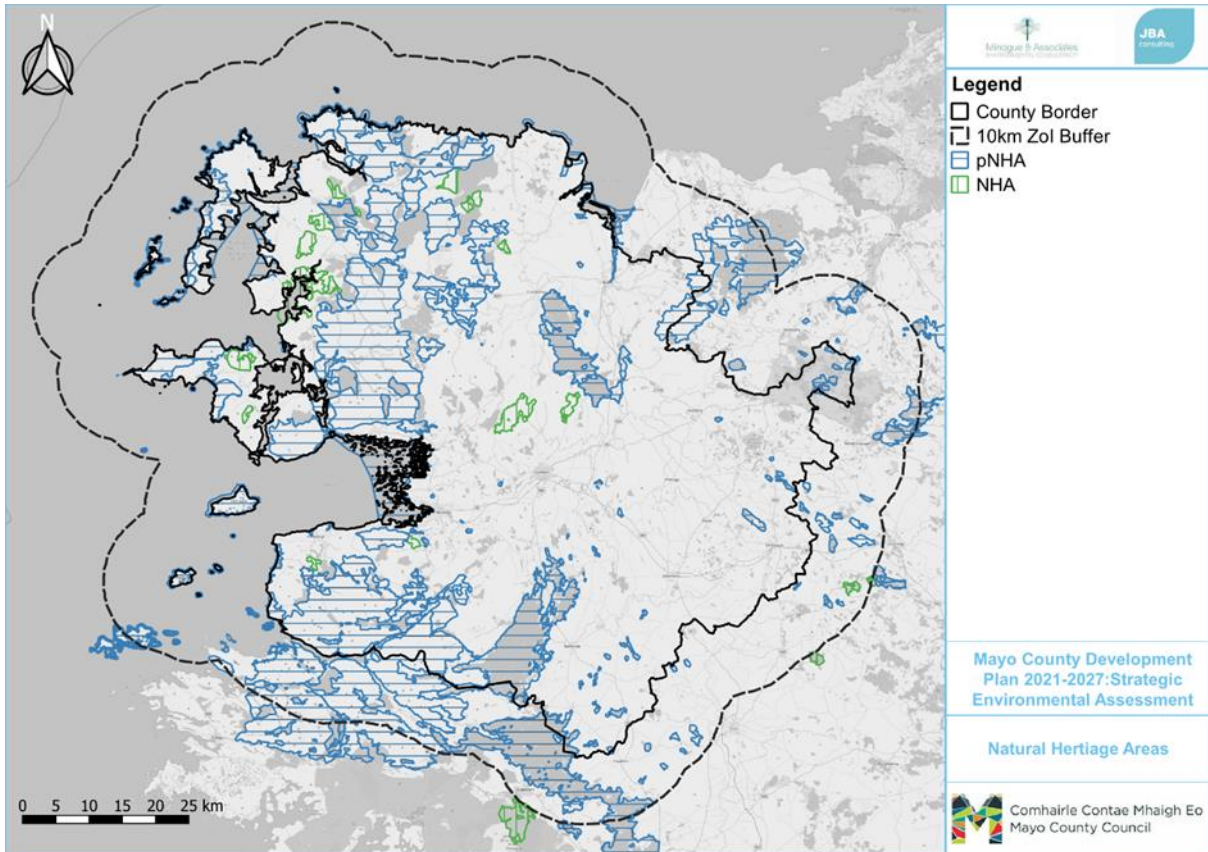
One of the critical roles of the SEA is to facilitate an evaluation of the likely environmental consequences of a range of alternative scenarios for accommodating future growth in County Mayo. These alternative development scenarios must be realistic, capable of implementation, and should represent a range of different approaches within statutory and operational requirements of the County Development Plan. In some cases the preferred scenario will combine elements from the various alternatives considered.

Three online workshops were held with the environmental assessment consultants (SEA, AA and SFRA) and the Forward Planning Team and other sections of Mayo County Council (Environment, Heritage, Architecture). These focused on the following themes:

1. Review of environmental performance of current CDP.
2. Consideration of Alternatives
3. Workshop with Environment Section focusing on water quality issues in particular.

The following maps were also provided in the briefing note and workshop to help focus discussions.





QUESTIONS CONSIDERED FOR EACH ALTERNATIVE

In assessing the different scenarios the following questions were considered:

Question	Sub-Question
Does this alternative provide:	<p>Enough homes</p> <ul style="list-style-type: none"> • of appropriate types • in appropriate locations • at the appropriate times
	<p>Provide:</p> <ul style="list-style-type: none"> • appropriate facilities and services; • in appropriate locations; • at the appropriate times <p>These should be well designed and inclusive and should include:</p> <ul style="list-style-type: none"> • health; • education; • recreation and sport; • community and leisure; and • other essential services
Reduce the need to travel through more sustainable patterns of land use and development	

Encourage modal shift to more sustainable forms of travel

Enable key transport infrastructure improvements

Provide and enhance the provision of community access to green infrastructure

Design for passive supervision of open space and public realm

Minimise exposure to noise and light pollution

Protect and enhance natural habitats, wildlife, biodiversity and geodiversity where possible

Protect the integrity of European sites and other designated nature conservation sites

Encourage the creation of new habitats and features for wildlife

Prevent isolation/fragmentation and re- connect / de-fragment habitats

Enhance water quality and help to meet the requirements of the Water Framework Directive

Protect groundwater resources

Minimise and reduce the potential for exposure of people to ground pollution

Address flood risk and minimise effects on natural flood processes

Conserve soil resources where possible and avoid waste of same

Promote brownfield development

Remediate contaminated land/land subject to illegal dumping

Protect and enhance archaeology and heritage assets, and areas of sensitive landscape character

Improve access to, and enjoyment, understanding and use of cultural assets where this will not cause harm

Minimise and reduce the potential for exposure of people to noise, air and light pollution.

Reduce greenhouse gas emissions

Encourage sustainable, low carbon building practices and design

Reduce energy use

Promote renewable energy generation

Reduce water use

Provide adequate infrastructure to ensure the sustainable supply of water and disposal of sewerage

Maximise opportunities for recycling and minimising waste

Respond to the likelihood of predicted climate change events

6.3 ASSESSMENT OF CONSIDERATION OF ALTERNATIVES

Table 21 presents the criteria used in the assessment matrix and the SEOs that the alternatives are assessed against are those presented in the previous Chapter Five SEOs. **Table 22** presents the evaluation of the alternatives.

TABLE 0-1 ASSESSMENT MATRIX

(+)	reflects a potential positive effect
(-)	reflects a potential negative effect
(+/-)	reflects that positive and negative effects are likely or that in the absence of further detail the effect is unclear
(0)	reflects a neutral or uncertain effect

TABLE 0-2 ASSESSMENT TABLE CONSIDERATION OF ALTERNATIVES

Alternative Considered	↑	(-)	↑/(-)	o
<p>Option One: Amend settlement hierarchy and revise growth in fewer areas in line with infrastructural provision</p> <p>This alternative is to amend the number of settlements within the plan area, reducing the number of smaller settlements, and targeting growth in a fewer number of locations where appropriate infrastructure is already in place and outside higher environmentally sensitive area. Eg: flooding, protected areas, areas susceptible to climate change effects. Demand for rural housing would be directed and encouraged towards these settlements such as Tier II and Tier III settlements as a priority.</p> <p>This would see a reduced number of settlements within the plan area, targeting growth in a few number of locations where appropriate infrastructure is already in place. Designated areas (European Sites, Groundwater Protection Zones etc) would be subject to appropriate environmental protection measures in line with the regulatory framework. Rural development policies would support agriculture, forestry, renewable energy and tourism.</p>	<p>SG1</p> <p>CH3 (partly)</p> <p>MA4</p> <p>AQ4</p>	<p>Pop 1</p>	<p>BFF1-5</p> <p>W1 W2</p> <p>SG2</p> <p>CH1 2</p> <p>L1 L2</p> <p>AQ1 – 4</p> <p>MA1-3</p> <p>MA4</p>	
<p>Principal environmental impacts identified for this scenario:</p> <ul style="list-style-type: none"> • A lot of the smaller settlements are already more developed than envisaged and already a considerable number of services in settlements • A smaller number of settlements would be planned for under this scenario. • This could lead to smaller settlements (less than 400 population) declining. In turn an indirect, longer impact would be the market forces would lead such settlements to be off the market and this would be at the expense of smaller settlements and services supporting same, along with the local larger service towns. 				

Alternative Considered	↑	(-)	↑/(-)	○
<ul style="list-style-type: none"> This may have adverse long term effects on the overall viability, vitality and population of the smaller settlements which need to be championed and are a key element in the promotion of compact growth as required under the NPF and NW RESS Climate change consideration and sustainable transport, walking and cycling. Longer term negative effects under this scenario as loss of viability and services associated with population decline may result in increased commuting patterns both for work, economic activity and access to services. It is noted that the County retains a significant rural population, so ensuring smaller settlements can continue to provide key services is essential. This alternative may also promote continued urban generated housing and demand for rural housing with adverse effects on serviced land and wastewater/water supply and less viability of non vehicular modes of transport due to low population figures. The absorption capacity of waterbodies in terms of individual septic tanks/biocyte units may also give rise to significant longer term adverse effects on surface and groundwater bodies with considerable variability in and around the county. Reesearch by the Environment Section found that c 80% of septic tanks not working properly largely due to over specification and poor maintenance. Water sensitive and dependant habitats may also be adversely affected under this scenario. The potential for continued development pressure associated with tourism particularly on coastal areas which represent some of the most environmentally sensitive areas in the county may also be exacerbated under this scenario. Tier II and III r towns – to address bottleneck issues would require investment in junctions traffic calming etc. and would not always be able to accommodate cycle lanes – generally for a number of these towns the physical streetscape is limited so addressing private and public transport improvements could be constrained. This may however be balanced to an extent by the Placemaking, Permeability and public realm RPOs and reflected in the MCDP at county/strategic scale. This scenario would see higher densities in the larger settlements, support the Tier II Towns of Ballinrobe, Ballyhanis, Beal an Mhiurthead, Claremorris and Swinford. The larger towns of Ballina, Castlebar and Westport would be subject to their own Local Area Plan process. The promotion of the Tier II towns would promote compact growth and reuse of brownfield/town centre sites. Smaller towns such as Balla, Crossmolina and Louisburgh would most likely decline over time with fewer services provided, and this scenario would benefit certain areas above others. An indirect impact from this scenario would be greater decline and loss of services in smaller settlements with accompanying social impacts. There could also be an accompanying increase in dispersed rural housing and associated groundwater, transport and landscape impacts. Should development be concentrated in a smaller number of settlements, the declining activity and maintenance of the other settlements could see rising dereliction and land abandonment – this would impact on population, cultural heritage and soil SEOs and could impact on biodiversity SEOS due to lack of land management in certain areas especially grassland areas. 				
Alternative Considered	↑	↓	↕	?
Option Two: Dispersed Settlement led approach		BFF 1-	BFF 2-4	

Alternative Considered	↑	(-)	↑/(-)	0
<p>This scenario envisages growth of all settlements within the County with heavy emphasis on accommodating housing within existing settlements. Other than the Key Towns as identified in the RSES (Ballina, Castlebar) and established towns such as Claremorris, Ballyhaunis, Swinford there would be no hierarchy of settlements. Designated areas (European Sites, Groundwater Protection Zones etc.) would be subject to appropriate environmental protection measures in line with the regulatory framework. As above, rural development policies would support agriculture, forestry, renewable energy and tourism. Rural housing would be assessed individually in line with criteria in NPF and NW RESS</p>		BFF 5 Pop 1 Wat 1 Wat 3 SG1 AQ1 L2 MA5 MA2, MA4	Pop 2 Wat 2 Soil 2, Soil 3 CH 1-3 L1 MA 1,3,4	
<p>Principal environmental impacts identified for this scenario:</p> <ul style="list-style-type: none"> • This scenario could give rise and encourage indirectly more ad hoc development in rural areas, particularly around rural housing demand. • It may be difficult to plan for developments in smaller settlements, particularly as outlined above in a strongly rural county such as Mayo. • There are negative impacts relating to travel and transport associated with this scenario may required significant investment in road infrastructure, water and wastewater in response to more ad hoc development activity outside the above towns and larger settlements. • More generally, due to dispersed pattern and lack of hierarchy, whole infrastructure would require improvement under this scenario; • This scenario could lead to stagnation of rural smaller settlements as lack of housing provision and policy could result in developments in countryside and not existing settlements; • Significant increase in rural housing with lack of policy would result in increased private wastewater treatment, potential groundwater impacts and increase in private car trips with resulting issues on road safety; • Indirect cumulative impacts on biodiversity especially loss of ecological corridors and fragmentation of non designated habitats under this scenario. • This scenario could work against the rural economy and result in adverse impacts on rural settlements and areas; there would be less recognition of the strengths and characteristics of rural settlements; in turn, there could be a range of landscape and heritage impacts; • Legislative focus is driving population targets to precise areas and locations, and this scenario risks county population target being reached (through grants of permission) within a few years, essentially freezing much of the CDP for the remainder of the CDP lifetime. 				

Alternative Considered	↑	(-)	↑/(-)	0
<ul style="list-style-type: none"> In the absence of a county level settlement hierarchy, a criteria based approach to development infrastructure would be required. The population of the islands given their particular characteristics and sensitivities may be adversely affected by this more ad hoc approach with little focus on settlement, infrastructural and environmental resources particular to these locations. Ultimately this scenario would not help achieve a balanced approach to County development and key aims of the NPF and NW RESS. 				
Alternative Considered	↑	↓	↕	?
<p>Option Three: Strategic Planning Approach</p> <p>This scenario is a planned sustainable development approach to planning in the County. Development will be focused within zoned and serviced areas. Nodal settlements would be promoted under this scenario including digital hubs in settlements that have capacity in terms of water and wastewater infrastructures. This scenario plans for the strengthening of rural villages and residential development into designated settlements.</p> <p>All rural areas identified as being under Urban generated pressure are required to apply local need criteria to all rural housing applications in those areas. Rural areas identified as Rural Areas under Strong urban influence and scenic route areas would allow and provide for rural housing with an assessment of local need criteria and promotion of reuse of existing buildings.</p> <p>Appropriate environmental protection measures will be implemented for designated areas. In this scenario particular rural development activities would be more strategic and certain areas identified to support tourism, agriculture, forestry, renewable energy whilst avoiding areas of greatest vulnerability to climate change effects. Adaptation to climate change as required under the RSES would be a key element of this approach.</p>	BFF 2,3, 5 PH1, 2 W1- 3 SG1 CH 1-3 L1-3 MA1-5		All other SEOs	
<p>Principal environmental impacts identified for this scenario:</p> <ul style="list-style-type: none"> This scenario would see the current settlement hierarchy retained subject to serviced provision of lands; Similar wastewater issues remain in this scenario – ie: many smaller settlements have been upgraded but issues remain at a small number of others; This approach identifies areas under pressure from urban generated rural housing and aims to more strategically approach rural housing in line with NPF and NW RESS requirements around compact growth and sustainable communities. Developing existing settlements, compact growth, serviced settlements are more robustly planned for under this Scenario. 				

Alternative Considered	↑	(-)	↑/(-)	○
<ul style="list-style-type: none"> • Key towns are planned for and will be subject to LAP in line with the RPOs of the NW RESS. The Tier II and III can be planned for in terms of town centre opportunity sites, public realm and permeability enhancements that increase the attractiveness of town and village centre living whilst efficiencies in terms of existing infrastructure area maximised and reduced reliance on private or individual septic tanks and wells. • Smarter Travel policies, reduction in commuting, increased walking and cycling can fit better within this scenario; • By a hierarchy of settlements, this approach can identify at settlement level opportunities for enhancing green and blue infrastructure, particularly where towns and villages have been subject to habitat surveys. • Rural housing trend likely to continue with this scenario but within a policy framework and hierarchy • This scenario directs development to town and village centres; • This approach allows for better protection of designated sites and achievement of WFD targets as serviced led development is directed to settlements. • Reuse of brownfield and infill sites promoted in this scenario. This scenario performs strongest in terms of cultural heritage as it promotes reuse of older and historical buildings and the embodied carbon within these structures. Indirect, positive interactions with PHH and L SEOS under this scenario also. • Better population densities in clustered areas makes public transport options more viable 				

6.3.1 COMMON ENVIRONMENTAL ISSUES ACROSS ALL ALTERNATIVES

Following the workshop the following environmental issues were identified as being common across all alternative scenarios. This has assisted in refining the scope of the SEA.

- Water Framework Directive and achievement of 'good' status
- Environment section identifying areas under pressure
- European Sites, species and habitats under Wildlife Act and NHAs, pNHAs
- Monitoring of WFD
- Climate Change – effects, mitigation, adaption and actions in the Climate Change Action Plan.
- None designated hedgerows and treelines and their roles and significance for foraging and commuting
- Need to protect the remaining High Status waterbodies in the County. The decline in status connected to drainage and hydro morphological change
- Local Authority Water Project Officer (LAWPRO) setting up work programme
- Bathing Water Quality – longest coastline and higher number of designated bathing waters

6.4 ALTERNATIVES AND CLIMATE CHANGE

In formulating and considering alternatives with regard to the future of the plan area, the importance of incorporating resilience to climate change, through provision of appropriate adaptation measures has been a key consideration.

Climate Hazard Impacts identified in the Climate Change Adaptation Strategy (2019) identify the following in relation to spatial planning and landuse, biodiversity, water quality, flood management and community.

- Flooding is a largest source of climate related impact and loss around the County, particularly in the towns of Crossmolina, Ballina, Foxford and Westport, which are exposed to fluvial flooding. Some coastal towns such as Belmullet, Westport and Louisburgh, as well the Islands off County Mayo have also been impacted by sea surge and coastal storms.
- The analysis also indicates that other impacts on our environment, economy and social activities are starting to emerge over a more gradual time frame as a result of incremental changes in our climate.
- These include changes in the timing of seasonal life cycle events for animals and plants, agricultural shifts effecting food production process, longer term impacts of precipitation, temperature change and extreme events in infrastructure, clean water and human well being. The economic and social costs associated with both gradual and extreme weather events was also perceived to be increasing during the baseline assessment.

6.5 PREFERRED ALTERNATIVE AT STRATEGIC LEVEL

Following the above evaluation and assessment, the preferred strategic alternative for the approach to MCDP is Alternative 3. This is based on the following:

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

7.1 INTRODUCTION

The purpose of this section of the Environmental Report is to predict and evaluate as far as possible the environmental effects of implementing the draft MCDP. Having established the environmental baseline and the key environmental sensitivities for the strategy area in Chapter 4, and the Strategic Environmental Objectives in Chapter 5, an assessment for any potential environmental effects from implementing the draft Strategy can be undertaken.

Two elements of assessment have been undertaken which include:

1. An assessment of the policies and objectives and settlement plans (See **Annex A**);
2. An assessment of cumulative and in-combination effects (See **Annex B**).

The assessment process has been undertaken using matrix assessments which reflect ratings in relation to potential significant effects on the environment as a result of implementation. Where there is a combination of these symbols (0/+ or 0/-) this indicates that any effect maybe neutral or positive, or neutral or negative depending on how the objective is delivered. Where negative effects are identified mitigation measures are recommended to either include new objectives, or to amend or include additional text within the Plan objectives. In terms of impacts the following definitions are used:

- Profound: An impact which obliterates sensitive characteristics.
- Moderate: An impact that alters the character of the environment in a manner that is consistent with existing and emerging trends.
- Slight: An impact which causes noticeable changes in the character of the environment without affecting its sensitivities.
- Imperceptible: An impact capable of measurement but without noticeable consequences.

Thirdly the potential duration of identifiable impacts is discussed. The following terms are used:

- Short: Impact lasting one to seven years.
- Medium: Impact lasting seven to fifteen years.
- Long term: Impact lasting fifteen to sixty years.
- Permanent: Impact lasting over sixty years.
- Temporary Impact lasting for one year or less.

7.2 OVERALL EVALUATION

The potentially significant adverse environmental effects (if unmitigated) arising from implementation of the MCDP are detailed as are residual effects, taking into account mitigation through both provisions integrated into the Plan and provisions including environmental protection measures in the draft Plan. Environmental impacts which occur will be determined by the nature and extent of multiple or individual projects and site specific environmental factors.

7.2.1 POPULATION AND HUMAN HEALTH- SIGNIFICANT EFFECTS.

Land use planning impacts on the everyday lives of people and can either hinder or help promote healthy sustainable environments and communities. For example the provision of safe walking routes, cycle-ways, parks, playgrounds, safe routes to school, public transport facilities, etc. result in direct and indirect health benefits and allow for healthier transportation choices to be made by communities above private motor car. Both the Key Plan objectives and those included in Movement and Transport such as *MTP 1- Support sustainable travel in the County by ensuring future population and employment growth predominantly takes place in urban areas that will warrant provision of public transport services; MTP -2 Support and facilitate any 'Smarter Travel' initiatives that will improve sustainable transportation within the County, including public transport, electric and hybrid vehicles, car clubs, public bike schemes, improved pedestrian and cycling facilities, as appropriate.*

The commitments to integrated land use and sustainable transport (eg: MT0-1) and support for MTP 3- *Sustainable mobility, enhanced regional accessibility and connectivity within County Mayo in accordance with the National Policy Outcomes of the National Planning Framework 2040, National Development Plan and the Regional Planning Objectives of the Regional & Spatial, Economic Strategy.* create positive direct effects on this parameter due to promotion and design of pedestrian and cycle friendly movement and accessibility to public transport options.

The zoning of lands, and promotion of employment opportunities (*ED 013 Promote quality employment and residential developments in proximity to each other in order to reduce the need to travel.* for example) and services in the towns also will contribute to reduced commuting patterns if successfully implemented; in turn this gives rise to positive interactions with Population and Human health SEOs.

The plan emphasises the need to integrate land use and transportation. It supports town centre viability, and focuses on brownfield redevelopment as well as reuse of existing buildings. More generally the actions and objectives included in the Built Environment Chapter and Sustainable Communities chapters provide for a range of measures, which cumulatively will enhance the environmental quality of the county with direct positive effects on Population and Human Health SEOs. Provisions in relation to Community, Services and Culture including service provision on appropriately zoned lands generate positive effects for PHH SEOs.

The maintenance, protection and enhancement of water quality are important and are closely allied to human health generally. The plan provides for phased development with infrastructure provided in advance; see policies such as *INP 1 To liaise and work in conjunction with Irish Water in the delivery of an adequate level of water services infrastructure through the Capital Investment Plan 2017-2021 and Rural Water Programme 2019-2021 and any subsequent Plans or Programmes, to ensure a sufficient capacity of water supply is available for the settlements of the County Settlement Hierarchy.*

The provision of buffer zones for watercourses as detailed in *NEO 7 To seek the protection, where possible of the riparian zones of watercourses throughout the county, recognising the benefits they provide in relation to flood risk management, and their protection of the ecological integrity of watercourse systems and contribution to green and blue infrastructure.* will help protect riparian zones and water quality. The latter part of this objective has been recommended for mitigation measures through the SEA process to highlight the importance of watercourses for blue and green infrastructure.

Application of Flood Risk guidelines is consistent with SEOS and avoids potential adverse effects arising from inappropriate development and land use activities. In this regard, *INO 24* in particular is positive and provide for input and recommendations from statutory bodies such as Inland Fisheries *INO 24 Consult, where necessary, with Inland Fisheries Ireland, the National Parks and Wildlife Service and other relevant agencies in the provision of flood alleviation measures in the county to be fully applied in flood risk management* which is a very important consideration.

The promotion of sustainable development by balancing complex sets of environmental, social and economic goals in planning decisions can deliver positive effects for population and human health. The plan promotes town and village settlements, brownfield development, integrated transport and land use and environmental enhancement measures through the placemaking and public realm. Additional measures including green and blue infrastructure are consistent with PH SEOs, and the focus on access to quality open and green space further supports this assessment.

The plan also recognizes the challenges of climate change and supports the actions and measures in the Mayo Climate Ready Climate Adaption Strategy.

In relation to placemaking, public realm and human health the SEA has recommended a number of mitigation measures to encourage access to good quality and well designed green space in urban areas, reflecting key principles such as those in Eco-Health: Ecosystem Benefits of Green Space for Health²²

Overall, the plan is likely to improve the status of the SEO's on population and human health.

7.2.2 BIODIVERSITY, FLORA AND FAUNA- SIGNIFICANT EFFECTS

The promotion of compact, sustainable settlements, reuse of existing buildings and brownfield sites, integrating land use and transport, green and blue infrastructure, ecological corridors and buffer zones for watercourses all strengthen overall protection of biodiversity resources and the Biodiversity SEOS.

Particular measures identified as generating positive effects on Biodiversity SEOS include NEP 11,12 and 13 which promotes Green Infrastructure, a mitigation measures has been recommended for NEP 13 to recognize blue infrastructure also. Additional mitigation measures are recommended to embed nature based solutions and responses around climate change to reflect Goal Three of the Climate Ready Mayo CAO 6 and amend CAP 7 to reference rewetting on cutaway peatlands.

The recognition of existing habitat mapping and identification of Biodiversity areas at the settlements of Ballinrobe, Claremorris and Newport have informed the landuse zoning and this is positive for Biodiversity SEOS in particular, but also provides co benefits for other SEOS including Population and Human health, Landscape and Water SEOs, where this information is further integrated and embedded into landuse zonings and development management.

Infrastructure has the potential to generate adverse impacts on biodiversity, with key potential impacts relating to disturbance, disruption, fragmentation and loss of habitats. However, the focus on brownfield lands, identification of town and village centre Opportunity Sites, reference to relevant guidelines, and promotion of green/blue infrastructure and buffer zones does assist in reducing the overall adverse impacts and many impacts are identified as being addressed through recommended mitigation in particular the overarching measure **SO 7: *Appropriate Assessment, Strategic Environmental Assessment and Strategic Flood Risk Assessment***

a) To ensure the assessment of all planning applications in the Plan area have regard to the information, data and requirements of the Appropriate Assessment Natura Impact Report, SEA Environmental Report and Strategic Flood Risk Assessment Report contained in Appendices XX of the Mayo CDP 2021-2027

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

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

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

In relation to agriculture policies and objectives (in Chapter Four Economic Development), several contribute towards the rural economy and activity, recognizing the role agriculture plays in the rural economy. The agriculture measures make certain provisions – including those relating to the consideration and mitigation of environmental impacts on land and environmental carrying capacity. Reference is made to the - *A Sustainable Agricultural Strategy for Mayo* which includes some positive measures for agriculture and biodiversity.

²² . EPA Research Report No 328

More generally, with the Common Agricultural Policy being negotiated, a number of uncertain impacts can be identified in relation to BFF and Water SEOs in particular, as the structure and implementation of the CAP will have profound influence on the various pillars and options for agricultural activity.

The alignment of the CAP with the Rural Development Programme offers potential positive effects if environmental measures are integrated in a meaningful way. Given the diverse farming and soils of the county, there is considerable diversity between the limestone lowlands of the East and the hill farming and high value nature farmlands elsewhere in the county.

In relation to forestry there is potential for positive and negative effects depending on the location, planting typology and soil type. Appropriate forestry can contribute to biodiversity and has potential to be used as a recreational provision with positive, long term interactions with BFF and PH SEOs. Conversely, poorly site and planned forestry, particularly on peat soils or within sensitive water catchments, can give rise to significant moderate to long term adverse effects are identified for BFF, Water and Landscape SEOs. Particularly in relation to biodiversity there are increasing concerns about tipping points or thresholds upon which our habitats and wildlife may not return.

A number of policies and objectives in the Tourism and Recreation Chapter are recommended for mitigation to reflect the SEA and AA measures embedded in the Destination Mayo Tourism Strategy and Action Plan. The potential for adverse environmental effects on BFF particularly around coastal areas, freshwater and upland habitats are significant and long term in the absence of appropriate project level design, and mitigation. Therefore TRP 04 amongst others is recommended for mitigation to align more closely with the SEA and AA of the Destination Mayo Strategy. Opportunities to enhance ecological connectivity and green infrastructure are recommended as a positive mitigation measure for TRP 09.

Indirect and cumulative impacts are identified for biodiversity in the event of damage to soil and water resources associated with development activities. Water pollution or surface water run off could give rise to negative effects on water quality and streams/ rivers within the lands with subsequent adverse effects on biodiversity.

Therefore, a number of mitigation measures are recommended for the above.

7.2.3 WATER - SIGNIFICANT EFFECTS

Potential effects on water resources (and frequently biodiversity) in the absence of mitigation include:

- A reduction in water quality in groundwater, springs and watercourses associated with the construction phase of new developments (short to medium term impacts);
- Surface water runoff from impermeable surfaces leading to reduced water quality in groundwater springs or surface waters affecting qualifying habitats and species downstream (impacts can range from short to long term);
- Changes in the flow rate of watercourses arising from an increased footprint of impermeable surfaces within the Plan area - increasing the extent of impermeable surfaces will result in a decrease in infiltration and an increase in runoff;
- Inadequate wastewater treatment resulting in pollution of groundwater springs or surface watercourses;
- Generally, land use practices can result in water quality impacts and whilst surface water impacts may be identified quickly, impacts to groundwater can take much longer to ascertain due to the slow recharge rate of this water resource;
- Interruptions in hydrological regimes, particularly in wetlands that can have direct impacts on biodiversity, and
- Water quality impacts can also have human health impacts in the case where bacterial or chemical contamination arises.

The MCDP includes a range of provisions and measures to address and minimise the above effects, including:

- Green and blue infrastructure (NEP 13, NEO 18), zones for watercourses (NEO 7), invasive species control measures (NEP 8, NEO 14) as detailed in the *Natural Environment chapter*. More positive, long term impacts are associated with these measures.

- The recognition of the Water Framework Directive and roles and responsibilities for same, currently act as a key driver toward long term positive impacts for water quality and water management generally;
- The requirement for Sustainable urban Drainage systems (SUDs), green and blue infrastructure and flood risk management also create positive effects on Water SEOs.
- The recognition of the significance and role of peatlands in the MCDP is particularly positive and can generate long, term positive effects not just in relation to water and water quality, but wider ecosystem services including water retention and carbon storage. This in turn provide several positive interactions with Water, BFF, SG, L and PHH SEOs. In this regard Policy NEP 9 & 10, and NEO 15 which provides for the preparation of a county peatland management strategy as part of the Climate Ready Mayo Strategy is particularly positive.
- Application of Flood Risk guidelines is consistent with SEOS and avoids potential adverse effects arising from in appropriate development and land use activities. In this regard, INP 11-13 are consistent with Water, PHH SEOs. INO22 provides for input and recommendations from statutory bodies such as National Parks and Wildlife Service and Inland Fisheries Ireland to be fully applied in flood risk management which is a very important consideration.
- By encouraging brownfield development, and reuse of existing buildings, the potential for increased greenfield land requirements are reduced; though not fully avoided.
- The delivery of critical infrastructure (including water and wastewater services) in tandem with built development is also supported through the MCDP; this will allow for a phased and managed approach to service delivery and capacity of WWTP in the plan area.

Notwithstanding the above provisions that will minimise adverse effects, at plan level Infrastructural and built development may adversely affect water resources due to potential impacts on water quality; to provide for greater protection of water resources, additional mitigation measures are recommended. For example, new measures for MTO 13 and 14 *Promote the design and construction of new developments to create low carbon, walkable neighbourhoods and work places containing high quality green and blue infrastructure.*

Protect open spaces, with multifunctional green and blue infrastructure in developments, with connections to the wider network of open spaces and habitats.

A strategic approach to the management of flood risk is important in County Mayo as the risks are varied and disparate, with scales of risk and scales of existing and proposed development varying greatly across the county.

Following the Planning Guidelines, development should always be located in areas of lowest flood risk first, and only when it has been established that there are no suitable alternative options should development (of the lowest vulnerability) proceed. Consideration may then be given to factors which moderate risks, such as defences, and finally consideration of suitable flood risk mitigation and site management measures is necessary.

It is important to note that whilst it may be technically feasible to mitigate or manage flood risk at site level, strategically it may not be a sustainable approach.

A summary of flood risks associated with each of the zoning objectives has been provided in the settlement reviews. **Error! Reference source not found.** of the SFRA indicates whether a certain land zoning, in Flood Zone A or B, will need to have the Plan Making Justification Test (JT) applied and passed.

When carrying out a site specific FRA, or when planning applications are being considered, it is important to remember that not all uses will be appropriate on flood risk grounds, hence the need to work through the Justification Test for Development Management on a site by site basis and with reference to **Error! Reference source not found.** For example, a Mixed-Use Town Centre zoning objective is "to include for an integrated mix of residential, commercial, community and social uses" which have varying vulnerabilities and would not be equally permissible within Flood Zone A and B.

7.2.4 SOIL AND GEOLOGY - SIGNIFICANT EFFECTS

Soil quality and function may be enhanced through particular measures associated with water quality and land use and achieving the Water Framework Directive Objectives. The quality of groundwater is directly related to

soil quality and land use, and abstraction of geological and soil resources can also affect the water table over time.

The most significant potential soil and geology effect identified relates to new build development on greenfield lands. Soil sealing and increased risk of surface run off are addressed largely by identification of brownfield opportunity sites; SUDs measures, and reuse of existing buildings creates positive effects for Geology and Soil SEOs.

Where the plan has identified nature based solutions, integrated SUDs, recognised the importance of peatlands, positive, longer term effects are identified for Soil and Geology.

In tandem with this, the recognition of geological heritage sites, but also their sustaining resources is an important element as reflected in NEP 6 and NEO 4 for example. Additional measures in relation to control and management of invasive species, (*NH 012*) will assist in addressing and controlling this effect.

7.2.5 CLIMATIC FACTORS AND CLIMATE CHANGE - SIGNIFICANT EFFECTS

Overall the MCDP will contribute positively to climate change adaptation and mitigation through the following

- Integration of land use and transport (Movement and Transport Chapter Strategic Aim and *MTP 1 to 3*);
- Promotion of public and non- vehicular transport including walking and cycling
- Overall the promotion of permeability through public realm and place making (eg: TVHO 6)
- Aligned to this is the support for compact growth (CSP 4), smart economy and opportunities for digital hubs (EDO 50, INO28), working at home or within settlements. (EDP 16 Smart Economy, ECP 19 for rural economy);
- The integration of the Climate Ready Mayo Strategy and Goal 3 in particular which identifies Blue and green infrastructure giving rise to increased surface water storage and potential carbon sequestration (*CAO 6 Natural Capital*)
- The recognition of the urgency, support for and promotion of low carbon economy and the green economy (SO 3 Low Carbon and Climate resilient County, CSO 7 Core Strategy and low carbon, CAP 1 To support and enable the implementation and achievement of European and national objectives for climate adaptation and mitigation, REP 18 community energy based initiatives and other measures in renewable energy and climate adaptation).
- Retention of hedgerows (*CAP 2*) and provision of new appropriate planting regimes to further enhance carbon sinks (existing and new),
- Reuse of existing buildings and sustainable buildings (BEP 14 to 18) and brownfield development (*RSVP5 and RSVP 5* and identification of Opportunity Sites at settlement plan level).

Several of the movement and transport, natural environment, built environment measures in the MCDP combine to create a number of positive interactions with AQSEOS, successfully implemented and delivered they can support adaptation to climate change as well as positive interactions across many SEOs including Water, Soil and Geology, Biodiversity, Flora and Fauna and Population and Human health.

7.2.6 CULTURAL ASSETS - SIGNIFICANT EFFECTS

Overall the impacts of the MCDP are long term and positive in relation to cultural heritage due to the recognition of the value of cultural heritage and the range of cultural heritage features including built heritage, natural heritage and landscapes. The integration of the policies and objectives in Chapter 9 Built Environment are particularly important in this regard.

Potential cultural heritage impacts arise once more in relation to built development, though existing development management control and policies/objectives of the MCDP will ensure sufficient protection and oversight. Mitigation measures are recommended for a number of policies and objectives relating to the setting and context of archaeological features and demesne landscapes as these can be subject to both permeant impacts or erosion over tiem via cumulative effects in relation to the setting, context and relationship of historic features and landscapes. These mitigation measures highlight and promote both active consideration, demonstration of context and positive support for enhancement rather than detracton of the wider features.

*HVP 7 To discourage development that would lead to a loss of, or cause damage to, the character, the principle components of, or the setting of Country Houses, Gardens and Demesne **in recognition of their contribution to cultural heritage, landscapes and green infrastructure** and AHO 4 To ensure that development in the vicinity of a Recorded Monument or Zone of Archaeological Potential is sited and designed in a sensitive manner, **avoiding adverse effects on landscape setting and context of monument.***

As with other policies and objectives relating to sustainable communities, place making, regeneration and compact growth, positive long term effects are achieved for cultural heritage SEOS relating to sustainable buildings, reuse of existing buildings both protected and vernacular, in town centres and rural areas. These represent embodied carbon and their reuse is positive in terms of AQ SEOs. In addition, these features contribute to local landscape and townscape character, with accompanying positive interactions in placemaking, PHH and SG SEOs.

7.2.7 MATERIAL ASSETS - SIGNIFICANT IMPACTS

For transport, provisions including in the *Movement and Transport* chapter are of particular relevance. These are identified as generating positive impacts for a number of SEOs including population and human health, air quality and climate and sustainable transport. Several transport measures (in particular public transport and walking and cycling) create positive impacts as they support more sustainable transport options with cumulative and in combination positive impacts relating to human health, biodiversity and air quality.

Objectives and policies which promote employment within towns and villages, compact growth, and key infrastructure developments support the Material Assets SEOs as they can reduce the current unsustainable commuting patterns in the plan area, and promote integration of land use and transport; as well as providing for service led development. Examples include *EPD 15-19 (Smart economy), EPD 6, 7 and 8 (Growth Clusters), MTP 1, 2, 3, 4 and 5*. These promote employment and enterprise within the plan area, as well as identification of community and educational facilities (*CSO 1 and 5*) can promote a model shift for those living within and close to the lands; this generates positive direct permanent impacts for sustainable transport if it reduces car dependency and increases viability of public transport options. Indirect long term positive effects are identified for Population and Human health SEOs also.

A number of projects relating to Greenways (Table 6.4) and Roads (Table 6.5) are identified in the MCDP. The application of the existing environmental protection measures such as SO9, particularly as it relates to ecological impact assessments, and appropriate environmental assessments require full adherence and implementation. Whilst greenways are identified as generating positive, long term effects in relation to PH SEOs, material assets and climate SEOs, these, if not carefully designed with ecological and other environmental considerations from the outset can contribute to habitat fragmentation, adverse effects to biodiversity and water quality through disturbance, increased noise and emissions and loss of local landscape character. In this regard the SEA has also recommended a number of amendments to other plan objectives and policy to address this through enhancing ecological connectivity at greenway design and development. These include TRP 10 (promotion of walking), , TRP 14 (Greenways relating to tourism), NEP 4 and NEO 4.

Water supply and wastewater capacity and demands are addressed in conjunction with Irish Water. The key element in relation to this is ensuring the implementation of the MCDP is in line with capacity to treat wastewater and water supply services. Policies and objectives in the Infrastructure Chapter all strengthen and reinforce these issues by ensuring provision of critical services infrastructure on a plan led basis. Examples including Water Quality (INP 1), Wastewater (INP 4-6), Waste Management (INP 7, 8) and Energy (IN P18 and Renewable Energy policies and objectives).

Additionally, provision is made in the MCDP for surface water measures which contribute to overall surface water management, contribution to green and blue infrastructure and climate adaptation (*IN O14 Support & promote the use of green infrastructure, for example green roofs, green walls, planting and green spaces for surface water run-off retention purposes, in the interests of flood mitigation and climate change adaptation*).

Application of Flood Risk guidelines is consistent with SEOs and avoids potential adverse effects arising from in appropriate development and land use activities. In this regard, *IN P11, 12 and 13, INO 20 and INO 22* are positive in relation to SEOs, as it provides for input and recommendations from statutory bodies such as NPWS to be fully applied in flood risk management which is a very important consideration.

Mitigation measures are recommended INO 17 to support consideration of nature based solutions where appropriate for flood risk management.

7.2.8 LANDSCAPE - SIGNIFICANT EFFECTS

Recognition and protection of landscape and habitat features including linear features such as hedgerows, treelines and rivers as detailed in Natural Heritage and objectives such as *NHO 7, 8 and 9*, contribute to positive landscape effects associated with the implementation of the MCDP.

More broadly the landscape policy objectives align with the landscape appraisal see NEP 14, NEO 14 is recommended for mitigation to promote developments that contribute and enhance local landscape character.

Placemaking, reuse of buildings, recognition of vernacular features are consistent with Landscape SEOS and again allow for longer term, positive interactions across a number of SEOS in addition to landscape, such as AQ, PHH, CH and SG.

In particular, measures around green and blue infrastructure and climate change adaption allow for a landscape level response to climate adaptation and provides for positive, long term interactions with Landscape SEOS.

7.3 LANDUSE ZONING SIGNIFICANT EFFECTS.

In considering land appropriate for development for particular uses, SEA has contributed to identifying where sites are unsuitable; those that required amendment in terms of area, nature or extent; those suitable with specific requirements set out in site development objectives; and those which are generally acceptable.

Where the process has identified sites where the impact is uncertain due to location specific issues and where a small number of areas have been identified to have a potential negative effect on the environment, mitigation measures are proposed which are designed to limit or eliminate identified impacts. In addition, monitoring the implementation of the Plan, as discussed in **Chapter 9**, will ensure that if there is any impact it will be identified and appropriate mitigation can then be put in place. In zoning land for different land-uses in the MCDP provides the following hierarchy of settlements in **Table 23**. The landuse zonings and definitions for the Tier II settlements are set out in **Table 24**.

TABLE 7-1 SETTLEMENT HIERARCHY MCDP

Settlement Type	Settlements	Role
Tier I Strategic Growth Towns	Ballina, Castlebar & Westport	Large urban centres with a high level of jobs and services, with the capacity to act as significant economic growth drivers within the Mayo Catchment and wider region, including complementing the Galway Metropolitan and Sligo Regional Growth Centres.
Tier II Self-Sustaining Growth Towns	Ballinrobe, Ballyhaunis, Béal an Mhuirthead (Belmullet), Claremorris & Swinford.	Self-Sustaining Growth Towns with a moderate level of jobs and services and their own labour catchment areas. These towns have good transport links and have the capacity for continued sustainable growth. These towns play an important role in supporting the social, economic and cultural life within rural communities.
Tier III Self-Sustaining Towns	Balla, Charlestown, Crossmolina, Foxford, Killala, Kiltimagh, Knock, Louisburgh & Newport.	Self-Sustaining Towns with low to moderate levels of population growth and a limited localised employment base and which are largely reliant on other areas for employment and/or services. These towns play an important role in supporting the social, economic and cultural life within rural communities.
Tier IV Rural Settlements	Ballindine, Ballycastle, Bangor Erris, Belcarra Bellavary, Bohola, Bunnyconnellan, Cong, Dumha Thuama (Doohoma), Gob An Choire (Achill Sound), Irishtown, Keel-Doogagh, Kilkelly, Kilmaine, Lahardane, Mulranny, Shrul & Turlough.	Towns and villages with local service and limited employment functions, which play an important role in supporting the social, economic and cultural life within rural communities.
Tier V Rural Villages	Aghagower, Aghamore, An Tinbhear (Inver), Attymass, Ballycroy, Ballyglass, Ballyheane, Bekan, Breaffy, Brickens, Bun an Churraugh (Bunnacurry), Carnacon, Carracastle, Ceathrú Thaidhg (Carrowteige), Corrchloch (Corclough), Cross, Crossboyne, Doogort, Eachléim (Aghleam), Gaoth Sáile (Gweesalla), Geata Mór (Binghamstown), Gleann na Muaidhe (Glenamoy), Glenhest, Glenisland, Hollymount, Islandeady Killmovee, Knockmore, Mayo Abbey, Moygownagh, Moyne (Kilmeena), Parke, Partry, Poll an tSómas (Pollatomish), Roundfort, The Neale & Tuar Mhic Éadaigh (Tourmakeady).	Villages with local service functions, which play an important role in supporting the social, economic and cultural life within rural communities.

TABLE 7-2 LANDUSE ZONING OBJECTIVES IN TIER II

Land Use Zoning Objectives	
It is an objective of the Council to implement the following land use zoning objectives for lands in Tier II Settlements:	
1a. Agriculture	To reserve land for agricultural and rural uses and to preserve the amenity of the town setting.
1b. Community Services/Facilities	To provide land for community and social facilities
1c. Enterprise & Employment	To provide land for light industrial and appropriate commercial development
1d. Industry	To provide land for industrial use and ancillary facilities
1e. Infrastructure & Utilities	To provide land for public infrastructure and public utilities

1f. Recreation & Amenity	To provide land for recreation and amenity purposes
1g. Residential	To protect the amenity of existing residential areas and provide further lands primarily for residential development at appropriate densities and ancillary facilities.
1h. Rural Transition	To act as a transitional area between the build-up area and the rural hinterland. This zoning facilitates agricultural compatible development, including single houses.
1i. Strategic Residential Reserve	To protect and safeguard undeveloped residentially suitable lands for future use. These lands are not developable during the lifetime of this plan. Single houses shall only be considered on a limited basis, where it is established that the lands in question are part of the overall family land holding and no other appropriately zoned lands are available within the plan boundary.
1j. Town centre	To maintain and enhance the vitality, viability and environment of the town centre and provide for appropriate town centre uses
1k. Town Centre Consolidation Sites	To promote the sustainable consolidation of the town centre with a focus on infill and brownfield sites. The zoning primarily provides lands for residential uses and other compatible town centre uses.

Chapter Twelve of the MCDP also includes a landuse zoning matrix, this lists the most common development types and identifies proposed uses. Annex A of this SEA ER assesses the plan objectives and also assesses the land use zonings for Tier II and III settlements, specifically for residential (high to low density), opportunity sites and infrastructural safeguards.

The approach to this assessment involved desktop review (GIS analysis, aerial photography) The Plan also had the benefit of the outcome of the appropriate assessment process and Strategic Flood Risk Assessment, both of which the SEA had regard to in its assessment.

Chapter Four of this SEA has identified key environmental resources and particular sensitivities in regard to potential development of landuses within the plan area. Key environmental sensitivities include:

- Patterns of high to extreme groundwater vulnerability at plan level, this includes the northern boundary of the plan area from the Sligo boundary extending westwards through Ballina and over to Erris, Belmullet. Another belt extends along an east west axis from Lough Conn and extending southwards towards Lough Mask. This is a significant environmental vulnerability that needs to be considered in all future land-uses within the Plan area.
- Waste water treatment and capacity has improved for many of the settlements in the plan area with additional capacity identified by Irish Water (April 2020) for many of the Tier II and III settlements. Currently Louisburgh (Old Head Woods SAC, West Connaught Coast SAC), Newport (Newport River SAC, Clew Bay Complex SAC) and Turlough(River Moy SAC) have no capacity. Given their location within, adjacent to or hydrologically connected to these European Sites this is a significant constraint to development. Ballindine, Foxford, Killala and Doogort are not currently compliant with the Waste waster discharge license emission limite values but are capable of ahceiving at least Urban Wastewater Treatment Standards. The potential capacity for these settlements would depend on any additional load to the WWTPs not resulting in a significant breach of combined approach set out in Regulation 43 of the Waste Water Discharge (Authorisation) Regulations 2007.
- Within many rural areas and settlements throughout the county there is either no WWTP present, they are over capacity or insufficient treatment is occurring. As a pre-requisite to any development taking place on zoned lands within the county, it is critical to have the infrastructure upgrade in place

to accommodate future developments. **Objective INO 5 To require development in unsewered areas which includes a septic tank/proprietary effluent treatment unit and percolation area to be rigorously assessed in accordance with the accepted EPA Code of Practice Wastewater Treatment and Disposal Systems Serving Single Houses or the EPA Wastewater Treatment Manuals Treatment Systems for Small Communities, Business, Leisure Centres and Hotels, taking into account the cumulative effects of existing and proposed developments in the area** should assist in addressing this issue at individual and small settlements around the plan area.

- This issue and others has been highlighted in all relevant assessments of settlements as part of the SEA process contained in **Annex A.**

It should also be noted that in the case of all settlements and zonings within flood zones identified in **Figure** “Flood Zones A, B and recorded flood events” within the plan area that:

- Flood defences that have been/are being put in place are based on protecting existing land-uses of any benefitting lands and NOT any potential future change in use or new development.
- Impacts of climate change in relation to future flooding need to be considered with regard to stipulating development specifications which provide for resilience to flood risk and recommendations given accordingly.

7.4 APPROPRIATE ASSESSMENT AND STRATEGIC FLOOD RISK ASSESSMENT

Stage 2 Appropriate Assessment (AA) and Strategic Flood Risk Assessment (SFRA) have both been undertaken alongside the preparation of the MCDP. The requirement for AA is provided under the EU Habitats Directive (Directive 1992/43/EEC). The requirement for SFRA is provided under 'The Planning System and Flood Risk Management Guidelines for Planning Authorities' (DECLG, 2009). The emerging conclusion of the AA is that the Plan will not affect the integrity of the Natura 2000 network. Various policies and objectives have been integrated into the Plan through the SEA, SFRA and AA processes. The preparation of the Plan, SEA, AA and SFRA has taken place concurrently and the findings of the AA and SFRA have informed both the Plan and the SEA.

7.5 CUMULATIVE AND IN-COMBINATION EFFECTS

This section of the Environmental Report provides an outline of the potential cumulative effects on the environment as a result of implementation of the MCDP.

Cumulative effects are referred to in a number of SEA Guidance documents and are defined in the EPA SEA Process Checklist as *"effects on the environment that result from incremental changes caused by the strategic action together with other past, present and reasonably foreseeable future actions. These effects can result from individually minor but collectively significant actions taking place over time or space"*²³. These effects can be insignificant individually but cumulatively over time and from a number of sources can result in the degradation of sensitive environmental resources. The assessment of cumulative effects is a requirement of the SEA Directive (2001/42/EC).

The 2004 Guidelines produced by the DECLG outlines that the SEA process is in a good position to address cumulative effects for which the Environmental Impact Assessment process is not equipped to deal with. Due to the strategic nature of the SEA process a forum is provided in which cumulative effects can be addressed.

The EPA Strive Report 2007-2013 on 'Integrated Biodiversity Impact Assessment' describes cumulative effects as incremental effects resulting from a combination of two or more individual effects, or from an interaction between individual effects – which may lead to a synergistic effect (i.e. greater than the sum of the individual effects), or any progressive effect likely to emerge over time.

7.5.1 SUMMARY OF CUMULATIVE AND IN-COMBINATION EFFECTS IDENTIFIED

Cumulatively and in combination, several of the MCDP policies, objectives and zonings are positive as they promote compact growth, encourage a modal shift and in turn gives rise to indirect positive effects, for example by creating more physical activity in terms of travel to work and school, positively affecting air quality with accompanying benefits to both population and human health. In addition, this can create a reduction in emissions associated with Particulate Matter and Nitrogen Dioxide. This benefits both human health as well as Biodiversity, flora and fauna and surface water features.

Arising from new plan policies/objectives and additional SEA Mitigation Measures (eg: INO 17, CAP 6, Goal 3 of Climate Action Plan), nature based solutions in relation to water management, flood risk and public realm are identified as being consistent and positive across all SEOs, in particular measures that promote nature based solutions to climate adaptation. These are identified as generating positive long to medium term effects across all parameters and provide multi functional benefits in the landscape and townscape. In combination and cumulative effects are particularly relevant to the Nature Based solutions actions which together create long term positive effects across Population, Landscape, Biodiversity, Soil and Geology, Water and Material Assets whilst responding to climate change effects.

²³ (EPA SEA Process Checklist (2011)).

Public realm measures and promotion of place making promote compact growth, town centre permeability, urban greening and enhanced ecological connectivity. This is consistent across all SEOs with long term positive in combination effects identified for human health around modal shifts, and green/blue infrastructure, green space, behavioural change, adaptation to climate change. In turn these are assessed as providing long term co benefits to a number of SEOs including those relating to biodiversity, flora and fauna, water, soil and geology, landscape, material assets and cultural heritage.

Adverse in combination effects can arise in relation to water quality, biodiversity and soil in the absence of application and adherence to MCDP policies and objectives. This is particularly pertinent to flood relief schemes that may in combination result in morphological changes to water bodies; forestry and agricultural activities and increased emissions to surface and groundwater.

Given the range and scope of proposed greenway projects as listed in Table 6.4 and their potential alignment in or adjacent to areas of high overall environmental sensitivity such as Clare island, Roonagh, Moore Hall etc, there is potential for in combination and cumulative effects arising should all these be provided for over the lifetime of the plan. As stated above, modal shifts and enhancing cycling and walking options are positive but merit very careful design and environmental assessments to avoid, in the first instance sensitive ecological habitats and potential disturbance associated with increased visitor numbers, dogs, lighting etc.

TABLE 7-3 KEY PLANS AND PROJECT FOR CUMULATIVE AND IN-COMBINATION EFFECTS

Plan	Comment	Cumulative effects
National Planning Framework	The purpose of the NPF is to provide a focal point for spatial plans throughout the planning hierarchy. It will provide a framework for the new Regional Spatial and Economic Strategies (RSEs) by the three Regional Assemblies and the associated enhancement of the economic development focus of local authorities as per the Local Government Reform Act 2014. The NPF will co-ordinate the strategic planning of urban and rural areas in a regional development context to secure overall proper planning and development as well as co-ordination of the RSEs and city/ county development plans in addition to local economic and community plans and local area plans and other local development.	The NPF was subject to full SEA and AA. Both assessments concluded that, subject to mitigation measures proposed in the SEA and NIR, there will be no adverse effects to the integrity of any European Sites as a result of the implementation of this Plan or adverse effects for the identified SEA parameters.
Regional Spatial & Economic Strategy North West	The RSES is a strategic plan which identifies regional assets, opportunities and pressures and provides appropriate policy responses in the form of Regional Policy Objectives. At this strategic level it provides a framework for investment to better manage spatial planning and economic development throughout the Region. The RSES objectives are reflected in the MCDP.	The RSES was subject to full SEA and AA. Positive interactions and cumulative effects are identified at strategic level between MCDP and the RSES given that many of the environmental regional policy objectives of the RSES and specific objectives relating to MCDP are reflected at plan level. The RSES was subject to full SEA and AA. Both

		assessments concluded that, subject to mitigation measures proposed in the SEA and NIR, there will be no adverse effects to the integrity of any European Sites as a result of the implementation of this Plan or adverse effects for the identified SEA parameters.
Sligo County Development Plan 2017-2023	This plan was subject to full SEA and AA and concluded that subject to full adherence and implementation of all measures and particularly those that aim to safeguard the environment, there will be no potential for adverse effects to European Sites or SEA parameters..	The Sligo CDP was subject to full SEA and AA. Both assessments concluded that, subject to mitigation measures proposed in the SEA and NIR, there will be no adverse effects to the integrity of any European Sites as a result of the implementation of this Plan or adverse effects for the identified SEA parameters.
Galway County Development Plan 2015-2021. Currently under review. New CDP for 2022-2028	This plan was subject to full SEA and AA and concluded that subject to full adherence and implementation of all measures and particularly those that aim to safeguard the environment, there will be no potential for adverse effects to European Sites or SEA parameters.. An issues paper has been prepared for the review of the Galway County CDP and this will also be subject to full SEA and AA screening/Stage II AA as determined. The new plan will also require consistency with the NPF and Northern and Western RESS.	The Galway CDP was subject to full SEA and AA. Both assessments concluded that, subject to mitigation measures proposed in the SEA and NIR, there will be no adverse effects to the integrity of any European Sites as a result of the implementation of this Plan or adverse effects for the identified SEA parameters.
Roscommon County Development Plan 2014 - 2020	The pre-draft public consultation for the review of the Roscommon County Development Plan 2021-2027 is now available. Again this plan will be subject to full SEA and AA screening/Stage II AA as determined.	The Roscommon CDP was subject to full SEA and AA. Both assessments concluded that, subject to mitigation measures proposed in the SEA and NIR, there will be no adverse effects to the integrity of any European Sites as a result of the implementation of this Plan or adverse effects for the identified SEA parameters.

Please see **Annex B** for full assessment.

8.1 INTRODUCTION

This chapter presents an assessment of the proposed material alterations that were assessed under the SEA screening process as requiring full SEA. The SFRA and AA assessments have been integrated into this assessment process. Each proposed Material Alteration has a commentary and assessment under the SEOS but a summary of key effects is presented below.

8.2 SUMMARY OF SIGNIFICANT ENVIRONMENTAL EFFECTS OF PROPOSED MATERIAL ALTERATIONS

Proposed Material Alterations are not consistent with many SEOs. In particular they do not align with sustainable development and are identified as generating direct effects across a range of SEOS by liberalising the approach to housing in terms of compact growth, rural housing criteria and national and regional policies as identified in the National Planning Framework and RESS. Effects are identified as direct, indirect, and cumulative for short to long term.

Key effects include:

- Potential effects on wildlife and biodiversity, through severance effects, loss of connectivity, habitat fragmentation and supporting resources in particular water including surface and groundwater
- Potential effects arising from above on mobile species and habitats
- Potential effects associated with material assets and the additional costs and burdens associated with services such as wastewater, water supply, transport, waste management etc.
- Issues in provision of above services and poor efficiencies by not utilising and maximising serviced lands and a service led development approach
- Contributing to decline of smaller settlements and redirecting of housing to rural areas or areas under pressure and subsequent failure to achieve or contribute to compact growth and targets for same.
- Loss of soil and geology with accompanying effects around surface water run off at cumulative scale
- Increasing nutrient loading on water bodies and contribution to declining water quality.
- Increase of carbon emissions associated with lost opportunity for integrated landuse and transport and maximizing non vehicular trips associated with compact growth
- Conflicts between transport emissions and air quality
- Loss of local landscape character, setting of architectural heritage with accompanying landscape and seascape impacts.
- Effects on population and human health arising from the above.

A number of proposed Material Alterations in Table 25 overleaf are assessed and specific mitigation measures are recommended to reduce, avoid and /or ameliorate potential significant environmental effects, these are presented in blue font.

8.2.1 CHANGES TO EUROPEAN SITE BOUNDARIES

The boundaries of those in Co. Mayo were examined to see if there was potential for direct impact. There are some significant changes along the fringes of Killala Bay to incorporate the terrestrial margins of the bay and bring some of the tidal edges fully into the SAC. There was also some areas of intact bog added at Slieve Fyagh Bog SAC. The majority of changes between the versions though are tidying up small offsets caused by differing projections or different co-ordinate systems.

Please see Annex C for the full SEA Screening of all Proposed Material Alterations.

TABLE 25 EVALUATION OF PROPOSED MATERIAL ALTERATIONS.

	(+)	(-)	(+/-)	(0)
<p>CH2.1 Strategic Aims S2.3/pg25</p> <p>Amend Housing bullet-point within Strategic Aim 2.3 by deleting “and” from first sentence and add the words “and countryside” after villages.</p> <p>Housing - 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>		<p>BFF W PHH MA CC</p>		
<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</p> <p>Amend Settlements bullet-point within Strategic Aim 2.3 by deleting “and” from first sentence and add the words “and countryside” after villages.</p> <p>Settlements - To develop Mayo’s settlements as a network of attractive, livable towns andvillages 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>		<p>BFF W PHH MA CC</p>		
<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>CH2.11 Core Strategy Policies</p> <p>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.</p>		All SEOs		

<p>SEA Comment: Adverse effects across all SEOS, this is not consistent with proper planning and sustainable development This change has a revised policy for development of housing that may lead to a different pattern of development to that already assessed, and through the deletion of 'sustainable' could lead to could lead to unmanaged growth of settlements in a manner which is not consistent with the protection of the Natura 2000 Network.</p>				
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	?	
<p>SEA Comment: Adverse effects across all SEOS, this is not consistent with proper planning and sustainable development</p>				
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		
<p>SEA Comment: Adverse effects across all SEOS, this is not consistent with proper planning and sustainable development. to that already assessed, and could lead to could lead to unmanaged growth of settlements in Proposed Amendment CH 2.13a manner which is not consistent with the protection of the Natura 2000 Network. Removal of the word 'compact' allows for a greater level of development than the previously assessed wording.</p>				
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		
<p>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.</p>				
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.				

<p>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.</p>				
<p>CH2.16 Core Strategy Objectives CSP 6 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.</p>		All SEOS		
<p>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. This revised policy for development of housing may lead to a different pattern of development to that already assessed, and could lead to could lead to unmanaged growth of settlements in a manner which is not consistent with the protection of the Natura 2000 Network.</p>				
<p>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.</p>		All SEOs		
<p>SEA Comment: The omission of this objective reduces consistency with all SEOS and is not recommended for deletion. Removal of a Core Strategy policy without a background document, outlining the proposed alternative development patterns could lead to uncontrolled development in a manner which is not consistent with the protection of the Natura 2000 Network. Compact housing and focus on settlement within villages and towns, uses facilities that are already in-situ. One-off developments may require the delivery of electrical services, broadband services, as well as provision of water and waste services, as well as other supporting infrastructure. While inherent policies are in place within the Plan to protect European Sites , the cumulative impact of such a policy change has not been assessed and mitigation has not been outlined e.g. charging points requirements, feasibility of energy generation for one off housing in remote areas. Ancillary services must be considered as part of the AA process</p>				
<p>CH2.21 Settlement Strategy 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.</p>			All sEOs	

Amend Table 2.4 Accordingly NOTE WITH CHANGE				
SEA Comment: it is not clear that this is consistent with compact growth and requirements of NPF, FESS and housing targets as it appears to weaken the text over. Not recommended although it is a change to text not policy/objective.				
CH2.24 Rural Countryside <u>S2.8.1.1/pg 41</u> Amend 2.8.1.1 by deleting the word “avoiding inappropriate development from urban areas” as below: The rural countryside is and will continue to be a living and lived-in landscape focusing on the requirements of rural economies and communities, while at the same time avoiding inappropriate development from urban areas and protecting environmental assets. The Council will ensure that development of the unserved rural areas takes place in a manner that is compatible with the protection of key economic, environmental, biodiversity and cultural/heritage assets such as the road network, water quality and important landscapes.				SEOs
SEA Comment: 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.				
Ch2.27 Settlement Strategy Objectives Delete wording for SSO 1 and 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.		All SEOs		
SEA Comment: This liberalises rural housing objectives and is not consistent with NPF, RESS or compact growth. It could conflict with all SEOs and not recommended as a result.				
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.				

<p>CH3.1 Strategic Aim</p> <p>Delete and replace Strategic Aim with below wording:</p> <p>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.</p> <p>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:</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. It is not recommended.</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>CH3.2 Introduction</p> <p>Amend Section 3.2 by inserting the words “and open countryside” after the word villages in 3rd line as shown below:</p> <p>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.</p>			All SEOs	
<p>SEA</p> <p>The addition of ‘and open 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.</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>CH3.6 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.</p> <p>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</p>		All SEOs		

<p>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>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. This revision of this strategy may lead to a different pattern of development to that already assessed, and could lead to unmanaged growth of settlements in a manner which is not consistent with the protection of the Natura 2000 Network, for example there are a number of Natura 2000 sites within 500m of village centres which could be effected by changes to this strategy.</p>				
<p>CH3.7 Rural Single Housing 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: Category 1 - Rural Areas under Strong Urban Influence: 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>		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</p>				
<p>CH3.8 Rural Single Housing Replace word “facilitate” with “encourage” on 4th last line of paragraph. Replace word “retaining” with “increasing” in second last line in paragraph. Category 2 - Remaining Rural Areas: 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</p>		All sEOS		

<p>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: Please see MA regarding Tier IV and V settlements that should provide for increasing population in smaller settlement. This MA not recommended as it is not in the interest of proper planning and sustainable development and could indirectly conflict with SEOs.</p>				
<p>CH3.9 Rural Housing Policies Delete RHP 2 and replace with: 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. 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: 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.. Not recommended.</p>				
<p>CH3.10 Rural Housing Policies Delete the word “and” and replace with comma in the 2nd last line and add the words “and open countryside” after the word “villages”. Full stop after considerations, delete remainder of paragraph. 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: 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. This MA could give rise to cumulative and adverse effects on environmental resources such as Water, BFF, PHH, and MA. Deletion of the text ‘carrying capacity of natural resources’ has weakened recognition that some areas are more environmentally sensitive than others, and have different carrying capacities. Weakening of the protection of the Natura 2000 Network. Not recommended.</p>				
<p>CH3.11 Rural Housing Policies Full stop after considerations in second line, delete remainder of paragraph. 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</p>		All SEOs		

<p>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: 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.. This policy weakens the protection for sensitive receptors, such as the Natura 2000 network. Not recommended.</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 persons 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. 		All SEOs		

	<p>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 deceleration why this is preferable.</p> <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. 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: It is considered that this MA with its criteria and interpretation of same could liberalise the rural housing policy in conflict with the NPF, RESS and compact growth principles, with additional adverse effects on all SEOs and in combination effects. This change in text may lead to a different pattern of development to that already assessed and could lead to unmanaged growth of settlements in a manner which is not consistent with the protection of the Natura 2000 Network. This is not recommended.</p>					
50	<p>CH5.2 General Tourism Policies Amend wording of TRP 3 as follows: To support the work of Fáilte Ireland and the strategic growth of tourism development in the County through: (a) The implementation of Fáilte Irelands designations 'Always On' Hubs, 'Seasonal' Service Centres and 'Attractions' within the county. (a) To support the implementation of the Wild Atlantic Way Regional Tourism Plan. (b) The implementation of Fáilte Irelands Visitor Experience Development Plans (VEDP's) for Clew Bay and North Mayo/Erris.</p>			all SEOs	
<p>SEA Comment: Failte Ireland's submission requested this policy amendment 3 to reflect the current strategy being undertaken by Failte 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. Mitigation recommended 'and its associated environmental reports including SEA'-</p>					
53	<p>CH5.5 General Tourism Policies 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:</p>					

	This new policy may lead to increased development. Any development within the county or marine area could potentially have direct and/or indirect effects on the Natura 2000 network, particularly around Killala Bay, through fragmentation or loss of habitats, disturbance of species, or changes in key indicators of conservation value, such as changes in water quality and quantity, and air quality.			
65	<p>CH6.7 Sustainable Mobility Objectives Insert new objective after MTO 4 to read as follows: 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: 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. 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>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>			All SEOs
68	<p>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.</p> <p>SEA Comment: 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</p>			?

	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. Although at feasibility stage, the study should include assessment of environmental constraints, including potential significant effects on the Natura 2000 Network, to allow for avoidance of impact at design level.
--	---

112	<p>Killala (TIER III)</p> <p>Ch12.8 Opportunity Sites S12.13.10/pg282</p> <p>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):</p> <p>Opportunity Site 1</p> <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>			All SEOS	
<p>SEA Comment:</p> <p>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.</p> <p>A review of aerial imagery and available habitat data from Biodiversity Ireland indicates dominant habitat is GA1 Improved Agricultural grassland.</p> <p>The opportunity site to the north is directly connected to the SAC, and has a high potential for disturbance, regardless of what type of development occurs.</p> <p>Application of the Appropriate Assessment process at the project level in this area will be sufficient to protect the Natura 2000 Network, , but it should be noted the sensitivity of the adjacent habitat may exclude development which leads to increased levels of disturbance or other effects on the adjacent Natura sites, particularly if no buffer zone is present</p>					



March 21, 2022

1:5,000
 0 0.0425 0.085 0.17 mi
 0 0.05 0.1 0.2 km
 Source: USGS, NGA, NASA, CGIAR, DECCO/N
 Projection: NAD83, UTM, Zone 29N, Datum: WGS 1984, Units: Meter

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 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.

113

Killala (TIER III)

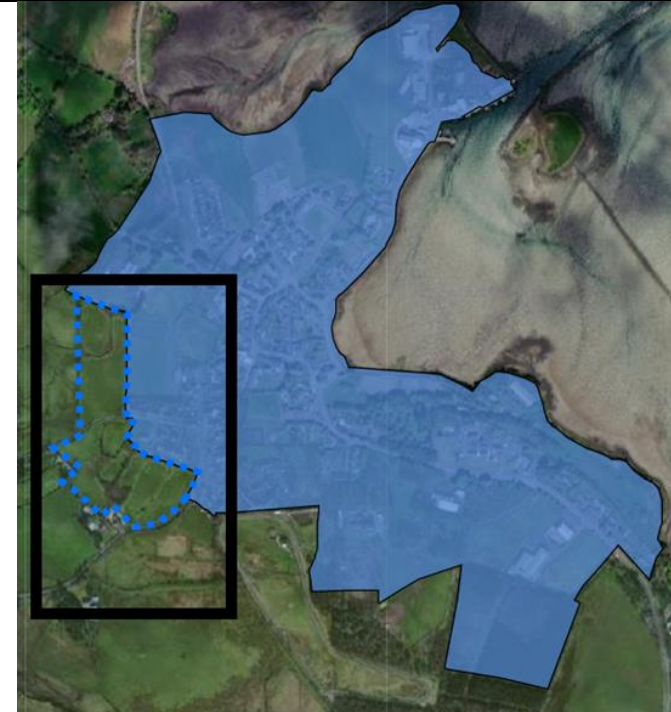
Ch12.9 Opportunity Sites S12.13.10/pg282

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).

AA Comment:

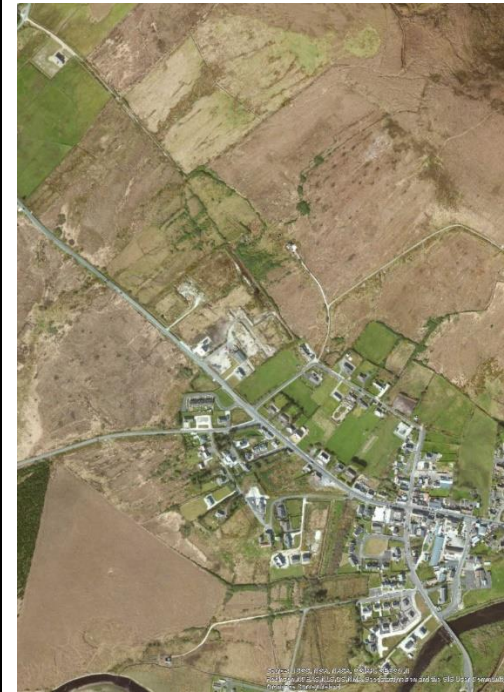
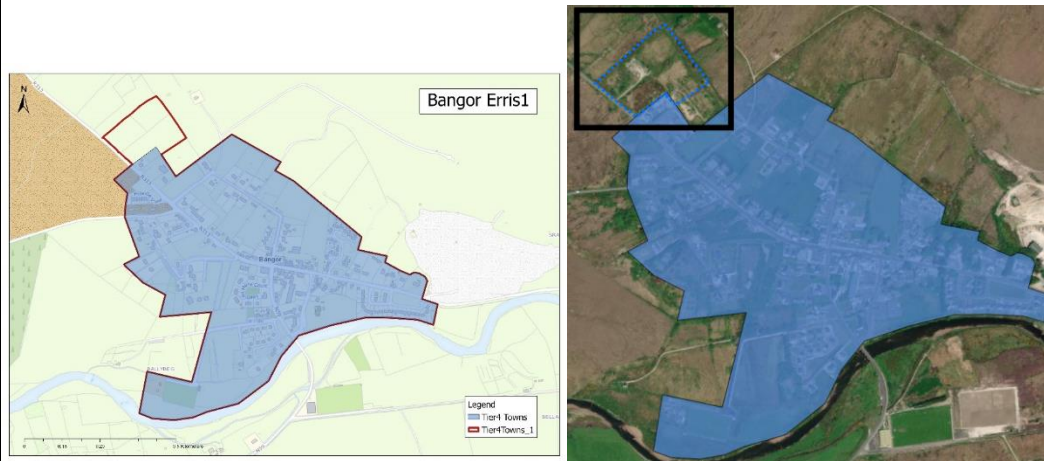
There are five Natura 2000 sites within 15km from the town of Newport (See Table 5.13 and Appendix E.13). As a result of Mayo CPD there is potential for impacts to occur to Newport River SAC and Clew Bay Complex SAC via surface water, groundwater and land and air pathways due to the close vicinity of 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 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 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.

Balla	(+) (+)	(-) (-)	(+/-) (+/-)	(0) (0)
			All SEOs	
<p>BALLA – EXTEND SETTLEMENT BOUNDARY</p>				
<p>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</p>				

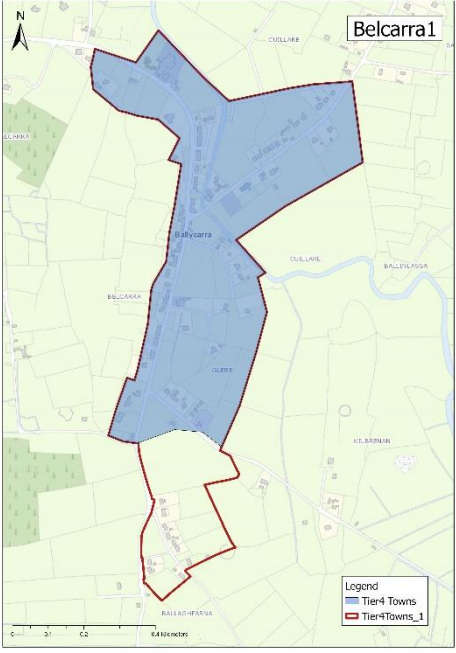

<p>Kiltimagh</p> <p>EXTEND SETTLEMENT BOUNDARY TO INCLUDE SITES OUTLINED</p> <p>https://consult.mayo.ie/en/submission/myo-c11-453</p> 				
<p>SEA Comments:</p> <p>A review of aerial imagery and available habitat maps (below) suggests wet grassland, further east and presence of some mature trees in the 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)

BANGOR ERRIS – EXTEND SETTLEMENT BOUNDARY TO INCLUDE THE FOLLOWING.

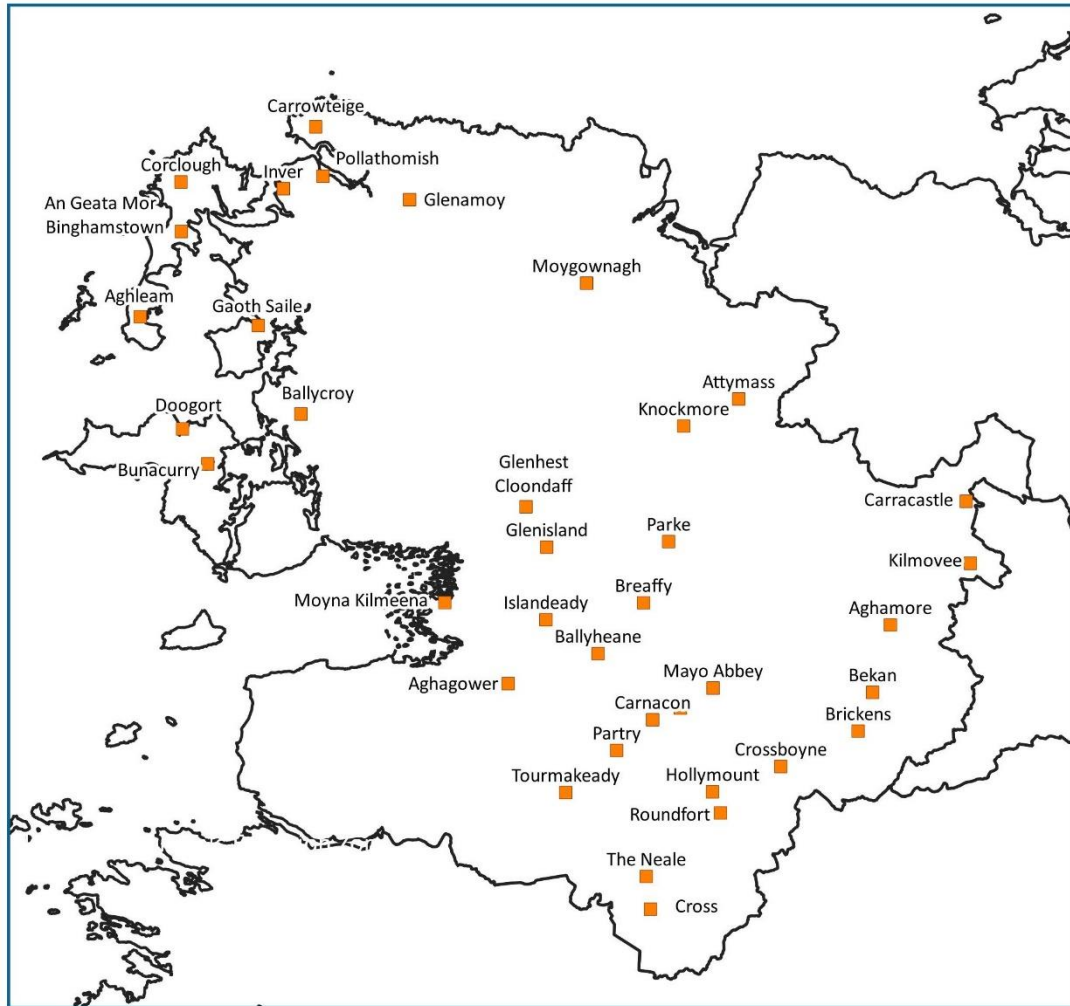


SEA Comment: the justification for the extension of the settlement boundary is unclear given there are also considerable lands closer to the village core. Based on a review of aerial imagery (see above) , the MA lands include potential peat soils, or rough ground and are close to an area of worked bog. The MA proposes toto zone for development greenfield sites in Bangor Ellis, removed from the established settlement boundary, and is not in the interests of proper planning. There are existing opportunities for infill development within the settlement boundary and there is no evidence or justification for extension of the settlement boundary for this MA.

This is not recommended for landuse effects given the potential effects on BFF, Water (hydrology) and contribution of such soils to climate change adaptation and potential carbon sequestration. Moreover it does not lend itself to sequential development.

	(+) (+)	(-) (-)	(+/-) (+/-)	(0) (0)
			All sEOs	
<p>BELCARRA - EXTEND SETTLEMENT BOUNDARY TO INCLUDE THE FOLLOWING.</p> <div style="display: flex; justify-content: space-around;">   </div>				
<p>SEA Comments: the justification for the extension of the settlement boundary is unclear given there are also considerable lands closer to the village core. The proposed extension is removed from the established settlement boundary, and is not in the interests of proper planning and sustainable development</p> <p>There are existing opportunities for infill development within the settlement boundary and there is no evidence or justification for extension of the settlement boundary for this MA.</p> <p>Based on a review of aerial imagery the MA lands include grassland/pasture with some hedgerow connectivity. It is not recommended for inclusion.</p>				

Tier V



	<u>Tier V Settlements</u>	(+)	(-)	(+/-)	(0)
	Aghagower				All SEOs

	Tier V Settlements	(+)	(-)	(+/-)	(0)
	Aghamore				All SEOs
	Attymass				All SEOs
	Ballycroy				All SEOs
	Ballyheane				All SEOs
	Ballyglass				All SEOs
	Bekan Geata Mór (Binghamstown)				All SEOs
	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
	Islandead				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
	<i>Tourmakeady (Reduced)</i>				All SEOs

	Tier V Settlements	(+)	(-)	(+/-)	(0)
	<i>An Tinbhear (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> <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>				

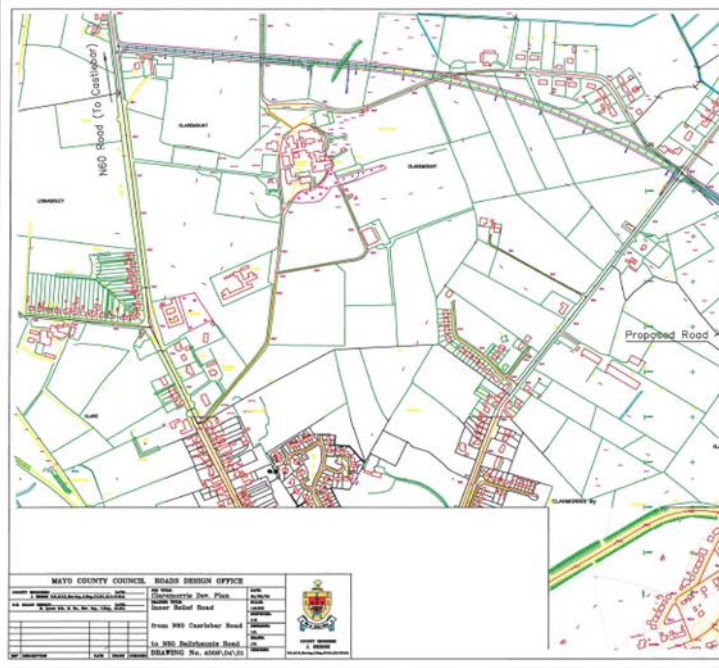
Proposed By Pass and Inner Relief Routes MA

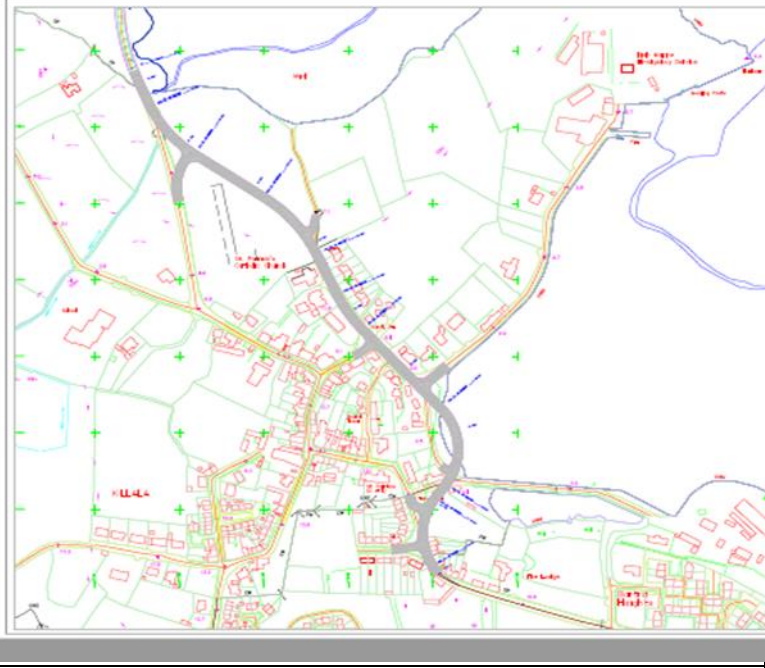
The following have been proposed by elected members for inclusion in the MCDP 2021-2027, and represent bypass routes that were in the earlier MCDP 2015-2021.

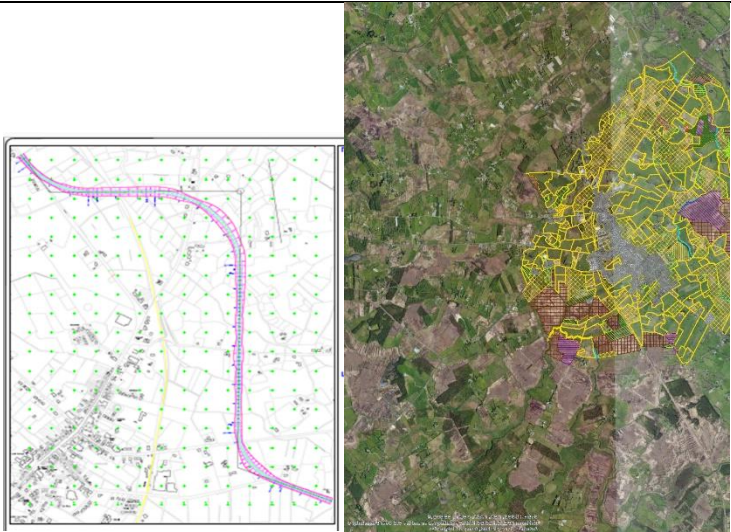
	(+)	(-)	(+/-)	(0)
				All SEOs
	<p><i>Ballinrobe</i></p> <p>SEA Comment; Mitigation is required; and this is not recommended from the SEA perspective as the route could give rise to significant adverse effects in terms of BFF, Water (including hydrology), CC change and landscape effects in the absence of detailed environmental studies and route option appraisals.</p> <p>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		

	(+) (Green)	(-) (Red)	(+/-) (Black)	(0) (Black)
<p><i>These indicative routes could result in a significant effect on the Natura 2000 Network.</i></p> <p><i>This objective could also lead to increased development that could impact on the Natura 2000 Network.</i></p>				
	<p>March 21, 2022</p> <p>Scale: 1:25,000 0 0.2 0.4 0.8 m 0 0.325 0.65 1.3 km Source: ESRI, NGA, NASA, IGN, GEBCO Map data: NGA, ESRI, IGN, GEBCO, OpenStreetMap contributors, CNES/Airbus</p>	All SEOs		

	(+) (green)	(-) (red)	(+/-) (purple)	(0) (grey)
<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> <p>These indicative routes could result in a significant effect on the Natura 2000 Network. This objective could also lead to increased development that could impact on the Natura 2000 Network.</p>				

	(+)	(-)	(+/-)	(0)
<u>Claremorris Inner Relief Roas</u>				
		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. 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)
<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>				
<u>Killala Inner Relief Road</u>			All SEOs All SEOS	
				
<p>Based on a review this potential route appears to cross over the Killala Bay/ River Moy Estuary SAC and SPA. These indicative routes could result in a significant effect on the Natura 2000 Network. This objective could also lead to increased development that could impact on the</p>				

		(+)	(-)	(+/-)	(0)
Natura 2000 Network. 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>					
					
SEA: Based on a review this potential route appears to cross over the Killala Bay/ River Moy Estuary SAC and SPA. These indicative routes could result in a significant effect on the Natura 2000 Network. This objective could also lead to increased development that could impact on the Natura 2000 Network. 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.					

9.1 INTRODUCTION

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

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

- Avoid effects;
- Reduce the magnitude or extent, probability and/or severity of effect;
- Repair effects after they have occurred, and
- Compensate for effects, by balancing out negative impacts with positive ones.

In order to facilitate the consideration of environmental resources in any future development associated with the MCDP, mitigation measures have been included here.

. As the environmental assessments are an iterative processes, measures to avoid adverse effects have

9.2 MITIGATION MEASURES – AMENDMENTS TO TEXT

The following **Table 26** presents the mitigation measures for each of the chapters identified through the SEA process. Section 8.4 presents the mitigation measures identified through the AA process.

TABLE 9-1 SEA MITIGATION MEASURES

CHAPTER TWO: CORE STRATEGY AND SETTLEMENT

Chapter Two Core Strategy and Settlement
<p>Vision: To create a sustainable and competitive county that supports the health and well-being of the people of Mayo, providing an attractive destination, as a place in which to live, work, invest, do business and visit, offering high quality employment and educational opportunities within strong and vibrant sustainable communities, whilst ensuring a transition to a low carbon and climate resilient county that supports high environmental quality.</p>
<p>Natural Environment: Continue to protect and enhance the county’s natural heritage and biodiversity and ensure that networks of green and blue infrastructure are identified, created, protected and enhanced to provide a wide range of environmental, social and economic benefits to communities; To also improve the knowledge and understanding of the county’s landscape and coast, and enhance the overall characteristics, qualities and diversity of landscape character, its sense of place and local distinctiveness in recognition of the amenity potential of the county.</p>
<p>Climate Action & Renewable Energy: To transition to a low carbon and climate resilient county, with an emphasis on reduction in energy demand and greenhouse gas emissions, through a combination of effective mitigation and adaptation responses to climate change; in addition to maximising the opportunities to become a national leader in renewable energy generation, whilst safeguarding the environment and other amenities. increasing the resilience of our Natural & Cultural Capital to climate change by planning and implementing appropriate adaptation measure</p>
<p>SO 8</p> <p>Appropriate Assessment, Strategic Environmental Assessment and Strategic Flood Risk Assessment</p> <p>a) To ensure the assessment of all planning applications in the Plan area have regard to the information, data and requirements of the Appropriate Assessment Natura Impact Report, SEA Environmental Report and Strategic Flood Risk Assessment Report contained in Appendices XX of the Mayo CDP 2021-2027</p> <p>b) To require project planning to be fully informed by ecological and environmental constraints at the earliest stage of project development and any necessary assessment to be undertaken, including assessments of disturbance to species, protected under the Wildlife Act and /or the Flora Protection Act.</p>

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

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

CHAPTER THREE: HOUSING

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, subject to relevant development management controls and standards and carrying capacity of natural resources... (REPHRASE)
RHP 5	To ensure that rural housing applications employ site specific design solutions to provide for proposals that integrate into the landscape, reflect and enhance local landscape character and that respect their location in terms of siting, design, materials, finishes and landscaping.
RHP 8	To require that new houses in the rural areas ensure the protection of water quality in the arrangements for on-site waste water disposal, ensure provision of a safe means of access in relation to road and public safety, avoid flood risk and ensure the conservation of sensitive areas such as natural habitats, ecological connectivity , the environs of protected structures and other aspects of heritage.
RHO 3	<p>To consider facilitating single houses along <i>Scenic Routes/Scenic Routes with Scenic Views or Coastal Areas/Lakeshores</i> to applicants who can demonstrate a social need to locate in the area concerned, whilst ensuring that it:</p> <ul style="list-style-type: none"> • Does not impinge in any significant way on the character, integrity and distinctiveness of the area; • Meets high standards in siting and design; • Satisfies all other criterial with regard to, inter alia, servicing, public safety, and environmental considerations; • Demonstrates enhancement to local landscape character and ecological connectivity

	To also discourage developments in areas of high scenic amenity that would be detrimental to the unique visual amenity and local landscape character. Note: An occupancy clause will be attached to any grant of planning permission.
TVHP 3	To encourage and foster the creation of attractive, mixed use, sustainable communities that include a suitable mix of housing types 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 and energy efficiency, and urban greening in as far as practicable.
TVHO7	To ensure the provision of adequate areas of high quality, safe and overlooked open space within residential developments and support the provision of play and recreational areas, including pollinator-friendly management of public open space , in all new large residential development

CHAPTER FOUR: ECONOMIC DEVELOPMENT

Rural Economy Objectives	
EDO 51	Facilitate agri-industry and other rural enterprise activities that are not suitable in a settlement and are dependent on their locality in rural locations, where it can be demonstrated that the development will not have significant adverse effects on the environment, including the integrity of the Natura 2000 network, residential amenity or visual amenity. Preference will be given to occupying vacant structures which the planning authority consider appropriate for the use proposed. Where proposals demonstrate measures to promote environmental enhancement through improved ecological connectivity such as measures in the Pollinator Plan, additional native species planting or blue and green infrastructure measures, these will be favourably considered.
Agriculture Policies	
EDP 21	Support the implementation of the Mayo County Council Agricultural Strategy to promote the continued development and expansion of the Agri-Food Sector subject to the measures and environmental objectives of the forthcoming Common Agricultural Policy Strategy for Ireland.
EDP 25	Work with the Northern and Western Regional Assembly and other relevant stakeholders in identifying areas of high value agricultural land in the county to address the need for sustainable food supplies. The consideration of future climate scenarios, and water availability, climate change adaption and environmental enhancement for agricultural purposes shall form part of this assessment.
Extractive Industry Policy	
EDO 60	Ensure that the development of aggregate resources (stone and sand/gravel deposits) is carried out in a manner which minimises effects on the environment, including the Natura 2000 network and its sustaining habitats including water dependent habitats and species , amenities, infrastructure and the community, and has full regard to the principles of sustainability.
Extractive Industry Objectives	
EDO 64	Support and facilitate the Green Economy in County Mayo, as appropriate.

CHAPTER FIVE: TOURISM AND RECREATION-

Tourism and Recreation	
TRP 4	<p>Co-operate with Fáilte Ireland, Tourism Ireland, and any other relevant bodies in the implementation of Destination Mayo 2016-2021 by:</p> <ul style="list-style-type: none"> (a) Encouraging investment in the tourism industry in the county with specific reference to leisure activities (including walking, cycling, equestrian and family focused activities), including connectivity to the Great Western Greenway at Castlebar to Westport and to the Wild Atlantic Way. (b) Encouragement and support of the upgrading of public transport facilities in Destination Towns, including the provision of Transport Hubs/Links. (c) Supporting the development of new and emerging tourism products and facilities or upgrading/extension of existing tourist facilities at tourist sites within the county, within proper planning and sustainable development principles (d) Require the preparation and assessment of all planning applications arising from the Destination Mayo strategy to have regard to the information, data and requirements of the Appropriate Assessment Natura Impact Report and SEA Environmental Report of the Destination Mayo Strategy.
General Tourism Objectives	
TRP 9	<p>To promote Mayo as a premier walking/cycling destination in the Country and support the further development of walking routes and trails within the county and the integration and linkage of these with other existing / proposed routes and trails both within and outside of County Mayo, in accordance with national walking strategy guidance and conjunction with the Tourism Section of Mayo County Council, Fáilte Ireland and other relevant stakeholders. Opportunities to enhance ecological connectivity should be integrated as part of any linking of routes to strengthen and support green infrastructure.</p>
Spiritual and Pilgrimage Tourism Policy	
TRP 13	<p>To support the implementation of the opportunities and actions identified in the Mayo Tourism Strategy and Action Plan – Destination Mayo 2015-2021 regarding the development of spiritual and pilgrimage tourism in Mayo, in conjunction with the Fáilte Ireland, the Tourism section of Mayo County Council and other relevant stakeholders through:</p> <ul style="list-style-type: none"> (a) To exploring the development of a long-distance Spiritual Trail linking Croagh Patrick, Ballintubber Abbey and Knock Shrine. Investigate the potential of linking this trail to Burriscarra, Cong, Turlough and the Monasteries of the Moy through the Tourism Section of Mayo County Council and other relevant stakeholders. (b) To explore a range of spiritual walking and pilgrimage events to showcase Mayo as a spiritual tourism destination, with particular emphasis on generating overnight stays for visitors to Knock Shrine. (c) To support and facilitate the development of Knock as a world-renowned religious tourist destination (d) To investigate the delivery of pilgrim trail improvements and upgrades on the Croagh Patrick trail and Tochar Padraig trail. <p>Opportunities to enhance ecological connectivity should be integrated as part of any linking of routes to strengthen and support green infrastructure. SEA and AA measures relating to the above were identified in the Destination Mayo Plan and should be adhered to and integrated to any project level assessments.</p>

Cultural and Amenity Tourism Policies	
TRP 14	To support the implementation of the opportunities and actions identified in the Mayo Tourism Strategy and Action Plan – Destination Mayo 2015-2021, SEA ER and AA regarding the development of cultural and amenity tourism and the Wild Atlantic Way in Mayo, in conjunction with the Tourism section of Mayo County Council and other relevant stakeholders.
TRP 16	Support developments which will enable and encourage countryside recreation in appropriate locations to foster and an increased appreciation of, and access to, the natural environment.
TRO 6	To investigate the further development, growth and tourism potential of the Wild Nephin Ballycroy National Park and Dark Sky initiative in a sustainable manner. This approach should demonstrate good practice in terms of eco tourism and wilderness and seek to gain recognised accreditation on same
TRO 9	Encourage sensitively designed and located development which provides for the appreciation, interpretation, upgrade and provision of access to natural habitats, scenic vistas and heritage features for the benefit of rural tourism, subject to normal planning and nature conservation consideration.
TRO 10	Utilise the county's natural and heritage resources to foster the development of tourism as a viable sustainable sector of the economy, in a sustainable manner which complements the scale, quality and unique features of the county.
TRO 15	Facilitate, where appropriate, the conversion of former demesnes or estate dwellings and their outbuildings into tourism facilities, subject to good planning, and architectural practice, the historic landscape and setting of same.
TRO 16	Facilitate the sustainable development of a variety of quality tourist accommodation types, at suitable locations, throughout the county.
Wild Atlantic Way Policy	
TRP 26	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: <ul style="list-style-type: none"> (a) Exploration of the development of signature discovery points to assist and secure Mayo's position as 'The Heartbeat of the Wild Atlantic Way'. (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. (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. (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 (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 (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.
Marine Facilities Policy	

TRP 29	Support the protection and enhancement of our islands, coastline and waterways as tourism products and attractions subject to community and environmental carrying capacity.
--------	---

CHAPTER SIX: MOVEMENT AND TRANSPORT

MTO 8	To encourage, where appropriate , the incorporation of safe and efficient cycleways, accessible footpaths and pedestrian routes into the design schemes for town centres/neighbourhood centres, residential, educational, employment, recreational developments and other uses. The provision of Safe walking and cycle infrastructure in urban and rural areas, the design shall be informed by published design manuals, included the Design Manual for Urban Roads and Streets and the NTA Cycle Manual or any amending/superseding national guidance or manuals.
MTO 12	Seek to advance the walking/ cycling projects listed in the table below
MTO 11	Promote the design and construction of new developments to create low carbon, walkable neighbourhoods and work places containing high quality green and blue infrastructure
MTO 13	Protect open spaces, with multifunctional green and blue infrastructure in developments, with connections to the wider network of open spaces and habitats
	Ports, Harbours & Piers Policies
MTP 23	Support the development and improvements of ports, harbours, piers, slipways and associated shore facilities and access, where appropriate, where it can be demonstrated that the development will align with the Marine Spatial Plan (forthcoming) and not have significant adverse effects on the environment including the integrity of the Natura 2000 network-

CHAPTER SEVEN: INFRASTRUCTURE POLICIES

INO 17	Consult, where necessary, with Inland Fisheries Ireland, the National Parks and Wildlife Service and other relevant agencies in the provision of flood alleviation measures in the county and explore nature based solutions where appropriate
--------	---

CHAPTER EIGHT: SUSTAINABLE COMMUNITIES

SCP 3	Ensure that County Mayo is equipped with physical and other infrastructure (including blue and green infrastructure) necessary to allow communities the capacity to develop and flourish.
SCO 21	To maintain and support the communities of Mayo’s inhabited islands by facilitating sustainable social and economic development through the provision of, or facilitating the provision of, infrastructure (social and physical), housing and services, having regard to the traditional building patterns of the Islands and the need to protect, support and enhance the cultural and natural heritage of the Islands.

CHAPTER NINE: BUILT ENVIRONMENT

Built Environment	
BEO 4	To ensure that development in the vicinity of a Recorded Monument or Zone of Archaeological Potential is sited and designed in a sensitive manner, avoiding adverse effects on landscape setting and context of monument. with a view to minimal detraction from the monument or its setting.
BEP 14	To discourage development that would lead to a loss of, or cause damage to, the character, the principle components of, or the setting of Country Houses, Gardens and Demesne in recognition of their contribution to cultural heritage, landscapes and green infrastructure. Architectural heritage impact assessment including consideration of demesne and setting may be required for proposals
BEO 17	To require, where feasible and practicable, the provision of green roof technology for all new public buildings (Council buildings, school buildings, hospitals, community centres, sports facilities, libraries, Garda stations etc.) to assist in flood alleviation, climate change adaptation , insulation and improved biodiversity and to actively promote these measures where appropriate in new commercial and industrial buildings.
Placemaking Policies	

Built Environment	
BEO 22	<p>Apply the following key attributes when considering public realm and public space enhancements:</p> <p>Accessible - connected and linked permeable spaces to ensure ease of movement.</p> <p>Functional - safe, adaptable and social environments to attract and foster activity.</p> <p>Attractive - visually pleasing spaces with high quality design, materials and installations (lighting, furniture and signage) based on a singular common design theme.</p> <p>Distinctive - reference to local context and building on the character and identity of place.</p> <p>Where appropriate recreational considerations and access to blue and greens space should be underpinned by the Green Space Principles²⁴ including</p> <ul style="list-style-type: none"> ● Enhance urban greening through planting strategies that mitigate noise and air pollution and maximise local biodiversity gain and facilitate sustainable drainage (e.g. deciduous wooded and wildflower meadow areas). ● A networked approach: emphasising green infrastructure networks (rather than isolated parks) can provide new opportunities for connecting existing and new green spaces and creating linkages between urban and rural areas. Examples include greenways and linear parks, local greenways or cycleways that link to regional and national greenways and de-culverting watercourses to provide new blue corridors. ● Well managed and maintained, creating a high-quality environment: poorly managed spaces or vandalism lead to negative perceptions among potential users. ● Multifunctional uses: examples include spaces that encourage active mobility, physical activity and sports, relaxation and tranquillity, and opportunities for social exchange (e.g. that incorporate community gardens or encourage parkruns). ● Create multisensory restorative environments that help mitigate the psychological stresses of modern living through the provision of “restive places for rejuvenation”.
BEP 23	<p>To encourage and facilitate improvements to the physical fabric and environment of town and village centres, including streetscape, street furniture, landscaping (hard and soft including pollinator friendly planting and urban greening), signage and wirescape, while recognising that both private and public developments can contribute to effective public realm.</p>

²⁴ Eco-Health: Ecosystem Benefits of Green Space for Health. EPA Research Report No 328

Built Environment	
BEP 24	To be flexible in terms of enabling brownfield / infill development within settlements, focusing on design-led and performance-based outcomes, rather than specifying absolute requirements in all cases- whilst achieving 30% target for housing on infill/brownfield lands as specified under the National Planning Framework and the Regional Economic and Spatial Strategy for the north west region.
BEP 21	To encourage the continued vitality and viability of town and village centres by promoting ongoing environmental improvements to the public realm including blue and green infrastructure measures.

CHAPTER TEN: NATURAL ENVIRONMENT

BIODIVERSITY, DESIGNATED AND NON-DESIGNATED SITES	
NEO 7	To seek the protection, where possible of the riparian zones of watercourses throughout the county, recognising the benefits they provide in relation to flood risk management, and their protection of the ecological integrity of watercourse systems and contribution to green and blue infrastructure.
NEO 10	To install nest boxes in all new and existing Municipal buildings, as appropriate and in consultation with Birdwatch Ireland, Swift Conservation Ireland
NEO 11	To have regard to the policies and guidance of National Parks and Wildlife Service of the DoEHLG in respect of proposed developments, where it is possible that such development may impact on a designated European or national site or a site proposed for designation. To ensure that the impact of development within or adjacent to national designated sites, Natural Heritage Areas, Ramsar Sites and Nature Reserves likely to result in significant adverse effects on the designated site is assessed by requiring the submission of an Ecological Impact Assessment prepared by a suitably qualified professional, which should accompany planning applications
NEO 13	To ensure the protection of trees or groups of trees protected under Tree Preservation Orders, as well as recognise the value and encourage the retention and management of other trees and woodlands, which make a valuable contribution to the character of the landscape, ecological corridors, green infrastructure, a settlement or its setting.
	Green and Blue Infrastructure
NEP 11	To recognise the economic, social, environmental and physical value of green and blue infrastructure

BIODIVERSITY, DESIGNATED AND NON-DESIGNATED SITES	
NEP 12	To seek to protect and expand the green and blue infrastructure network within the county, where possible, and to encourage green infrastructure to be spatially connected to facilitate the extension or establishment of ecological corridors.
NEP 13	To promote and enhance green and blue infrastructure and seek to integrate the provision of green infrastructure with infrastructure provision and replacement, including walking and cycling routes, as appropriate, while protecting and enhancing natural heritage and improving ecological corridors
	Green and Blue Infrastructure Objectives
NEO 17	To prepare a Green and Blue Infrastructure Strategy for the County over the plan period, which will be incorporated into local area plans and non-statutory plans.
NEO 18	To identify green and blue infrastructure and sustainable design that supports biodiversity and natural systems to adapt to climate change, and contribute to climate adaptation in the built and natural environment and provide co benefits
NEO 19	To ensure the design and construction of new developments creates low carbon, walkable neighbourhoods and workplaces, while providing for high quality green infrastructure based on green space principles (see PMP 2) , where appropriate.
NEO 21	Protect and enhance the county's floodplains and wetlands as 'green and blue infrastructure' which provides space for storage and conveyance of floodwater, enabling flood risk to be more effectively managed and reducing the need to provide flood defenses in the future, subject to normal planning and environmental criteria.
LANDSCAPE	
NEP - 14	To protect, enhance and contribute to the physical, visual and scenic character of County Mayo and to preserve the unique landscape character of the area
	Landscape Objectives
NEO 22	Consider development, along Mayo's Scenic routes, that can demonstrate a clear need to locate in the area concerned, whilst ensuring that it: <ul style="list-style-type: none"> • Does not impinge in any significant way on the character, integrity and distinctiveness of the area; • Meets high standards in siting and design; • Contributes to and enhances local landscape character

BIODIVERSITY, DESIGNATED AND NON-DESIGNATED SITES	
	<ul style="list-style-type: none"> Satisfies all other criteria, with regard to, inter alia, servicing, public safety and environmental considerations.
NEO 23	<p>Consider development, within Mayo's Coastal Areas and Lakeshores and within areas along scenic routes with designated scenic views, that can demonstrate a long-standing social link to the area concerned, whilst ensuring that it:</p> <ul style="list-style-type: none"> Does not impinge in any significant way on the character, integrity and distinctiveness of the area; Cannot be considered at an alternative location; Meets high standards in siting and design; Contributes to and enhances local landscape character Satisfies all other criteria, with regard to, inter alia, servicing, public safety and environmental considerations

9.3 CHAPTER ELEVEN: CLIMATE CHANGE AND RENEWABLE ENERGY

CAP 7	To support and promote the enhancement of carbon sinks such as peatlands, appropriate afforestation and permanent grasslands, with consideration of afforestation or rewetting on cut away peatlands.
	Reference goals and Objectives of the County Mayo Climate Adaptation Strategy, support and work to implement all goals and objectives.
CAO 6	<p>GOAL 3:</p> <ul style="list-style-type: none"> Increase the Resilience of Natural and Cultural Capital. <p>OBJECTIVES</p> <ol style="list-style-type: none"> Build awareness of Nature Based Adaptation Solutions and Green Infrastructure. Support bio-diversity for its intrinsic value within the natural environment and its importance in climate change adaptation. Develop a database of impacts of climate change on Mayo's

	<p>Natural Environment.</p> <p>4. Identify Cultural and Heritage Sites vulnerable to climate change and develop adaptation and management policies.</p> <p>5. Encourage adaptation in Agriculture and Local Food Supply</p>

9.4 MITIGATION MEASURES IDENTIFIED THROUGH THE HABITATS DIRECTIVE ASSESSMENT

Mayo County Development Plan will not in itself, cause any adverse impacts to the overall integrity of the Natura 2000 sites within the ZOI of the Plan. However, Projects that arise as a result of the Plan may have adverse effects.

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

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

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

- a) To ensure the assessment of all planning applications in the Plan area have regard to the information, data and requirements of the Appropriate Assessment Natura Impact Report, SEA Environmental Report and Strategic Flood Risk Assessment Report contained in Appendices XX of the Mayo CDP 2021-2027
- b) To require project planning to be fully informed by ecological and environmental constraints at the earliest stage of project development and any necessary assessment to be undertaken, including assessments of disturbance to species protected under the Wildlife Act and/or the Flora Protection Act.
- c) To comply with the objectives and requirements of the Habitats Directive, specifically Article 6(3) and where necessary 6(4), Birds, Water Framework, and all other relevant EU Directives and all relevant transposing national legislation.
- d) Ensure that proposals for developments located within identified or potential flood risk areas, or which may exacerbate the risk of flooding elsewhere, are assessed in accordance with the provisions of the Flood Risk Management Guidelines (DoEHLG/OPW 2009) and Circular PL2/2014 (or any updated/superseding document), the

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

9.1 Project Mitigation: Consenting Process

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

9.2 Project Mitigation: Pre-Construction / Detailed Design

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

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

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

- engineering structure surveys,
- topographical surveys,
- habitat and species surveys¹
- ornithological surveys,
- bat surveys,
- fish surveys,
- water quality surveys,
- archaeological surveys,

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

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

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

9.2.1 Project Mitigation: Construction Stage

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

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

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

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

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

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

9.2.2 Project Monitoring

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

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

10 MONITORING

10.1 INTRODUCTION

It is proposed, in accordance with the SEA Directive, to base monitoring on a series of indicators which measure changes in the environment, especially changes which are critical in terms of environmental quality, for example water pollution levels. Monitoring will focus on the aspects of the environment that are likely to be significantly impacted upon by the implementation of the MCDP 2021-2027.

The targets and indicators are derived from the Strategic Environmental Objectives (SEOs) discussed in Chapter Five. The target underpins the objective whilst the indicators are used to track the progress of the objective and targets in terms of monitoring of impacts.

The monitoring programme will consist of an assessment of the relevant indicators and targets against the data relating to each environmental component. Similarly, monitoring will be carried out frequently to ensure that any changes to the environment can be identified.

It is proposed that the SEA monitoring reporting should be undertaken as a mid term review of the plan. However, in some cases as data becomes available, Mayo CC may prepare an additional SEA Monitoring Report. In turn the list below is subject to review at each reporting stage to reflect new data. Should the monitoring regime identify significant impacts (such as impacts on designated sites) early on in the plan implementation, this should trigger a review of the plan and monitoring regime. In addition, the identification of positive impacts from monitoring should also be reported as this will assist in determining successful environmental actions.

It is recommended that data arising from planning applications, particularly in terms of environmental constraints mapping and Environmental Impact Statements be integrated into the GIS and monitoring system. This will assist in assessing cumulative impacts also, in particular ecology and water quality.

Finally, it is recommended that the monitoring report be made available to the public upon its completion. It is recommended that this data be shared with neighbouring local authorities to assist in monitoring cross county effects and ensure consistency of monitoring.

TABLE 10-1 SEA MONITORING

Strategic Environmental Objective	Target	Indicator/Data Sources	Source/Responsibility/Frequency
Population, Human Health and Quality of Life			
<p>P1 – Protect, enhance and improve people’s quality of life based on high quality residential, community, educational, working and recreational environments and on sustainable travel patterns.</p>	<p>Increase in the number of green and blue space in settlements.</p> <p>Improved trends in perceived quality of life related to these matters.</p> <p>Bonds to ensure the completion of developments until taken charge.</p> <p>No significant deterioration in human health as a result of environmental factors.</p>	<p>No/area of green spaces and amenities available to the public as shown in public realm improvements</p> <p>Improved trends in perceived quality of life related to these matters as gathered through surveys.</p> <p>Employment rates over the lifetime of the Plan.</p> <p>Completion handover of development to MCC</p> <p>Availability of public transport/ smarter travel initiatives.</p> <p>Occurrence of any decline in human health around the plan area.</p>	<p>MCC – URDF funding and other funding sources</p> <p>CSO – every six years in line with census</p> <p>MCC - Annual</p> <p>Iarnrod Eireann - Annual</p> <p>Bus Eireann – Annual</p>
<p>P2 - To protect human health from hazards or nuisances arising from incompatible land uses/developments.</p>	<p>No spatial concentrations of health problems arising from environmental factors.</p> <p>Number of complaints received from public relating to Noise, Air and Water Emissions.</p>	<p>Any occurrence of spatially concentrated deterioration in human health.</p> <p>Complaints to MCC Environment Section, Health and Safety Authority and EPA</p>	<p>CSO – every six years and as results arise on a yearly basis from the 2016 census</p> <p>Healthwell Database</p> <p>MCC – Annual</p>
Biodiversity			
<p>BFF1 – Conserve and enhance biodiversity at all levels</p>	<p>No reduction in length or loss of hedgerows.</p> <p>Operators who conduct mechanical hedge cutting should have achieved the Teagasc proficiency standard MT 1302-Mechanical Hedge Trimming.</p>	<p>Percentage of unique habitats and species lost in non-designated sites over the lifetime of the Plan through trending of annual/bi-annual surveys.</p> <p>Percentage of broadleaf/native afforestation.</p>	<p>MCC</p> <p>MCC Part 8 planning applications</p> <p>Coillte- Annual</p> <p>NPWS – Annual or as and when surveys completed by NPWS for National Monitoring programmes on</p>

Strategic Environmental Objective	Target	Indicator/Data Sources	Source/Responsibility/Frequency
	<p>30% broadleaf/native afforestation.</p> <p>Protection and promotion of non-designated salmonid rivers.</p> <p>No. ecological networks or parts thereof which provide significant connectivity between areas of local biodiversity to be lost without remediation as a result of implementation of the MCDP 2021-2027</p> <p>Afford the same level of protection to Margaritifera Sensitive Areas as is afforded to Freshwater Pearl Mussel SAC rivers</p>	<p>Number of green infrastructure and blue infrastructure measures implemented during Part 8 applications.</p> <p>Number of pollinator friendly planting schemes as part of public realm works.</p> <p>Number of pollinator friendly schemes identified under Tidy Towns</p> <p>Number of Part 8 applications requiring Ecological Clerk of Work</p> <p>Percentage loss of connectivity between areas of local biodiversity importance as a result of implementation of the MCDP as evidenced from a resurvey of CORINE mapping and the Biodiversity Mapping undertaken by MCC for towns and villages where present.</p> <p>Decrease in population of freshwater pearl mussels in <i>Margaritifera</i> sensitive areas and/or habitat and water quality deterioration.</p>	<p>a rolling basis and/or surveillance monitoring undertaken for compliance with Article 17 of the Habitats Directive and reported on every 6 years.</p> <p>MCC - Annual</p> <p>OPW - Annual</p> <p>National Biodiversity Data Centre – Annual</p> <p>Ireland River Basin Management Plan –second and third RBMP Cycle</p>
<p>BFF2 – Avoid and minimise effects on nationally and internationally rare and threatened species and habitats through sensitive design and consultation, recognising ecological connectivity.</p>	<p>No loss of protected habitats and species during the lifetime of the Plan.</p> <p>No compromise in the favourable conservation condition of European sites. No compromise or impact on the achievement of the favourable conservation condition objectives (whether maintain or restore) of European sites.</p>	<p>Designation of additional areas due to biodiversity and/or geological value.</p> <p>Percentage of unique habitats and species lost in designated sites through trending of annual surveys.</p> <p>No./percentage of developments in/near Natura 2000 network.</p> <p>Percentage of European sites in the plan area that are at 'Favourable' conservation status.</p>	

Strategic Environmental Objective	Target	Indicator/Data Sources	Source/Responsibility/Frequency
		Percentage of Qualifying Interest Features which have achieved their specific objectives of maintain or restore.	
BFF3 – Avoid and minimise habitat fragmentation and seek opportunities to improve habitat connectivity.	<p>Submission of Ecological Impact Assessments for planning applications</p> <p>Number of green and blue infrastructure measures implemented through Part 8 applications.</p> <p>Ensure provision of riparian zones at project/site level.</p>	<p>Number of Ecological Impact Assessments with planning applications.</p> <p>Number of Part 8 applications with green and blue infrastructure measures</p> <p>No. of planning applications with sufficient inclusion of buffer zones where necessary and applicable.</p>	
BFF4 – Ensure careful consideration of non native invasive and alien species particularly as they relate to watercourses	<p>Prevent the introduction of new invasive or alien species.</p> <p>Control/manage new invasive species.</p> <p>Control/manage/eradicate invasive species throughout the county.</p>	<p>No., type and location of invasive species identified.</p> <p>No. of actions achieved under the Biodiversity Action Plan.</p> <p>Increase/decrease in coverage of invasive species identified.</p> <p>No. of submissions/observations submitted through invasive species Ireland “Alien Watch”.</p> <p>www.invasivespeciesireland.com/alien-watch</p> <p>The National Biodiversity Data Centre will track success in the implementation of the All-Ireland Pollinator Plan by measuring increases in the abundance and diversity of pollinators within the Irish landscape as the 81 actions are implemented.</p>	

Strategic Environmental Objective	Target	Indicator/Data Sources	Source/Responsibility/Frequency
B5 - Promote green and blue infrastructure networks, including riparian zones and wildlife corridors.	<p>Ensure new development is set back from rivers.</p> <p>The recommended width for larger river channels (>10m) is 35m to 60m and for smaller channels (<10m) is 20m or greater. The determined width should be tailored to site specific, river reach or lakeshore characteristics and their associated habitats. It is important that the buffer zone is large enough to protect the ecological integrity of the river (including emergent vegetation), the riparian zone (bank side vegetation including trees) and takes into account the human history of the area.</p>	<p>No. planning permissions close to water.</p> <p>Number of Part 8 applications with green and blue infrastructure measures</p>	
Water			
W1 – Protect and enhance the status of aquatic ecosystems and, with regard to their water needs, terrestrial ecosystems and wetlands directly depending on the aquatic ecosystem (quality, level, flow).	To achieve a Q rating of 4 ‘good’ quality status by 2021.	Biotic quality rating of river waters at EPA monitoring locations.	EPA – Annual as recorded through the WFD Monitoring Programme
W2– Maintain or improve the quality of surface water and	Improvement or at least no deterioration in surface water quality by 2021	Changes in receiving water quality as identified during water quality monitoring for WFD, National RBMP conducted by MCC and EPA.	MCC EPA

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

Strategic Environmental Objective	Target	Indicator/Data Sources	Source/Responsibility/Frequency
	Increase in nature based solutions to flood risk and blue infrastructure measures		
Soil and Geology			
SG1 To maximise the sustainable re-use of the existing built environment, derelict, disused and infill sites (brownfield sites), rather than greenfield sites	NPF target of 30% urban development and 20% of rural developing on brownfield lands achieved over lifetime of the plan	Planning applicationsq	MCC annually
SG2 -Conserve, protect and avoid loss of diversity and integrity of designated habitats, geological features, species or their sustaining resources in designated ecological sites.	No loss of diversity and integrity of designated habitats, geological features, species or their sustaining resources in designated ecological sites. Designation of sites as County Geological Sites.	Percentage of habitats, geological features, species etc. Lost over the lifetime of the Plan through trending of annual/bi-annual surveys. No. of areas designated as County Geological Sites.	GSI MCC
Air Quality and Climate			
AQ1 – Recognise the ecosystems functions of habitats in and around the plan area and promote nature based solutions to climate change mitigation and adaptation.	Maintain and enhance ecosystems functionality in and around plan area Integrate nature based solutions through planning applications, public realm plans, greenways and transport projects.	% land mapped for green and blue infrastructure in urban settings and along greenways. Enhancement of ecological networks/linkages through habitat creation/restoration	MCC
AQ2 – Minimise all forms of air pollution and maintain/improve ambient air quality.	Maintain ambient air quality through reduction of private vehicle usage.	Air quality indicators.	<CC - Annual EPA - Annual

Strategic Environmental Objective	Target	Indicator/Data Sources	Source/Responsibility/Frequency
AQ3 – Minimise emissions of greenhouse gases and contribute to a reduction and avoidance of human-induced global climate change.	<p>Provide for increased use of public transport.</p> <p>Increase number of cycle lanes and pedestrian routes in the plan area.</p> <p>Establish incentives/increase no. of permissions for renewable energy projects.</p>	<p>Use of public transport.</p> <p>Provision of cycle lanes and walking routes.</p> <p>No. of grants given for insulation works; energy efficiency of new buildings – energy rating figures.</p> <p>No. of planning applications for residential houses with low carbon footprint.</p> <p>No. Of wind turbines permitted which may contribute to mitigation of, and adaptation to Climate Change.</p> <p>Location of permitted wind farms and other renewable energy projects as identified in the Co Mayo RES. w</p>	<p>MCC – Annual</p> <p>CSO – Annual as figures/reports based on 2016 census become available.</p> <p>MCC and SEAI – increase in BER rating at Small Area for towns identified.</p> <p>Number of Energy Retrofitting grants in County</p> <p>MCC – No and type of planning applications in relation to low carbon residential housing and wind turbines and/or commencement of construction of such on an annual basis. SEAI</p>
AQ4 - Reduce car dependency within the plan area by way of an integrated approach to sustainable urban transport.	<p>An increase in the percentage of the population travelling to work or school by public transport or non-mechanical means.</p> <p>A decrease in the average distance travelled to work or school by the population of the plan area.</p>	<p>Percentage population within the plan area travelling to work or school by public transport or non-mechanical means.</p> <p>Average distance travelled to work or school by the population of the plan area.</p>	<p>CSO – every 6 years through census information.</p>
Material Assets – Waste			
MA1 Avoid and minimise waste generation	Reduction in the quantities of waste sent to landfill.	Quantity of household waste sent to landfill.	MCC Environment Section
MA2 Maximise reuse of material resources and use of recycled materials	Increase in the quantities of waste sent for recycling.	<p>Quantity of household waste sent to recycling</p> <p>Number of repair/ reuse initiatives over plan lifetime</p>	Connaught Waste Management annual report

Strategic Environmental Objective	Target	Indicator/Data Sources	Source/Responsibility/Frequency
	<p>Increase in the number of bring banks in the plan area.</p> <p>Compliance with the Region Waste Management Plan</p>		
Material Assets -energy			
<p>MA 3 Minimise energy consumption and encourage use of renewable energy</p>	<p>Increase in renewable energy developments.</p> <p>Adaptive reuse of town centre buildings</p>	<p>No. of renewable energy developments granted planning permission.</p> <p>Establishment of R&D projects (one or more).</p> <p>Meet or exceed County contributions to national renewable energy targets.</p> <p>Meet or exceed County contributions to national energy efficiency/conservation targets.</p> <p>Number of houses increasing BER rating to B3</p>	<p>MCC – new solar farms, windfarms or other renewable energy developments granted.</p> <p>– number of new R&D projects within the Plan area e.g. testing of tidal energy devices.</p> <p>Regional Assembly for the Northern and Western Region</p> <p>Marine Institute</p> <p>SEAO</p>
Material Assets -Transport			
<p>MA4 – Promote sustainable transport patterns and modes</p>	<p>An increase in provision of cycle lanes and pedestrian routes.</p> <p>An increase in population travelling to work and school by public transport or non-motorised transport.</p> <p>A reduction in the distance travelled to work or school by the population of the plan area.</p>	<p>No. of cycle lanes and pedestrian routes provided in the plan area.</p> <p>Percentage of the population within the plan area travelling to work or school by public transport or non-mechanical means.</p> <p>Average distance travelled to work or school by the population of the plan area.</p>	<p>MCC</p> <p>CSO – every 6 years through census information.</p> <p>TII</p>

Strategic Environmental Objective	Target	Indicator/Data Sources	Source/Responsibility/Frequency
		Number of private cars on road as a percentage of Annual Average Daily Traffic (AADT).	
Material Assets – Waste Water			
MA5 To maximise the capacity of wastewater collection networks by excluding surface water run off from the sewage network through the use of SUDs and Blue/green Infrastructure.-	Upgrade existing wastewater treatment plant infrastructure identified within the plan as being insufficient, based on existing and forecasted population demands to meet EU requirements.	Upgraded Waste Water Treatment Plants within the plan area.	Irish Water -Achievement of Water Services Strategic Plan objectives. MCC – granting of permission conditioned based on a future WWTP upgrade. MCC – refusal of permission as no upgrade to WWTP due to take place.
Cultural Heritage			
CH1 – Conserve, preserve and record architectural and archaeological heritage	No permitted development which involves loss of cultural heritage, including protected structures, archaeological sites, Architectural Conservations Areas and landscape features.	No. of developments permitted during the lifetime of the plan which will result in the loss or partial loss of protected structures or sites of archaeological status. No. of additions to the list of Protected Structures. No. of additions to the list of Architectural Conservation Areas. Development of cultural heritage areas for amenity resources.	MCC - ongoing
CH2 –Avoid and minimise effects on historic environment features through sensitive design and consultation.	Increase in consultation and engagement with statutory bodies.	No. Of applications which are referred to the Conservation and Heritage Officers.	MCC - ongoing

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

Strategic Environmental Objective	Target	Indicator/Data Sources	Source/Responsibility/Frequency
	<p>Number of applications referencing Rural Housing Guidelines</p> <p>Number of applications reflecting native tree /hedgerows and local stone treatments</p>		

ANNEX A: ASSESSMENT OF DRAFT MAYO COUNTY DEVELOPMENT PLAN 2021-2027

SEA Mitigation Measures in **Blue Font** for inclusion

(+)	reflects a potential positive effect
(-)	reflects a potential negative effect
(+/-)	reflects that positive and negative effects are likely or that in the absence of further detail the effect is unclear
(0)	reflects a neutral or uncertain effect

CHAPTER TWO: CORE STRATEGY AND SETTLEMENT

Chapter Two Core Strategy and Settlement	(+)	(-)	(+/-)	(0)
Vision: To create a sustainable and competitive county that supports the health and well-being of the people of Mayo, providing an attractive destination, as a place in which to live, work, invest, do business and visit, offering high quality employment and educational opportunities within strong and vibrant sustainable communities, whilst ensuring a transition to a low carbon and climate resilient county that supports high environmental quality.	All SEOs			
Measure recommended to strengthen environmental objectives				
Strategic Aims				
Rural: To promote the role of Mayo’s rural countryside by creating a sustainable synergy with its settlements, enhancing the rural economy with improved connectivity, broadband, rural economic development opportunities and smarter working opportunities, all within the context of the sustainable management of land and resources				
Positive across all SEOs				
Settlements: To develop Mayo's settlements as a network of attractive, livable towns and villages in the county with increased levels of population, employment activity and enhanced levels of amenity which support a high quality of life and well-being, in order to create a sustainable synergy with the rural countryside.	all SEOs			

Chapter Two Core Strategy and Settlement	(+)	(-)	(+/-)	(0)
Sustainable growth of compact cities, towns and villages a top priority of the National Planning Framework and this reflects this aim.				
Economic Development: To promote and enhance Mayo's economic development potential through increased resilience in the county's enterprise, underpinned by talent and innovation, thereby ensuring that Mayo is best placed to excel in the long-term delivery of sustainable jobs and an enhanced standard of living for all.	All SEOs			
Retention and employment opportunities within the county improves resilience, reduces need for commuting and enhances quality of life.				
Tourism Development: To develop Mayo as a leading tourism destination through continued sustainable expansion of the tourism sector, with a focus on creating high-quality visitor services and the continued development and enhancement of visitor attractions and activities, capitalising on our natural and cultural heritage assets, whilst safeguarding these resources for future generations.	All SEOs			
Positive across all SEOs. The mitigation measures identified in the SEA ER and NIR of the Mayo Tourism Action plan will also apply.				
Movement and Transport: To support increased use of sustainable modes of transport; the integration of spatial planning with transport planning; enhanced county and regional accessibility; the transition to a low carbon energy efficient transport system; and the development of a safer, more efficient, effective and connected transport system within Mayo	All SEOs			
Positive interactions across all SEOS in particular MA 4 and AQ3, AQ4				
Infrastructural Development: To provide, improve and extend water, wastewater, surface water and flood alleviation services throughout the County and to prioritise the provision of water services infrastructure, to achieve improved environmental protection and to protect public health	All SEOS			
Positive interactions across all SEOS in particular the Water, Material Assets and Human Health.				
Sustainable Communities: To develop and support vibrant sustainable communities in Mayo where people can live, work and enjoy access to a wide range of community, health, educational facilities and amenities, suitable to all ages and needs, in both urban and rural areas, thereby supporting a high quality of life for all to enjoy.				
Positive interactions with Population and Human Health SEOs in particular				
Built Environment: To recognise and enhance the unique identity, character and built heritage of Mayo's towns, village and rural areas, to improve quality of life through the application of healthy placemaking, underpinned by good urban design with the creation of				

Chapter Two Core Strategy and Settlement		(+)	(-)	(+/-)	(0)
attractive public spaces that are vibrant, distinctive, safe and accessible and which promote and facilitate positive social interaction					
Again reflecting priority of NPF and the RPOs such as RPO 3.1		All SEOs			
Natural Environment: Continue to protect and enhance the county's natural heritage and biodiversity and ensure that networks of green and blue infrastructure are identified, created, protected and enhanced to provide a wide range of environmental, social and economic benefits to communities; To also improve the knowledge and understanding of the county's landscape and coast, and enhance the overall characteristics, qualities and diversity of landscape character, its sense of place and local distinctiveness in recognition of the amenity potential of the county.					
Positive interactions overall, recommended that reference be also made to Blue infrastructure to highlight co-benefits.		All SEOs			
Climate Action & Renewable Energy: To transition to a low carbon and climate resilient county, with an emphasis on reduction in energy demand and greenhouse gas emissions, through a combination of effective mitigation and adaptation responses to climate change; in addition to maximising the opportunities to become a national leader in renewable energy generation, whilst safeguarding the environment and other amenities. increasing the resilience of our Natural & Cultural Capital to climate change by planning and implementing appropriate adaptation measure		All SEOs			
Positive overall, recommended additional text which reflects Goal 3 of the County Mayo Climate Adaptation Strategy.					
		(+)	(-)	(+/-)	(0)
SO 1	Population Growth. To plan for a population increase in County Mayo during the plan period of 15,200 persons	All SEOs			
SO 2	Quality of Life for Citizens and Communities To promote the well-being and quality of life of all citizens and communities in Mayo and to enhance the attractiveness of the county as a place in which to live, work, visit, invest in and enjoy.				
SO 3	Employment and Investment	All SEOs			

		(+)	(-)	(+/-)	(0)
	To support employment, encourage enterprise, maximise investment and create an environment that will establish Mayo as a premier investment location, capitalising on the county's existing and emerging key economic drivers, such as the Coastal Corridor and Marine Environment, the Atlantic Economic Corridor, Ireland West Airport Knock (IWAK), the IWAK Strategic Development Zone and the Economic Growth Clusters of Ballina, Castlebar-Westport, Ballinrobe, Ballyhaunis and Claremorris and Ballina-Killala.				
SO 4	<p>Low Carbon and Climate Resilient County</p> <p>To transition to a low carbon and climate resilient county, by promoting sustainable settlement patterns, the integration of land-use and sustainable modes of transport, encouraging walking, cycling and public transport, increasing reliance on green energy sources, encouraging urban and rural communities to facilitate effective change and by building climate change resilience and climate action into all services and functions of Mayo County Council</p>	All SEOs			
SO5	<p>Development of Sustainable Communities</p> <p>To support and develop sustainable communities and a competitive county that enhances the health and wellbeing of our people and places from rural to urban, with access to employment opportunities, accessibility to high quality housing and physical, social and community infrastructure, including quality transport infrastructure and new digital technologies, where people of all ages can enjoy a good quality of life and a sense of pride in their place</p>	All SEOs			
SO 6	<p>Inclusive Society</p> <p>To promote and assist an inclusive county, to ensure that all people of Mayo have access to the range of resources to allow them to fully participate in their local communities, to tackle poverty and social exclusion.</p>	All SEOs			

		(+)	(-)	(+/-)	(0)
SO 7	<p>Protection of Natural and Built Environment</p> <p>To create a sustainable Mayo that protects and enhances the natural and built environment, which underpins Mayo's unique identity, environmental character and quality of life and also creates a vibrant county that is an attractive destination for business and enterprise, tourists, residents of the county and creative industries alike</p>	All SEOs			
SO 8	<p>Supporting Rural Areas</p> <p>To promote the role of Mayo's rural countryside, by developing a sustainable synergy between the rural area and network of settlements, enhancing the rural economy with improved connectivity, broadband, rural economic development opportunities and smarter working opportunities, all within the context of the sustainable management of land and resources</p>	All SEOs			
SO 9	<p>Appropriate Assessment, Strategic Environmental Assessment and Strategic Flood Risk Assessment</p> <p>a) To ensure the assessment of all planning applications in the Plan area have regard to the information, data and requirements of the Appropriate Assessment Natura Impact Report, SEA Environmental Report and Strategic Flood Risk Assessment Report contained in Appendices XX of the Mayo CDP 2021-2027</p> <p>b) To require project planning to be fully informed by ecological and environmental constraints at the earliest stage of project development and any necessary assessment to be undertaken, including assessments of disturbance to species, protected under the Wildlife Act and/or the Flora Protection Act.</p> <p>c) To comply with the objectives and requirements of the Habitats Directive, specifically Article 6(3) and where necessary 6(4), Birds, Water Framework, and all other relevant EU Directives and all relevant transposing national legislation.</p>	All SEOs			

		(+)	(-)	(+/-)	(0)
	d) Ensure that proposals for developments located within identified or potential flood risk areas, or which may exacerbate the risk of flooding elsewhere, are assessed in accordance with the provisions of the Flood Risk Management Guidelines (DoEHLG/OPW 2009) and Circular PL2/2014 (or any updated/superseding document), the relevant policies, objectives and guidelines within this plan and shall also take account of the National CFRAM Programme Flood Hazard Mapping and Flood Risk Management Plans when they become available.				
SO 10	Implementation of National and Regional Objectives To contribute and progress, as practicable, towards achievement of the National Strategic Objectives of Project 2040, the Regional Growth Ambitions of the Northern and Western Regional Assembly's RSES, and the Sustainable Development Goals of the 2030 Agenda for Sustainable Development	All SEOs			
SO 11	Urban Renewal and Regeneration Continue to enhance the towns and villages of County Mayo, through renewal and regeneration, improvements to public realm infrastructure, healthy place-making and by improving the visual amenity, urban design, viability, vibrancy of these areas so that people can live, work and invest in the these areas.	All SEOs			
SO 12	Integrated Land Use and Transportation Planning Integrate land use planning and sustainable transportation planning, promote the consolidation of development, encourage sustainable travel patterns by reducing the need to travel particularly by private transport, while prioritising walking, cycling and public transport.	All SEOs			
Core Strategy Policies					
CSP 1	To promote and facilitate the development of sustainable communities in the county, by managing the level of growth in each settlement to ensure future	All SEOs			

		(+)	(-)	(+/-)	(0)
	growth is in accordance with the Core Strategy and County Settlement Hierarchy, in order to deliver sustainable and vibrant rural and urban communities.				
CSP 2	To support the implementation of the Core Strategy for Mayo in order to be consistent with policies at a national and regional level, in particular population targets and distribution.	All SEOs			
CSP 3	To promote measures to reduce vacancy and the underuse of existing building stock and support initiatives that promote the reuse, refurbishment and retrofitting of existing buildings within all settlements in the Settlement Hierarchy and the rural countryside.	All SEOs			
CSP 4	To support the compact growth of towns and villages to ensure that development proceeds sustainably and at an appropriate scale, density and sequence and in line with the Core Strategy Table.	All SEOs			
<p>The above core strategy policies are consistent with all SEOs. In particular the focus on core strategy, evidence based settlement hierarchy, consistency with national and regional policies. CSP 3 has multiple positive interactions with PH 1, SG1, MA 2, MA3 and AQ3 through reuse of existing buildings.</p> <p>Policies such as CSP4 are positive for a range of SEOs as they reinforce compact growth and landuse; CSP3 is positive as it relates to reuse of existing buildings and brownfield this in turn reduces car based travel requirements and longer term positive effects related to higher density development in serviced town centres, with accompanying benefits for climate change, air quality and noise; reuse of existing buildings and brownfield development contributes to cultural heritage and enhanced streetscapes. Promote use of vacant sites; these policies contribute to more efficient use of material assets through higher density development –with indirect long term positive effects on MA and W SEOs.</p>					
	Core Strategy Objectives				
CSO 1	To secure the implementation of the population and housing growth household allocation set out in the Core Strategy and Settlement Strategy, in so far as practicable, by directing growth towards designated settlements, subject to the availability of infrastructure and services.	All SEOs			
CSO 2	To ensure that sufficient zoned lands are available to satisfy the housing requirements of the county in designated settlements over the lifetime of the Plan.				

		(+)	(-)	(+/-)	(0)
CSO 3	To adopt Local Area Plans for Ballina, Castlebar and Westport to align with the NPF, RSES and this Core Strategy. During the transition period between adoption of this County Development Plan and the adoption of the Local Area Plans for Ballina, Castlebar and Westport, the objectives (including zoning objectives), policies and standards in this County Development Plan shall apply to these towns.	All SEOs			
CSO 4	To move towards more compact towns by promoting the development of infill and brownfield/consolidation/regeneration sites and the redevelopment of underutilised land within and close to the existing built up footprint of existing settlements in preference to edge of centre locations.	All SEOs			
CSO 5	To deliver at least 30% of all new homes in urban areas within the existing built up footprint of settlements.	All SEOs			
CSO 6	To deliver at least 20% of all new homes in rural towns and villages within the existing built up footprint of settlements.	All SEOs			
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			
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 alignment with National and Regional policy and objectives.	All SEOs			
CSO 9	To monitor and maintain a record of residential development permitted in settlements designated under the Settlement Hierarchy in accordance with any Departmental guidance that may arise.	All SEOs			

		(+)	(-)	(+/-)	(0)
All consistent with SEOs, and reflective of National Planning Framework and RSES. CSO 5 figure of 30% is from the NPO3 Compact, Smart, Sustainable Growth; similarly figure of 20% in CSO 6 is derived from RPO 3.3: Deliver at least 20% of all new housing in rural areas on brownfield sites.					
SETTLEMENT STRATEGY POLICIES					
SSP 1	Support the appropriate growth of the Rural Countryside by offering a sustainable choice for people to live in order to maintain vibrant Rural Communities	All SEOs			
SSP 2	Support the continued growth and sustainable development of Ballina, Castlebar and Westport, as designated Strategic Growth Towns in the Settlement Strategy, capitalising on Ballina's designation as a Key Town in the context of the Sligo Regional Growth Centre and Castlebar/Westport as a linked growth driver in the region.	All SEOs			
SSP 3	Promote consolidation in Self-Sustaining Growth Towns coupled with targeted investment where required, to improve local employment, services and sustainable transport options and to become more self-sustaining settlements	All SEOs			
SSP 4	Promote commensurate population and employment growth in the designated Self-Sustaining Towns, providing for natural increases and to become more economically self-sustaining, in line with the quality and capacity of public transport, services and infrastructure available	All SEOs			
SSP 5	To promote and encourage the sustainable, balanced development of the Rural Settlements and Rural Villages in an incremental manner, with the emphasis on small scale development over a medium to long-term period, in keeping with the character of the settlement.	All SEOs			
SSP 6	To support the creation of healthy and sustainable communities that encourages and facilitates walking and cycling and general physical activity through the implementation of best practices in urban design that promotes permeability and interconnecting spaces.	All SEOs			

		(+)	(-)	(+/-)	(0)
SSP 7	To promote the integration of land use and transportation policies and to prioritise provision for cycling and walking travel modes and the strengthening of public transport.	All SEOs			
SSP 8	To develop the county in accordance with the Settlement Hierarchy and to require future residential development to locate at and be of a scale appropriate to the settlement tiers and levels identified in the Core Strategy Table, subject to the availability of infrastructure and services.	All SEOs			
SETTLEMENT STRATEGY OBJECTIVES					
SSo1	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 2	To facilitate the development of Ballina, Castlebar and Westport to underpin their role as designated Strategic Growth Towns in the Settlement Hierarchy and to ensure that the growth of these towns takes place in an orderly and sustainable fashion that will not detract from the vitality and viability of their town centres.	All SEOs			
SSO 3	To require sustainable, compact, sequential growth and urban regeneration in Ballina, Castlebar and Westport by consolidating the built-up footprints of these towns through a focus on regeneration and development of town centre infill and brownfield sites, and encouraging regeneration of underutilised, vacant and derelict lands for residential development and mixed use to facilitate population growth.	All SEOs			
SSO 4	To apply higher densities to the higher order settlements of Ballina, Castlebar and Westport (see DM Standards) to align with their roles within the settlement hierarchy, subject to good design and development management standards being met.	All SEOs			

		(+)	(-)	(+/-)	(0)
SSO 5	To apply graded densities in towns and villages having regard to their role in the Settlement Hierarchy and where they are commensurate to the existing built environment.	All SEOs			
SSO 6	To strengthen the core of settlements and encourage the compact growth of settlements by way of the development of infill sites, brownfield lands, under-utilised land / buildings, vacant sites, and derelict sites within the existing built-up footprint of the settlements, and develop outwards from the centre in a sequential manner	All SEOs			
SSO 7	To promote measures to reduce vacancy and the underuse of existing building stock and support initiatives that promote the reuse, refurbishment and retrofitting of existing buildings and the regeneration of under-utilised lands within all settlements in the Settlement Hierarchy and the rural countryside.	All SEOs			
SSO 8	To ensure that settlements grow in a manner that is self-sustaining with sufficient social and economic infrastructure, and to a scale which aligns with the Settlement Hierarchy prescribed in the Core Strategy	All SEOs			
SSO 9	Ensure that all applications for retail developments are appropriate to the role, function and capacity of settlements within the settlement hierarchy and have regard to the Retail Planning Guidelines for Planning Authorities (DoEHLG 2012).	All SEOs			
SSO 10	To support and facilitate the delivery of consolidation and targeted 'catch up' investment in services, infrastructure, amenities and local employment to settlements, where appropriate.	All SEOs			
SSO 11	To seek to progress the list of Municipal District Projects over the plan period, as set out in Appendix IV			All SEOs	
SSO 12	Ensure the promotion of sustainable settlement and transportation strategies in urban and rural areas including the promotion of measures to— (i) reduce energy demand in response to the likelihood of increases in energy and other costs due to long-term decline in non-renewable resources, (ii) reduce anthropogenic	All SEOs			

		(+)	(-)	(+/-)	(0)
	greenhouse gas emissions, and (iii) address the necessity of adaptation to climate change; in particular, having regard to location, layout and design of new development.				
These objectives are consistent with all SEOs					

CHAPTER THREE: HOUSING

	Housing	(+)	(-)	(+/-)	(0)
	<p>Strategic Aim:</p> <p>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 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>	All SEOs			
Broadly consistent with all SEOS					
HSP1	To promote the provision of housing in the county, both public and private, in rural areas, small settlements and larger towns, in a manner that provides a balance and choice in terms of location, house type and tenure	PH 1, Ph2		Other SEOS	
HSP2	To promote social integration and the provision of a range of dwelling types in residential developments that would encourage a mix of tenure, particularly in any state funded house building programmes	All SEOs			
HSP3	To promote a mixture of house types, tenures and sizes to reasonably match the requirements of different categories of households and ensure that the special	All SEOs			

	Housing	(+)	(-)	(+/-)	(0)
	requirements of older persons, persons with disabilities and persons with learning difficulties, are developed in convenient, easily accessible and permeable locations				
HSP4	To support the provision of accommodation for older people and for people with disabilities that would allow for independent and semi-independent living, in locations that are proximate to town and village centres and services and amenities such as shops, local healthcare facilities, parks and community centres.	All SEOs			
HSP5	To promote new social and affordable housing developments designed and constructed on the principles of universal design and life-long adaptability, energy efficient, good design and healthy placemaking	All SEOs			
HSP 6	To support the work of voluntary and cooperative housing associations in County Mayo	All SEOs			
The above policies are consistent with SEOS and subject to application of development management standards and overarching mitigation measure X. The above are positive in particular for Population and Human Health SEOs					
	HOUSING STRATEGY OBJECTIVES				
HSO 1	To reserve sufficient lands to facilitate and implement the Housing Strategy and its policies, as informed by the HNDA undertaken as part of this development plan	All SEOs			
HSO 2	To secure the implementation of the Part V Housing Strategy, in particular, through the reservation of 10% of all land zoned solely for residential use, or for a mixture of residential or other uses, to be made available for the provision of social and affordable housing referred to in section 94(4)(c) of the Planning & Development Act 2000 (as amended) and shall be provided in accordance with an Agreement referred to in section 96 of the Planning & Development Act 2000	All SEOs			

	Housing	(+)	(-)	(+/-)	(0)
	(as amended) and in accordance with Part V Ministerial guidance or any future revised guidance.				
HSO 3	To increase the stock of social housing within the county in order to meet the social housing needs identified in this Housing Strategy as well as the long-term housing needs of existing households on the local authority housing waiting list.	All SEOs			
HSO 4	To seek to procure vacant homes where needed and appropriate, to ensure their continued use for residential purposes and develop housing on infill / brownfield sites within town and village centres for social and affordable housing provision.	All SEOs			
HSO 5	To seek to procure vacant sites or derelict/substandard sites where needed and appropriate, to facilitate the regeneration and repopulation within town and village centres for social and affordable housing provision.	All SEOs			
HSO 6	Secure the implementation of the Council's Traveller Accommodation Programme 2019-2024 and to review this programme if required and/or deemed to be necessary, during the plan period.	All SEOs			
HSO 7	To co-operate with Voluntary Housing Associations and other providers of social housing within County Mayo to secure the delivery of new housing of appropriate design and at appropriate locations over the lifetime of the Plan.	All SEOs			
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.	All SEOs			
HSO 9	To review, as may be necessary, the County Mayo Housing Strategy should a variation to the Mayo County Council Development Plan 2021-2027 be made or if planning legislation (notably 'Part V') is amended during the lifetime of plan	All SEOs			
The above objectives are consistent with SEOS and subject to application of development management standards and overarching mitigation measure SO9. The above are positive in particular for Population and Human Health SEOs					

	Housing	(+)	(-)	(+/-)	(0)
RURAL HOUSING POLICIES					
RHP 1	To support and promote strong vibrant sustainable rural communities in County Mayo.	All SEOs			
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.	All SEOs			
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, subject to relevant development management controls and standards and carrying capacity of natural resources.	PH 1 PH2		All SEOs	
RHP 4	To ensure that future housing in rural areas have regard to the Sustainable Rural Housing Guidelines for Planning Authorities 2005 (DOEHLG) or any amended or superseding guidelines.	All SEOs			
RHP 5	To ensure that rural housing applications employ site specific design solutions to provide for proposals that integrate into the landscape, reflect and enhance local landscape character and that respect their location in terms of siting, design, materials, finishes and landscaping.				
RHP 6	To encourage the reuse of an existing rural building/structure other than a house for residential development subject to proper planning and sustainable development.	All SEOs			
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	All SEOs			

	Housing	(+)	(-)	(+/-)	(0)
	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).				
RHP 8	To require that new houses in the rural areas ensure the protection of water quality in the arrangements for on-site waste water disposal, ensure provision of a safe means of access in relation to road and public safety, avoid flood risk and ensure the conservation of sensitive areas such as natural habitats, ecological connectivity , the environs of protected structures and other aspects of heritage.			BFF1 BFF 3	
<p>RHP 6 and RHP 7 are positive in relation to landscape, soil and geology, circular economy and climate adaption where reuse of buildings is achieved. This can give rise to longer, positive effects on these parameters.</p> <p>It is recommended that additional text be provided for RHP8 to identify and recognise potential habitat fragmentation and means to enhance same.</p>					
RURAL HOUSING OBJECTIVES					
RHO 1	<p>To facilitate single houses in the open countryside to applicants with a demonstrable economic or social need in <i>Rural Areas under Urban Influence</i>.</p> <p>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.</p> <p>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.</p> <p>Note: An occupancy clause will be attached to any grant of planning permission.</p>			All SEOs	
RHO 2	In rural areas not classified as in <i>Rural Areas under Strong Urban Influence</i> , there is a presumption in favour of facilitating the provision of single housing in the				

	Housing	(+)	(-)	(+/-)	(0)
	countryside, based on siting and design criteria for rural housing in statutory guidelines and plans, except in the case of single houses seeking to locate along Mayo's <i>Scenic Routes/Scenic Routes with Scenic Views or Coastal Areas/Lakeshores</i> (See RHO 3).				
RHO 3	<p>To consider facilitating single houses along <i>Scenic Routes/Scenic Routes with Scenic Views or Coastal Areas/Lakeshores</i> to applicants who can demonstrate a social need to locate in the area concerned, whilst ensuring that it:</p> <ul style="list-style-type: none"> • Does not impinge in any significant way on the character, integrity and distinctiveness of the area; • Meets high standards in siting and design; • Satisfies all other criteria with regard to, inter alia, servicing, public safety, and environmental considerations; • Demonstrates enhancement to local landscape character and ecological connectivity <p>Note: An occupancy clause will be attached to any grant of planning permission.</p>			L1 L2 BFF1 BFF3	
RHO 4	<p>Housing applications, within Mayo's Coastal Areas and Lakeshores and within areas along scenic routes with designated scenic views, will be considered where the applicants can demonstrate a long-standing social link to the area concerned, whilst ensuring that it:</p> <ul style="list-style-type: none"> • Does not impinge in any significant way on the character, integrity and distinctiveness of the area • Cannot be considered at an alternative location • Meets high standards in siting and design 				

	Housing	(+)	(-)	(+/-)	(0)
	<ul style="list-style-type: none"> Satisfies all other criteria with regard to, inter alia, servicing, public safety, and environmental considerations Demonstrates enhancement to local landscape character and ecological connectivity <p>Note: An occupancy clause will be attached to any grant of planning permission.</p>				
RHO 5	To advise all rural housing applicants to utilise the Design Guidelines for Rural Housing (Mayo County Council) and core principles of same	L1-3 CH1-3 PH1, 2		Other SEOs	
RHO 6	To review the existing Design Guidelines for Rural Housing during the lifetime of this plan.				SEOs
RHO 7	That there will be a general presumption against allowing ribbon development i.e. greater than 5 houses in a row over 250m of road frontage, in any area outside of the development boundaries of all settlements listed in the Settlement Hierarchy of this plan.	All SEOs			
RHO 8	Applicants seeking to replace or reuse an existing house or other structure such as a disused barn, church, schoolhouse or other substantial building in any rural area will not be required to demonstrate a housing need and will be assessed under normal planning considerations only.	MA 1 MA2 SG1CH2 CH3 L1		Other SEOs	
RHO 9	To discourage the demolition and replacement of traditional or vernacular rural houses in order to protect the varied types of housing stock in rural areas of the County and to preserve the rural built heritage. Demolition and replacement will only be considered, on a case by case basis, where it is clearly demonstrated by way of a suitably qualified structural engineer's report that the dwelling/structure is not reasonably capable of being made structurally sound or otherwise improved.	MA 1 MA2 SG1CH2 CH3 L1		Other SEOs	

	Housing	(+)	(-)	(+/-)	(0)
RHO 10	To require that any proposal to extend/refurbish an existing rural dwelling house, occupied or otherwise, takes account of the siting and size of the existing building and endeavours to ensure that the design, scale and materials used in the refurbishment and/or extension are in keeping and sympathetic with the existing structure and that mature landscape features are retained and enhanced, as appropriate.	MA 1 MA2 SG1CH2 CH3 L1			
RHO 11	Buildings which are ancillary to existing rural dwelling(s), such as self-isolation units/granny flats/independent living unit or remote working office unit will be considered on their individual merits, subject to compliance with the criteria outlined in Section 2.9 of Volume 2 (Development Management Standards) of the Plan.	PH 1 PH2			All other SEOs
<p>RHO 3 is recommended for additional measures to promote and contribute to local landscape character and ecological connectivity.</p> <p>RHO7 and 8 are positive in particular as they support reuse of buildings, enhance circular economy and carbon emissions associated with new build and well as supporting reuse of vernacular architecture.</p>					
TOWN AND VILLAGE HOUSING POLICIES					
TVHP 1	To support the development of quality residential schemes having regard to and being consistent with the standards and principles set out in the Sustainable Residential Development in Urban Areas Guidelines for Planning Authorities (2009) and any relevant specific planning policy requirements (SPPRs) in the 'Urban Development and Building Heights Guidelines for Planning Authorities' (2018) and the 'Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities' (2018) (and as updated).	All SEOs			
TVHP 2	To support the creation of attractive residential developments with a range of housing options and appropriate provision of functional public and private open space that is consistent with the standards and principles set out in the Guidelines for Planning Authorities on Sustainable Residential Development in	All SEOs			

	Housing	(+)	(-)	(+/-)	(0)
	Urban Areas and the associated Urban Design Manual – A Best Practice Guide, DEHLG (2009) and any subsequent guidelines.				
TVHP 3	To encourage and foster the creation of attractive, mixed use, sustainable communities that include a suitable mix of housing types 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 and energy efficiency, and urban greening in as far as practicable.	All SEOs		BFF5	
TVHP 4	To encourage the reuse of upper floors above commercial premises for residential accommodation.	MA 1 MA2 SG1CH2 CH3 L1		Other SEOs	
TVHP 5	To promote higher residential densities in appropriate locations and in particular close to town centres and along public transport corridors, in accordance with the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, DEHLG (2009).	All SEOs			
TVHP 6	To promote innovation in architectural design that delivers buildings of a high quality that positively contribute to the built environment and local streetscape.	PH1 PH2 L1		Other SEOs	
TVHP 7	To promote the development of vacant residential and regeneration sites in all development centres in the county, as appropriate, in accordance with the requirements of the Urban Regeneration and Housing Act 2015 (as amended).	All SEOs			
TVHP 8	To direct multiple residential developments to those settlements identified in the Core Strategy and to require that the scale of such development is in accordance with growth projected within that specific settlement, except where there is otherwise a demonstrable need.	All SEOs			
Town and village policies are reflective of the guidelines and acts as outlined above.					

	Housing	(+)	(-)	(+/-)	(0)
<p>Recommended that additional measure be included in TVHP about green and blue space to contribute to place making and design eg: TVHP3</p> <p>Promotion of Town and Village housing development are positive in relation to MA, CC and PH SEOs in particular. Direct, long term positives in terms of reducing commuting patterns through increased economic activity and direct population and human health effects also relating to reduced commuting patterns for population of the town.(for example).</p> <p>TVHP 4 and TVHP 7 are positive as they promote reuse of existing buildings in the town centre and contribute again to altering commuting patterns, promoting adaptive reuse of buildings, and contribute to town centre viability. Reuse of older structures indirectly contributes to townscape quality and character as promotes soil and geology SEOs as it represents reuse of existing buildings/brownfield.</p> <p>For other objectives such as TVHP 6 , potential effects can be addressed through existing mitigation measures.</p>					
TOWN AND VILLAGE HOUSING OBJECTIVES					
TVH O 1	To ensure that a suitable variety and mix of dwelling types and sizes is provided in developments to meet different needs, having regard to demographic and social changes.	PH 1PH2			All other SEOs
TVHO 2	To require residential development to demonstrate that a housing density appropriate to its context is achieved, providing for a sustainable pattern of development, whilst ensuring a high-quality living environment.	All SEOs			
TVHO3	Ensure all apartments are designed having regard to the standards principles and any specific planning policy requirements (SPPRs) outlined in the Design Standards for New Apartments - Guidelines for Planning Authorities (March 2018) (or as updated).	PH 1 PH2			All other SEOs
TVHO 4	To ensure the provision of childcare facilities as an integral part of proposals for new residential developments, having regard to the DEHLG's Childcare Facilities Guidelines for Planning Authorities, 2001 (as may be updated) in relation to the provision of childcare facilities, where appropriate.	PH 1 PH2			All other SEOs
TVHO 5	To facilitate higher and increased building heights at suitable locations within the higher order settlements in accordance with the Sustainable Residential Development in Urban Areas Guidelines for Planning Authorities (2009); Urban	PH 1			

	Housing	(+)	(-)	(+/-)	(0)
	Development and Building Heights Guidelines for Planning Authorities' (2018) and the 'Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities' (2018) (or as updated), including any relevant specific planning policy requirements (SPPRs), where appropriate.	PH 2 L1			
TVHO 6	To require that applications for residential development take an integrated and balanced approach to movement, place making, and streetscape design in accordance with the requirements of the Design Manual for Urban Roads and Streets, DTTS and DECLG (2013 as amended).	All SEOS			
TVHO 7	To ensure the provision of adequate areas of high quality, safe and overlooked open space within residential developments and support the provision of play and recreational areas, including pollinator friendly management of public open space, in all new large residential developments.	PH1		BFF5	Other SEOS
TVHO 8	To require that development proposals for new residential developments in settlements demonstrate a high-quality design process including layout, specification and external finishes.	PH 1 PH2 L2			Other SEOs
TVHO9	To guide multiple residential development in a sequential manner outward from the core area of settlements, to maximise the utility of existing and future infrastructure provision, to promote sustainability, to make more efficient use of underutilised lands, and to avoid the extension of services and utilities to more remote areas.	All SEOs			
TVHO 10	To prepare design guidelines for new residential developments in towns and villages during the lifetime of the plan. In the interim, the design guidance and principles set out in the Village Design Statements for Louisburgh, Mulranny and Belcarra and the Sustainable Residential Development in Urban Areas and accompanying Urban Design Manual (DoEHLG) 2009 (or as updated) shall apply, where appropriate.				

	Housing	(+)	(-)	(+/-)	(0)
TVHO11	Buildings which are ancillary to existing town or village dwelling(s), such as self-isolation units/granny flats/independent living unit or remote working office unit will be considered on their individual merits, subject to compliance with the criteria outlined in Section 4.15 of Volume 2 (Development Management Standards) of the Plan	PH 1		Other SEOs	
<p>Comment</p> <p>As with the policies for Towns and Villages, these objectives are positive in relation to MA, CC and PH SEOs in particular. Direct, long term positives in terms of reducing commuting patterns through increased economic activity and direct population and human health effects also relating to reduced commuting patterns for population of the town.(for example).</p>					

CHAPTER FOUR: ECONOMIC DEVELOPMENT

		(+)	(-)	(+/-)	(0)
Strategic Aim: The aim of this economic chapter is to provide for the future well-being of the residents of the county and the region by facilitating economic development; to promote the growth of employment opportunities in all sectors, in accordance with the principles of sustainable development; to achieve a reduction in the unsustainable levels of commuting from the county; to provide a greater focus on community building and improve the quality of life for all		All SEOs			
Economic Development Policy					
EDP1	Support and promote economic opportunities identified in Mayo County Council's economic strategy – Mayo: <i>Sustaining Jobs, Supporting Growth & Winning Investment</i> or any amended or replacement strategy.	All SEOs			
Economic Development Objectives					

		(+)	(-)	(+/-)	(0)
EDO 1	To facilitate and support the continued growth of the economy in the county in a sustainable manner and in accordance with the National Planning Framework (NPF) and the Regional Spatial and Economic Strategy.	All SEOs			
EDO 2	To support and facilitate the economic development of the county in a manner which is consistent with the economic pillars identified in the Enterprise and Investment Units Economic Strategy.	All SEOs			
EDO 3	To continue to promote the county to attract enterprise and investment into Mayo through the Enterprise & Investment Unit and/or Local Enterprise Office, with a focus on a number of established and emerging sectors including tourism, manufacturing, marine, renewable energy, ICT, food and agri-food.	All SEOs			
EDO 4	To continue to support new and existing enterprises in the county through the provision of training, mentoring, financial supports, advice and networking events.	All SEOs			
EDO 5	To encourage enterprise and employment development to locate in brownfield sites or unoccupied buildings in town centres or where appropriate in existing industrial/retail parks or other brownfield industrial sites in preference to undeveloped zoned or unzoned lands.	All SEOs			
EDO 6	To facilitate the economic development of Mayo to create a viable and favourable economic environment for business and enterprise, whilst delivering sustainable jobs, employment opportunities and an enriched standard of living for all.	All SEOs			
EDO 7	To identify and promote a range of locations within the County for different types of enterprise activity including international business and technology parks, small and medium enterprises (SME) and micro enterprise centre.	All SEOs			

		(+)	(-)	(+/-)	(0)
EDO 8	To co-operate with local and national development agencies and engage with existing and future employers in order to maximise job opportunities in the County.	All SEOs			
EDO 9	To encourage and facilitate home-based employment of appropriate type, size and scale, where it can be demonstrated that the development will not have significant adverse effects on the environment, including the integrity of the Natura 2000 network, residential amenity or visual amenity.	All SEOs			
EDO 10	To work in partnership with relevant stakeholders, to ensure that a sustainable approach is taken to enterprise development and employment creation across all sectors of the Mayo economy, in accordance with the Green Economy national frameworks relevant to each sector	All SEOs			
EDO 11	To engage with all relevant government stakeholders, enterprise agencies and sectoral representatives in pursuing 'green' approaches to economic development and actively collaborate with key industry and educational bodies to promote Mayo based initiatives across the economic sectors.	All SEOs			
EDO 12	To promote quality employment and residential developments in proximity to each other in order to reduce the need to travel	All SEOs			
EDO 13	To encourage the provision of 'live work' communities, in which employment, residency and sustainable transport facilities are located in close proximity to each other, to reduce long distance commuter trends and congestion, as well as reducing outward migration from the county.	All SEOs			
EDO 14	To ensure that people intensive developments are located close to the strategic public transport network.	All SEOs			
EDO 15	To address the rate of out bound commuting, with the provision of 'live work' communities in strategic settlements served by sustainable transport, thereby improving quality of life, encouraging volunteerism and community engagement.	All SEOs			

		(+)	(-)	(+/-)	(0)
EDO 16	To encourage mixed use settlement forms and sustainable centres, in which employment, residency, education and local services / amenities are located in close proximity to each other	All SEOs			
EDO 17	To work with Irish Water and other infrastructure providers, to support the provision of services and facilities to accommodate the future economic growth of the County and to seek to reserve infrastructure capacity for employment generating uses.	All SEOs			
EDO 18	To ensure that there is sufficient quantum of zoned lands to facilitate a range of enterprise across the county in line with the settlement hierarchy.	All SEOs			
EDO 19	To support start-up businesses and small-scale industrial enterprise at appropriate locations throughout the County, subject to the principles of proper planning and sustainable development.	All SEOs			
EDO 20	To further linkages and partnerships with GMIT including the branding of the area as a centre of excellence in the knowledge-based economy.	All SEOs			
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	All SEOs			
EDO 22	. To support the use of town centre core locations for new service focused enterprises	All SEOs			
EDO 23	Support the continued development of Galway Mayo Institute of Technology (GMIT), Castlebar Campus including the development of a shared approach to enterprise development with the Local Enterprise Office.	All SEOs			
EDO 24	To acquire suitable land (subject to the availability of funding), including where appropriate, disused sites in State ownership, for creative and	All SEOs			

		(+)	(-)	(+/-)	(0)
	innovative entrepreneurial initiatives and the provision of clustered incubator units.				
EDO 25	To promote the development of the key strategic employment sites identified in the Economic Development Strategy for County Mayo.	All SEOs			
EDO 26	To support and promote the equine industry in the County as an economic and employment provider.	All SEOs			
EDO 27	To work with Eirgrid, as far as practicable, to ensure power infrastructure is available for the development of zoned employment lands within the N5 corridor	All SEOs			
EDO 28	To review the Development Contribution Scheme.	All SEOs			
<p>Promotion of objectives to enhance existing employment are positive in relation to MA, CC and PH SEOs in particular. Direct, long term positives in terms of reducing commuting patterns through increased economic activity and direct population and human health effects also relating to reduced commuting patterns for population.(ED014, 15 and 16 for example). EDO 17 and 23 are positive as they promote reuse of existing buildings in the town centre and contribute again to altering commuting patterns, promoting adaptive reuse of buildings, and contribute to town centre viability. Reuse of older structures indirectly contributes to townscape quality and character as promotes soil and geology SEOs as it represents reuse of existing buildings/brownfield. For other objectives, potential effects can be addressed through existing mitigation measures and development management.</p>					
Ireland West Airport Knock Policies					
EDP 2	To promote and support the strategic role of IWA Knock SDZ as a significant regional economic driver and promote the SDZ location as a regional economic business and enterprise hub.			All SEOs	
EDP 3	To support the development of the IWA Knock SDZ in tandem with the required infrastructure for both the expansion of the airport and in its delivery as a regional business and enterprise hub.			All SEOs	
Ireland West Airport Knock Objectives					

		(+)	(-)	(+/-)	(0)
EDO 30	To promote and facilitate the growth of IWAK as a creative and innovative area that is globally competitive, internationally linked, attractive and open.			All SEOs	
EDO 31	To support, promote and facilitate the implementation of the approved Planning Scheme for the designated SDZ at IWA Knock (including the mitigation measures of the statutory environmental assessment carried out for the planning scheme), which provides the framework for the expansion of the Airport in terms of its transport and business operations and as a new business and enterprise destination.			All SEOs	
EDO 32	To support and recognise the important national and Regional role of IWAK in the economic life of the county and region and to facilitate its activities and development, having regard to the IWAK SDZ.			All SEOs	
Comment: The airport is identified as a key asset in the NW RSES and is identified as a Strategic Development Zone; this will be subject to separate SEA and AA and relevant findings and measures derived from this assessment will apply.					
Atlantic Economic Corridor Policies					
EDP 4	To promote, support and facilitate the Atlantic Economic Corridor initiative in a sustainable manner to secure the long-term economic and employment growth for Mayo.	All SEOs			
EDP 5	To promote, support and facilitate the appropriate development of Mayo's towns, villages and rural areas that function as part of the AEC.	All SEOs			
Atlantic Economic Corridor Objectives					
EDO 32	To advance and promote the AEC in order to maximise the advantages of Western Region links and the development of an All-Ireland economy.				
EDO 33	To support the sustainable development of a linked Castlebar-Westport Hub as a driver of economic development for the county and region, building on the dual capacity, complementarity and combined strengths of both towns in terms of population, established commercial, social and cultural links and	PH 1, 2 W3		BFF1-5 SG1,2 AQ1AQ4 Other SOEs	

		(+)	(-)	(+/-)	(0)
	proximity, thereby strengthening the urban structure of the region and enabling the realisation of the Atlantic Economic Corridor.				
EDO 34	Facilitate the development of the Western Rail Corridor, in order to support and underpin the development of the AEC, to encourage the economic growth of Mayo and the wider region and to support vibrant local communities.	All SEOs			
EDO 35	To promote and facilitate in cooperation with relevant stakeholders, the provision of AEC enterprise hubs within the towns and villages in Mayo.	All SEOs			
EDO 36	Work with adjoining counties to secure the AEC, as a model of balanced regional development.	All SEOS			
<p>The AEC is consistent with the NPF National Strategic Outcomes -Enhanced Regional Accessibility as well as building Stronger Regions. the Atlantic Economic Corridor to Galway as well as access to the North-West is essential. This has been translated to the NWRESS and should physical project arise these will be subject to relevant mitigation measures including the overarching measure (REF THIS) and other measures as appropriate. Cumulative effects and impacts will require consideration and assessment depending on the type, extent and scale of proposals arising. Depending on the infrastructural measures, effects may be positive or negative. For example EDO 35 Western Rail Corridor is reusing an existing alignment with reduced additional landtake, but will require detailed surveys etc in advance of detailed design and planning. The achievement of this would contribute positively to a number of SEOS providing long term provision for encourage modal shifts, connectivity through public transport between significant towns along the corridor. AEC hubs in towns further supports compact growth and focus on mixed use, locally accessible enterprise.</p>					
Growth Clusters Policies					
EDP 6	To support and grow the role of Ballina as the key economic driver in the north-west of the county, capitalising on its designation as a Key Town within the context of the Sligo Regional Growth Centre and its location in relation to the Atlantic Economic Corridor, in order to facilitate long-term economic growth within the context of a high quality environment, supporting a wide range of services and amenities.	All SEOS			
EDP 7	To support and grow the role of Castlebar as the main administrative, healthcare and education centre in the county, the main centre for commerce and enterprise, capitalising on its designation as a Key Town within the	All SEOS			

		(+)	(-)	(+/-)	(0)
	context of the Galway Metropolitan City and Sligo Regional Growth Centre and its location in relation to the Atlantic Economic Corridor, in order to facilitate long-term economic growth within the context of a high quality environment supporting a wide range of services and amenities.				
EDP 8	To support and grow the role of Westport as a key economic driver in the county and as a national tourism hub, capitalising on its significant tourism related assets, including its designation as a Heritage Town and its status as a Key Town within the context of Galway Metropolitan City, Sligo Regional Growth Centre and its location in relation the Atlantic Economic Corridor, in order to facilitate long-term economic growth within the context of a high quality environment, supporting a wide range of services and amenities	All SEOS			
EDP 9	. To support and grow the role of Ballina as the key economic driver in the north-west of the county, capitalising on its designation as a Key Town within the context of the Sligo Regional Growth Centre and its location in relation to the Atlantic Economic Corridor, in order to facilitate long-term economic growth within the context of a high quality environment, supporting a wide range of services and amenities.	PH 1		All other SEOs	
<p>Comment: Castlebar and Ballina are identified as a key Towns in the NW RESS. The promotion of key towns is in line with the RESS. Key environmental considerations relate to biodiversity, European Sites and Water quality. Wastewater capacity is available for both towns. The following text is from the SEA ER of the NW RESS. Mitigation measures identified in the SEA ER of the NW RESS relating to Regional Support Towns should be implemented and applied during the Local Area Plan preparation process and environmental assessments of these towns.</p> <p><i>Castlebar is the county town of County Mayo, with historical roots and a fast growing population. The Castlebar river holds important salmonid populations and provides a direct pathway to the River Moy SAC, currently at moderate status and at risk. Reduction in water quality could impact water dependant habitats. The surrounding landscape is rich in peatbogs and Annex I heathlands and fens. Key future growth constraints therefore relate to the potential negative impacts upon BFF. With a minimum 30% growth target, site selection and the appropriate environmental assessments will be vital to ensure the integrity of these areas are not diminished.</i></p> <p><i>Ballina is located in north County Mayo on the bank of the Moy River and Estuary at the mouth of Killala Bay. With SACs and SPAs emerging at three sides and several scattered Annex I habitats, this is a highly sensitive area contributing to regionally important flora and fauna. Additionally known as the Salmon capital of Ireland, Ballina is an important recreational destination, key growth constraints therefore relate to the potential reduction in water quality negatively impacting biodiversity and human health. With a minimum 30% growth target, site selection and the appropriate environmental assessments will be vital to ensure the integrity of these areas is not diminished. The Ballina LAP will be subject to environmental assessments and allow for a more detailed appraisal of potential effects arising from</i></p>					

		(+)	(-)	(+/-)	(0)
<p>landuse planning in relation to same. The proposed mitigation measures presented in the SEA ER of the NW RESS for Ballina should apply and inform the LAP preparation and process.</p> <p>In relation to Westport and promotion of town as National Tourism Hub, mitigation measures identified in the Destination Mayo Tourism Action Plan should apply. Monitoring and consideration of issues around over tourism should be recognised and consideration of water, wastewater capacity and increased visitor numbers and seasonality should inform this policy.</p>					
Growth Cluster Objectives					
EDO 37	Seek to support the implementation of the recommendations of the Castlebar-Westport Economic Growth (CWEG) Cluster 2040.	PH1		All other SEOs	
EDO 38	Prepare an economic growth strategy for Ballina and its supporting catchment to advance the economic development of North Mayo.	PH1		other SEOs	
EDO 39	Investigate the potential for the Tier 2 urban settlements of Ballinrobe, Ballyhaunis and Claremorris to function as an economic growth cluster in South Mayo, capitalising on their proximity to the IWAK and AEC	PH1		other SEOs	
EDO 40	To explore the feasibility of seeking the designation of the former Asahi Plant and adjoining lands outside of Killala as a Strategic Development Zone				All SEOs
<p>Impacts as with the Growth Cluster Policies – town centres and compact growth are key objectives of NPF and NW RESS, subject to appropriate development management and relevant mitigation measures identified in this SEA ER for Ballinrobe, Ballyhaunis and Claremorris (see Chapter 8 of this SEA and Part 2 of this assessment table), significant adverse effects are not identified.</p>					
Retail Policies					
EDP 10	To support the vitality and viability of existing town and village centres and facilitate a competitive and healthy environment for the retailing sector into the future, by ensuring that future growth in retail floorspace responds to the identified settlement hierarchy, the sequential approach, the appropriate protection of the built environment and the needs of the projected population of the settlement area.	All SEOs			

		(+)	(-)	(+/-)	(0)
EDP 11	To encourage local partnership, town teams or community organisations to develop and implement local economic initiatives which will enhance town and village centres.	All SEOs			
EDP 12	To promote the reuse of vacant floorspace. Alternative uses shall be assessed on their own merits against the requirements of the proper planning and sustainable development of the area.	All SEOs			
EDP 13	To support and promote the retail sector in the county and ensure compliance with the Retail Planning Guidelines for Planning Authorities DoECLG (April 2012) and Retail Design Manual DoECLG (April 2012) or any amended or superseding version of the guidelines and design manual.	All SEOs			
EDP 14	To promote the reuse or reactivation of vacant underutilised properties/shop units in order to assist with the regeneration of streets and settlements in the county.	All SEOs			
Town centre viability and support for appropriate uses, and design features provide together for positive long term effects on PHH, Soil and Geology (through promoting reuse), Landscape/townscape, Cultural Heritage and material assets as well as indirectly promoting modal shifts away from car dependency and supporting town centre viability.					
Retail Objectives					
EDO 41	To implement/review the Mayo County Retail Strategy.	All SEOs			
EDO 42	To promote and reinforce all town centres in the county as primary shopping areas.	All SEOs			
EDO 43	To adhere to the principle of 'sequential approach' in the consideration of retail applications located outside of core retail areas.	All SEOs			
EDO 44	To ensure proposals for retail development in towns and villages make a positive contribution to the general townscape through the promotion of excellence in urban design, signage, consideration of the built heritage and designed to a scale appropriate to the settlement.	All SEOs			

		(+)	(-)	(+/-)	(0)
EDO 45	To continue to implement and facilitate environmental, amenity and recreational improvements to the public realm, in existing town and village core retail areas.	All SEOs			
EDO 46	To maintain an appropriate mix of uses and to maintain the role of the town centre as a dominant commercial and retail centre, and prevent an excessive concentration of particular (single type) uses with the town centre areas of Mayo's towns and villages, for example bookmakers/betting offices; licenced premises, discount retail units, hot food takeaways etc.	All SEOs			
EDO 47	Promote and facilitate on-street activities including street markets and farmers / country markets in all existing retail centres or any event that adds to the vitality and viability of existing town and village centres, whilst not unduly impacting on the existing retail function.	All SEOs			
Town centre viability and support for appropriate uses, and design features provide together for positive long term effects on PHH, Soil and Geology (through promoting reuse), Landscape/townscape, Cultural Heritage and material assets as well as indirectly promoting modal shifts away from car dependency and supporting town centre viability					
Smart Economy Policies					
EDP 15	To support and facilitate the delivery of the National Broadband Plan and Mayo County Councils Digital Strategy as a means of developing further opportunities for enterprise, employment, education, innovation and skills development, for those who live and work in rural areas throughout Mayo, where appropriate	PH1, PH2 SG1 MA4 AQ2 AQ4		Other SEOS	
EDP 17	To support the development of the ICT sector in Mayo, along with key stakeholders and relevant agencies to ensure that the economic, potential of the sector is secured for the benefit of the local, regional and national economy.			All SEOS	
EDP 16	To support and facilitate the development of a Smart County to benefit the economic growth, quality of life and wellbeing of the people of Mayo and advance the NWRA 'Smart Region' Growth Ambition in the RSES.	PH1, PH2 SG1 MA4 AQ2 AQ4		Other SEOs	
EDP 18	To support the development of a Smart County to develop and diversify the rural economy, to build on local enterprise and infrastructure assets, to drive innovations around energy, transport, agri-food, tourism, e-services and remote working.	PH1, PH2 SG1 MA4 AQ2 AQ4		Other SEOs	

		(+)	(-)	(+/-)	(0)
<p>Smart Region is reflected in NW RESS and RPO155 Smart Region Hubs amongst other objectives.</p> <p>All of the Smart Region objectives are broadly positive for PHH 1 and 2 and MA 4 in particular along with Air Quality and Climate SEOS in particular I as they can encourage both a modal shift and reduce commuting times, and enhance quality of life. These can generate long term positive effects and interactions with these SEOs.</p> <p>The application of MM1 Overarching Environmental Measures will apply and ensure that potential project level effects will be fully considered, environmental opportunities and constraints integrated and inform subsequent projects should they arise.</p>					
Smart Economy Objectives					
EDO 48	Support the role out of actions listed in the Mayo County Council Digital Strategy.	PH1, PH2 SG1 MA4 AQ2 AQ4		Other SEOs	
EDO 49	Support the development of sites where data centres, ICT related development and high potential start-ups can thrive.	PH1, PH2 SG1 MA4 AQ2 AQ4		Other SEOs	
EDO 50	To identify suitable locations and support the provision of co-working facilities, digital hubs/eHubs and eWorking centres throughout the county that function as outreach hubs for out of county employers and that promote flexible working arrangements and strengthen the AEC hub network.	PH1, PH2 SG1 MA4 AQ2 AQ4		Other SEOs	
<p>Comment: effects are as per those outlined for the policies above. The Mayo Digital Strategy was subject to SEA and AA Screening and finding of no likely significant effects were determined. The development management requirements will ensure consistency with most SEOS and avoidance of significant adverse effects on BFF, W, SG whilst longer term positive interactions with PH and AQ SEOs.</p>					
Rural Economy Policies					
EDP 19	To support, in conjunction with Mayo LEO and other agencies, the development of indigenous industry and business start-ups in rural employment centres (villages and settlements) in the county, subject to compliance with siting, design and environmental considerations.	PH1, PH2 SG1 MA4 AQ2 AQ4			
EDP 20	To support the implementation of the new LEADER Rural Development Programme 2014-2020 and any subsequent amended/updated programme for the county.	PH1, PH2 SG1 MA4 AQ2 AQ4			

		(+)	(-)	(+/-)	(0)
Rural Economy Objectives					
EDO 51	Facilitate agri-industry and other rural enterprise activities that are not suitable in a settlement and are dependent on their locality in rural locations, where it can be demonstrated that the development will not have significant adverse effects on the environment, including the integrity of the Natura 2000 network, residential amenity or visual amenity. Preference will be given to occupying vacant structures which the planning authority consider appropriate for the use proposed. Where proposals demonstrate measures to promote environmental enhancement through improved ecological connectivity such as measures in the Pollinator Plan, additional native species planting or blue and green infrastructure measures, these will be favourably considered.	PH1, PH2 SG1 MA4 AQ2 AQ4		All other SEOs	
EDO 52	To support rural entrepreneurship and the development of micro businesses (generally less than 10 no. employees) in rural areas where environmental and landscape impact is minimal and such developments do not generate significant or undue traffic. This objective shall not apply to sites accessed from the National Road Network	PH1, PH2 SG1 MA4 AQ2 AQ4		All other SEOs	
EDO 53	To support the implementation of the new LEADER Rural Development Programme 2014-2020 and any subsequent amended/updated programme for the county.	PH1, PH2 SG1 MA4 AQ2 AQ4		All other SEOs	
EDO 54	Facilitate remote working in the rural area, at an appropriate scale, for enterprise/businesses that do not require visiting members of the public, subject to normal planning considerations.	PH1, PH2 SG1 MA4 AQ2 AQ4		All other SEOs	
SEA Comment: Promotion and support of sustainable rural economy policies is consistent with PH, AQ and SG objectives and management and appropriate landuse activities can generate rural activity. The application of overarching mitigation measure and development management standards will apply. There is an opportunity to strengthen these policies through promoting nature based solutions and measures to enhance and support green and blue infrastructure and ecological connectivity.					
Agriculture Policies					

		(+)	(-)	(+/-)	(0)
EDP 21	Support the implementation of the Mayo County Council Agricultural Strategy to promote the continued development and expansion of the Agri-Food Sector subject to the measures and environmental objectives of the forthcoming Common Agricultural Policy Strategy for Ireland.				
EDP 22	To support the implementation, at county level, of the provisions set out in Food Harvest 2025, subject to environmental carrying capacity constraints.			All SEOs	
EDP 23	Maintain a vibrant and healthy agricultural sector based on the principles of sustainable development, whilst at the same time supporting alternative employment in or close to rural areas to sustain rural communities.	All SEOs			
EDP 24	Work with the Department of Agriculture, Food and the Marine, Teagasc and all other stakeholders to support the agricultural and agri-business sector, as appropriate and in line with environmental commitments under Climate Action, Biodiversity and Water Quality			All SEOs	
EDP 25	Support and promote the equine industry in the county as an economic and employment provider.	PH1			All other SEOs
EDP 26	Support the development of appropriately located allotments, in areas which have good access to and are proximate to built-up and residential areas.	All SEOs			
Agriculture Objectives					
EDO 54	To support, promote and consider, on their individual merits, the reuse of redundant agricultural buildings and the development of new buildings to accommodate farm diversification / enterprise within an overall farmyard complex.	CH1 Ph1 AQ4		All other SEOs	
EDO 55	To support, promote and facilitate the implementation of the actions of Mayo County Council's agricultural strategy - <i>A Sustainable Agricultural</i>				

		(+)	(-)	(+/-)	(0)
	<i>Strategy for Mayo</i> or any amended/replacement strategy to secure economic and employment growth in the county in a sustainable manner.				
EDO 56	To encourage proposals for farm shops where it can be clearly demonstrated that: (a) the products to be sold are primarily produce grown on the farm holding; (b) the scale and scope of the retailing proposed will not harm the viability or retail facilities in any nearby town or village; (c) and the proposed shop is operated by the owner of the farm and is ancillary to the main use of the property for agricultural activities.	PH1		All other SEOs	
EDO 57	To ensure that equine based developments are located on suitable and viable landholdings and are subject to normal planning, siting and design considerations.	All SEOs			
EDO 58	To facilitate the development of allotments of an appropriate scale, subject to normal planning considerations and which meet the following criteria: (i) The lands are situated within or immediately adjacent to the edge of towns/villages or are easily accessible to the residents of a particular town or village; and (ii) Adequate water supply and adequate parking facilities can be provided.	All SEOs			
<p>Actions in the Mayo Agricultural Strategy of positive effects on the SEOS BFF, W, SG , L and PH2 are in particular under High Value Nature Farmland:</p> <ul style="list-style-type: none"> n There is a clear need to identify specific areas/target species in Mayo which would qualify as HNV farming; n Illustrate how HNV farming, supported by the LLAES, could offer an attractive farming avenue for many farmers in Mayo, especially those farming in upland peatlands; n Support farmers and activists involved with the protection of rare farm breeds; n Improved local awareness and appreciation of the wider benefits and public goods that derive from HNV farming; 					

		(+)	(-)	(+/-)	(0)
<p>n Brand Mayo as a sustainable farming region.</p> <p>It will be very important that the agricultural policies and objectives are informed by the new CAP Strategy along with the environmental assessments of same.</p> <p>Intensification of agriculture is identified as generating conflicts with BFF and W SEOS and adverse interactions in terms of AQ. Conservely some actions can enhance environmental quality and provide for positive interactions with BFF, W and pH SEOs. Irish per capita greenhouse gas (GHG) emissions remain among the highest in Europe, with agriculture the largest source accounting for 32% of total [2015] national emissions.</p>					
Extractive Industry Policy					
EDP 27	Support and facilitate adequate supplies of aggregate resources to meet the future growth needs of the county and the wider region where there is a proven need for a certain mineral/aggregate and to exercise appropriate control, while addressing key environmental, traffic and social impacts			All SEOs	
EDP 28	To ensure that the development of aggregate resources (stone and sand/gravel deposits) is carried out in a manner which minimises effects on the environment, including the Natura 2000 network and its sustaining habitats including water dependent habitats and species , amenities, infrastructure and the community, and has full regard to the principles of sustainability.			All SEOs	
Extractive Industry Objectives					
EDO 59	To ensure that the development of aggregate resources (stone and sand/gravel deposits) is carried out in a manner which minimises effects on the environment, including the Natura 2000 network and its sustaining habitats (including water dependent habitats and species), amenities, infrastructure and the community, and can demonstrate environmental enhancement through habitat management plans/ecological restoration..			All SEOs	

		(+)	(-)	(+/-)	(0)
EDO 61	Have regard to the Quarry and Ancillary Activities Planning Guidelines for Planning Authorities DoEHLG (April 2004) or any new or subsequent quarry guidance.			All SEOs	
Comment: mitigation measures are recommended in order to reduce adverse longer term environmental effects associated with extractive industry in terms of water quality, extraction, noise/dust and habitat rehabilitation.					
Marine Economy Policies					
EDP 29	To support the sustainable growth and development of the maritime economy, particularly in remote rural coastal communities and islands	PH1 Ch3		All SEOs	
EDP 30	To support the sustainable development of the marine sector, having regard to Harvesting Our Ocean Wealth An Integrated Marine Plan for Ireland July 2012 and the publication of the National Marine Planning Framework and subsequent marine spatial plans.			All SEOs	
EDP 31	To support the sustainable development of marine aquaculture and fishing industries having regard to best environmental practices, so as to maximise their contribution to jobs and growth in coastal communities where it can be demonstrated that the development will not have significant adverse effects on the environment, including the integrity of the Natura 2000 network, residential amenity or visual amenity.	PH1 Ch3		All other SEOs	
EDP 32	To protect the county's valuable inland fishery resource and support its sustainable development through the protection of water and habitat quality and facilitation of ancillary infrastructure at appropriate locations.	BFF1 BFF5 W1 -5		Other SEOs	
Marine Economy Objectives					
EDO 61	To review and where necessary vary the County Development Plan upon adoption of the Marine Spatial Plan (MSP) to ensure alignment, and consistency between land-use and ocean-based planning and to ensure coordination supporting the protection of the marine environment and growth of our marine economy			All SEOs	
EDO 62	To support the upgrade and improvement of the county's harbours and piers, where necessary, and ensure the sustainable development of this infrastructure to enable aquaculture and seafood industry expansion.			All SEOs	
Comment:					

		(+)	(-)	(+/-)	(0)
<p>Marine economy and recognition of the contribution it has and continues to play for coastal communities and islands is identified as consistent with PH and intangible CH SEOs through direct effects on community viability and ongoing economic activity through the Irish language.</p> <p>The Marine Spatial Plan is at draft stage and is subject to SEA and AA, the environmental assessments of which will provide an important framework for county and local level projects. All mitigation measures from the SEA and AA pertaining to the MSP are recommended for inclusion upon adoption of the MSP.</p> <p>Protection of the fishery resources (marine and inland) are dependant on appropriate management, protection of existing fisheries from over exploitation and enhancing the aquatic environment. Full adherence and application of environmental protection measures and requirements in the MSP (forthcoming), IFI plans and environmental charter and the MCDP will be essential to avoid adverse effects on W and BFF SEOs in particular.</p>					
Green Economy Policies					
EDP 34	To support the implementation of the Green Economy national frameworks through encouraging enterprise development and employment creation across all sectors of the Mayo economy.	All SEOs			
EDP 35	To support rural diversification through sustainable rural development practices, investment in rural towns and villages, providing for access to technology and skills- development network.	All SEOs			
Green Economy Objectives					
EDO 64	To support and facilitate the Green Economy in County Mayo, as appropriate.	All SEOs			
EDO 65	To facilitate the development of industries that create and employ green technologies and take measures to accelerate the transition towards a low carbon economy and circular economy.	All SEOs			
EDO 66	To facilitate homebased economic activity that allows employers, enterprises and entrepreneurs the option of working from home or local hubs to reduce commuting and congestion, subject to normal planning considerations.	All SEOs			

		(+)	(-)	(+/-)	(0)
EDO 67	To support and facilitate Renewable energy initiatives that facilitate a low carbon transition.	All SEOs			
Green economy measures that facilitate transition to low carbon, reduce commuting and are in line with the provision of the Climate Action and Low Carbon Development (Amendment) Bill 2020					
Major Accidents & Seveso Objectives					
EDO 67	To ensure that appropriate distances are maintained between any proposed development and any existing Seveso II establishment, in the interest of the health and safety of the occupiers of the proposed development.	PH1 PH2 AQ2		Other SEOs	
EDO 68	To require that, the siting of new establishments, or modification of existing establishments classified under the Seveso II Directive as listed in Appendix ?? and new development in the vicinity of existing establishments shall take into account the need to prevent major accidents involving hazardous substances and safeguard both the public and the environment.	PH1 PH2 AQ2		Other SEOs	
Comment: Seveso sites are subject to Seveso II Directive and aim to avoid potential risks on population and human health associated with activities listed in the Seveso II Directive.					

CHAPTER FIVE: TOURISM AND RECREATION -

Tourism and Recreation	(+)	(-)	(+/-)	(0)
Strategic Aim: The strategic aim of this chapter is to promote and facilitate a sustainable and well-managed year-round, high-quality tourism industry that generates economic benefits to all areas of the county, thereby contributing to the wider tourism industry of the region.				
General Tourism Policies				

Tourism and Recreation		(+)	(-)	(+/-)	(0)
TRP 1	To work in partnership with local, national and international agencies/bodies to promote County Mayo as a tourist destination and to support and encourage cohesion and linkages between the relevant agencies/ bodies to implement the key tourism objectives of this Plan			All SEOs	
TRP 2	To support and promote sustainable tourism development, accessible to all throughout the county and work in partnership with tourism organisations and adjoining Local Authorities where necessary, in securing the development of tourism enterprises and infrastructure; Subject to suitable locations where it can be demonstrated that the development will not have significant adverse effects on the environment, including the integrity of the Natura 2000 network, residential amenity or visual amenity.			All SEOs	
TRP 3	Support the work of Fáilte Ireland and the strategic growth of tourism development in the county through: (a)The implementation of Fáilte Irelands designations - 'Always On' Hubs, 'Seasonal' Service Centres and 'Attractions' within the county. (b)The creation of Fáilte Irelands Visitor Experience Development Plans (VEDP's) for Clew Bay and North Mayo/Erris.			All SEOs	
TRP 4	To co-operate with Fáilte Ireland, Tourism Ireland, and any other relevant bodies in the implementation of Destination Mayo 2016-2021 by: (e) Encouraging investment in the tourism industry in the county with specific reference to leisure activities (including walking, cycling, equestrian and family focused activities), including connectivity to the Great			All SEOs	

Tourism and Recreation		(+)	(-)	(+/-)	(0)
	<p>Western Greenway at Castlebar to Westport and to the Wild Atlantic Way.</p> <p>(f) Encouragement and support of the upgrading of public transport facilities in Destination Towns, including the provision of Transport Hubs/Links.</p> <p>(g) Supporting the development of new and emerging tourism products and facilities or upgrading/extension of existing tourist facilities at tourist sites within the county, within proper planning and sustainable development principles</p> <p>(h) Require the preparation and assessment of all planning applications arising from the Destination Mayo strategy to have regard to the information, data and requirements of the Appropriate Assessment Natura Impact Report and SEA Environmental Report of the Destination Mayo Strategy.</p>				
TRP 5	To support the delivery of high quality 'destination town' experiences for visitors by supporting expansion in accommodation and facilities within Destination Towns and supporting infrastructural investment, including improvements to the public realm, transport links, accommodation, the night-time economy and the sustainable development of our natural and built heritage.			All SEOs	

Tourism and Recreation		(+)	(-)	(+/-)	(0)
TRP 6	<p>To promote and support the continued strategic development of Westport, Ballina and Castlebar as tourist destinations through:</p> <p>(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> <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 Beleek 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>			All SEOs	

Tourism and Recreation		(+)	(-)	(+/-)	(0)
	(e) Promote the development of Castlebar as a nationally important Sports Tourism & Adventure Hub, including leveraging existing sports assets and existing natural and built facilities at Lough Lannagh Holiday Village.				
TRP 7	To enable, facilitate and encourage the growth and sustainability of the tourism sector, through supporting the provision of tourism enterprise developments in rural areas including open farms, subject to the provision of adequate infrastructure and compliance with normal planning considerations.			All SEOs	
<p>TRP 3 relating to VEDPs led by Failte Ireland will be subject to SEA and AA.</p> <p>In terms of the above policies, the relevant mitigation measures as identified in the Destination Mayo Tourism Strategy SEA and AA will apply in particular the Environmental Management Strategy that should be updated upon adoption of the CDP with relevant environmental policies and objectives included.</p> <p>Recognising the potential effects relating to recreation and tourism both adverse and positive merits careful consideration and in addition the potential for cumulative and in combination effects associated with tourism strategies and projects such as Wild Atlantic Way , Extensions to greenway and potential walking/cycling routes. Monitoring of tourism and effects of increased tourism activity and avoidance of over tourism should be considered.</p> <p>The following mitigation measures are recommended for these policies in addition to the Overarching Environmental Protection Measure (MM1) as well as NEP 1 to NEP 6</p> <p>The provision of appropriate buffer zones between important designated /undesignated biodiversity features and areas zoned for tourism related development will be considered by MCC. The provision of buffer zones and wider issues relating to biodiversity, should be carried out in consultation with the National Parks and Wildlife Service (NPWS), as appropriate, and where relevant, Inland Fisheries Ireland.</p> <p>Tourism proposals should seek to enhance and protect environmental resources and use early environmental considerations to inform potential routes and site selection with avoidance of sensitive sites in the first instance. Potential environmental enhancement can relate to provision of well designed blue and green infrastructure, improving ecological connectivity and ensuring no net biodiversity loss associated with tourism and recreational projects.</p>					
General Tourism Objectives					

Tourism and Recreation		(+)	(-)	(+/-)	(0)
TRO 1	To work with all relevant stakeholders and Fáilte Ireland to facilitate the erection of standardised signage for tourism facilities and tourist attractions as part of national and regional initiatives.				
TRO 2	To enable, facilitate and encourage the growth and sustainability of the tourism sector, through supporting the provision of tourism enterprise developments in rural areas including open farms, subject to the provision of adequate infrastructure and compliance with normal planning considerations.	PH1		All other SEOs	
As with the above, projects will be required to comply with SO91 and any relevant environmental protection measures such as those in NEP 1 to NEP6 and other policies relating to water quality etc.					
Tourism		(+)	(-)	(+/-)	(0)
	Activity, Adventure & Sports Tourism Policies				
TRP 8	To support the implementation of the opportunities and actions identified in the Mayo Tourism Strategy and Action Plan – Destination Mayo 2015-2021, regarding the development of activity, adventure and sports tourism at strategic locations throughout the County in conjunction with the Tourism section of Mayo County Council and other relevant stakeholders.	PPH1		All SEOs	
TRP 9	To support the implementation of the strategy for Greenway development in Ireland - “Strategy for the Future Development of National and Regional Greenways” in relation to the development and extension of greenways throughout the county, in conjunction with the Tourism section of Mayo County Council and other relevant stakeholders.	PH1 MA 4 AQ 4 AQ 2		Other SEOs	
TRP 10	To promote Mayo as a premier walking/cycling destination in the Country and support the further development of walking routes and trails within the county and the integration and linkage of these	PH1		Other SEOs	

Tourism		(+)	(-)	(+/-)	(0)
	with other existing / proposed routes and trails both within and outside of County Mayo, in accordance with national walking strategy guidance and conjunction with the Tourism Section of Mayo County Council, Fáilte Ireland and other relevant stakeholders. Opportunities to enhance ecological connectivity should be integrated as part of any linking of routes to strengthen and support green infrastructure.	MA 4 AQ 4 AQ 2			
TRP 11	To support the development of a regional water-based leisure sector in a sustainable manner, making the best use of existing and planned infrastructure and resources, in a manner that is sensitive to the natural and cultural heritage resources, in conjunction with relevant regional partners.				
TRP 12	To support local, national and international tourism agencies and bodies in their work to promote Mayo as a unique tourism destination and build on the 'Wild Mayo' adventure brand and to continue to position itself as 'The Heartbeat of the Wild Atlantic Way' through an interagency approach, utilising available funding streams to implement the tourism objectives of this plan.				
TRP 13	To work with the National Transport Authority, Fáilte Ireland, Waterways Ireland and all stakeholders to develop a coordinated approach to the selection, delivery and servicing of future greenways, blueways, trails and routes throughout the county.				
<p>Comment: Policies such as TRP9 are consistent with achieving and encouraging modal shifts, particularly if they are used frequently and for regular daily trips. This provides for longer term ,positive interactions with PH1, MA and AQ SEOs. Mitigation measure is recommended for TRP9 to allow for environmental enhancement associated with extension of trails and connecting same to integrate blue and green infrastructure measures and provide for co benefits to other SEOS particularly BFF, W, L and SG.</p>					

Activity, Adventure & Sports Tourism Objectives		(+)	(-)	(+/-)	(0)
TRO 3 To explore a feasibility study, including the development of route options, for the creation of a coastal walking/cycling route along the western seaboard, in collaboration and partnership with the NWRA, other relevant local authorities and stakeholders, including the public, to enhance access to our tourist assets along the route of the Wild Atlantic Way.				All SEOs	
TRO 4 To investigate the development of bike trails and sites at Keenagh / Ballycastle/Bunnyconnellan Bike Trail and the Mountain Bike Centre at the Wild Nephin site, in conjunction with the Tourism Section of Mayo County Council				All SEOS	
Spiritual and Pilgrimage Tourism Policy					
TRP 14	<p>(a) Exploring the development of a long-distance Spiritual Trail linking Croagh Patrick, Ballintubber Abbey and Knock Shrine. Investigate the potential of linking this trail to Burriscarra, Cong, Turlough and the Monasteries of the Moy through the Tourism Section of Mayo County Council and other relevant stakeholders.</p> <p>(b) To exploring a range of spiritual walking and pilgrimage events to showcase Mayo as a spiritual tourism destination, with particular emphasis on generating overnight stays for visitors to Knock Shrine.</p> <p>(c) To support and facilitate the development of Knock as a world renowned religious tourist destination</p> <p>(d) To Investigate the delivery of pilgrim trail improvements and upgrades on the Croagh Patrick trail and Tochar Padraig trail. Opportunities to enhance ecological connectivity should be integrated as part of any linking of routes to strengthen and support green infrastructure</p> <p>SEA and AA measures relating to the above were identified in the Destination Mayo Plan and should be adhered to and integrated to any project level assessments.</p>			All SEOs	
<p>Comment: The above features were assessed in the SEA and AA of the Destination Mayo Action Plan and mitigation measures relating to same should be adhered to and highlighted. For example:</p> <p><i>Spiritual Trail:</i></p>					

Activity, Adventure & Sports Tourism Objectives		(+)	(-)	(+/-)	(0)
<p><i>A key element in ensuring adverse effects to the flora of the oak woodland habitat of Brackloon Wood SAC is the dissemination of educational information to the recreational users of the sensitivities and conservation importance of the old oak woodlands of the SAC. Information should be presented to encourage users to “thread lightly” on the woodland flora.</i></p> <p><i>In addition the future development of a Spiritual Trail along this corridor should adhere to the measures outlined in this Environmental Management Strategy for the Tourism Strategy.</i></p> <p><i>Adherence should also be given to the measures outlined in the guidance document produced as part of the Wild Atlantic Way Operational Programme titled Environmental Management for Planning Authorities.</i></p>					
Cultural and Amenity Tourism Policies		(+)	(-)	(+/-)	(0)
TRP 15	To support the implementation of the opportunities and actions identified in the Mayo Tourism Strategy and Action Plan – Destination Mayo 2015-2021, SEA ER and AA regarding the development of cultural and amenity tourism and the Wild Atlantic Way in Mayo, in conjunction with the Tourism section of Mayo County Council and other relevant stakeholders.			All SEOs	
TRP 16	To support the protection and enhancement of Mayo’s historic buildings, gardens and museums as cultural tourist attractions.	PH 1 CH 1, 2, 3 LH1 SG1		Other SEOs	
TRP 17	To support developments which will enable and encourage countryside recreation in appropriate locations to foster and an increased appreciation of, and access to, the natural environment.	PH1		All other SEOs	

Cultural and Amenity Tourism Policies		(+)	(-)	(+/-)	(0)
TRP 18	To work in partnership with Coillte to identify opportunities for tourism and recreation facility development within commercially managed forests, where appropriate, and promote and continue to be involved in the Neighbour Wood Scheme (2017) and to identify areas at local level that are suitable for such schemes.	All SEOS			
TRP 16 is recommended for mitigation measures to highlight countryside recreation in appropriate locations to avoid disturbance or other adverse effects on wildlife and habitats. Again such measures would be subject to application to and adherence with NEP 1-6.					
Cultural and Amenity Tourism Objectives		(+)	(-)	(+/-)	(0)
TRO 5	Encourage access to forestry and woodlands, including private forestry, in cooperation with stakeholders for walking routes, bridle paths, mountain biking, nature walks, orienteering, hiking, recreational areas and other similar facilities and to retain existing public rights of way through forest lands.	PH1		Other SEOs	
TRO 6	To investigate the development of Moore Hall Estate and walled garden in conjunction with the Tourism Section of Mayo County Council and relevant working groups.	PH1 CH 1-3 SG 1 L1 L2		BFF 1-5 Other SEOs	
TRO 7	To investigate the further development, growth and tourism potential of the Wild Nephin Ballycroy National Park and Dark Sky initiative in a sustainable manner. This approach			All SEOs	

Cultural and Amenity Tourism Objectives		(+)	(-)	(+/-)	(0)
	should demonstrate good practice in terms of eco tourism and wilderness and seek to gain recognised accreditation on same				
TRO 8	To explore the development of community walks, off road trails/rural trail developments, parks, other outdoor amenities and recreational infrastructure, and work with relevant landholders and recreational/tourism agencies to increase access to the countryside and our coastal areas, subject to proper planning and sustainable development principles.			All SEOs	
TRO 9	Encourage sensitively designed and located development which provides for the appreciation, interpretation, upgrade and provision of access to natural habitats, scenic vistas and heritage features for the benefit of rural tourism, subject to normal planning and nature conservation consideration.			All SEOs	
TRO 10	Utilise the county's natural and heritage resources to foster the development of tourism as a viable sustainable sector of the economy, in a sustainable manner which complements the scale, quality and unique features of the county.			All SEOs	
<p>Comment: Re TRO 05 Moorepark is a significant roost for the internationally protected Lesser Horseshoe Bat and potential effects on this species, foraging , commuting , roosting requirements and core zone of sustenance are all required to be considered in relation to such proposals. TRO 7 is recommended for mitigation to reflect the requirement to meaningfully provide for the wilderness in Nephin as well as achieving and enhancing the Dark Sky designation.</p>					

Cultural and Amenity Tourism Objectives		(+)	(-)	(+/-)	(0)
Food and Culinary Tourism Policy					
TRP 19	To support the development of Mayo as a 'Foodie Destination' through the implementation of the Fáilte Ireland 'Food Tourism Development Strategy 2018-2023' and the Mayo County Council Food and Drink Strategy 2020-2025 and the opportunities and actions identified in the Mayo Tourism Strategy and Action Plan – Destination Mayo 2015-2021 regarding the development of food tourism in Mayo, in conjunction with the Tourism section of Mayo County Council and other relevant stakeholders.	PH1 CH3			Other SEOs
Food and Culinary Tourism Objectives					
TRO 11	Explore the development of a Mayo food network and market signature food experiences around the county, including artisan food trails such as the Gourmet Greenway and Edible Greenway and other food trails, at appropriate locations throughout the county.	PH1 CH3			Other SEOs
TRO 12	To facilitate Feile na Tuaithe and the Westport and Ballina food festivals and other food and drinks tourism events at appropriate locations throughout the county.	PH 1 CH3			Other SEOs
Comment; food and culinary tourism promote longer term awareness and positive interactions relating to PHH and CH 3 (intangible cultural heritage). By supporting local producers, longer term positive effects are identified in terms of food security and resilience.					

Festivals and Events Policies		(+)	(-)	(+/-)	(0)
TRP 20	<p>To support the implementation of the opportunities and actions identified in the Mayo Tourism Strategy and Action Plan – Destination Mayo 2015-2021 regarding the development festivals and events in Mayo, in conjunction with the Tourism section of Mayo County Council and other relevant stakeholders by:</p> <p>(a) supporting community groups and festival committees to identify and access new sources of funding for festivals and events in the county;</p> <p>(b) promoting the development of a variety of new festivals, including Mayo Dark Skies International and sporting events, to appeal to a wide range of visitors and to increase the profile of the county as a key tourism destination.</p>				
TRP 201	<p>Support and promote existing festivals and sporting events, in conjunction with the relevant tourism and sporting agencies to increase the cultural, heritage and lifestyle profile of the county, and to facilitate the establishment of new events where viable, subject to the satisfactory location, access, parking provision and protection of the surrounding environment.</p>	PH1		All SEOs	
<p>Comment: Where festivals or events are proposed in locations that occur within or adjacent to European Sites due consideration should be given to the potential impact of the events to the qualifying interests of these sites. Factors to be taken into account include the potential for habitat disturbance through trampling by people; damage to habitats resulting from festival equipment.</p> <p>Organisers will be required to avoid significant disturbance to qualifying habitats and species. Through the festival/event permitting process, the competent authority issuing the permit will be required to ensure that the festival/event does not have the potential to result in likely significant effects to European Sites or their qualifying interests. Where there is a risk of negative effects to qualifying interests due to the inappropriate siting or timing of</p>					

an event the organisers will be required to undertake an Appropriate Assessment of the likely effects of the festival/events to European Sites and liaise with the NPWS to ensure any mitigation measures proposed are acceptable. Where mitigation measures cannot appropriately avoid the risk of likely significant effects then alternative options will be required. It is further noted that any alternative options may need to be assessed under the Habitats Directive Assessment process.

Adherence will be given to these measures outlined in the Environmental Management Strategy for the Tourism Strategy. Adherence should also be given to the measures outlined in the guidance document produced as part of the Wild Atlantic Way Operational Programme titled Environmental Management for Planning Authorities and relevant policies and objectives of the Mayo County Development Plan including NEP 1- NEP6

		(+)	(-)	(+/-)	(0)
	Tourism and Infrastructure Policies				
TRP 22	To support the implementation of priority infrastructural developments and tourism facilities identified by the Tourism Section of Mayo County Council, including the development of new tourist facilities or upgrading/extension of existing tourist facilities at tourist sites within the county, within proper planning and sustainable development principles.			All SEOs	
TRP 23	To support and promote sustainable tourism development, accessible to all throughout the County and to work in partnership with tourism organisations and adjoining Local Authorities where necessary, in securing the development of tourism enterprises and infrastructure. Subject to suitable locations where it can be demonstrated that the development will not have significant adverse effects on the environment, including the integrity of the Natura 2000 network, residential amenity or visual amenity			All SEOs	
TRP 24	To encourage the clustering of tourism products and services within identified hubs, to facilitate the sharing of infrastructure and services where possible, to increase linkages within and reduce leakage from the local economy.	PH 1 MA3 MA5		All other SEOs	
	Infrastructure and Visitor Services Objective				

		(+)	(-)	(+/-)	(0)
TRo 13	To identify opportunities for funding for infrastructural projects and facilities, including LEADER, national and European funding schemes and seek to maximise the benefit of such funding opportunities for County Mayo			All SEOs	
Tourism Accommodation Policy					
TRP 25	To promote the sustainable development of the tourism sector in appropriate locations throughout the county.	All SEOs			
TRP 26	Encourage proposals to reinstate, conserve and/or replace existing ruinous or disused dwellings for holiday home purposes, subject to normal planning considerations including design, safe access and provision of any necessary wastewater disposal facilities.	Ch1 CH3 PH1 AQ3 MA1 MA2 SG1		Other SEOS	
Tourism Accommodation Objectives					
TRO 14	<p>To ensure that tourism related accommodation such as holiday homes, hotels, caravan/camping parks, glamping etc. are located within existing settlements, where there is existing infrastructure provision to service the development and where they can contribute to maintenance of essential rural services.</p> <p>Certain forms of low-impact tourist accommodation such as Camping and Glamp-ing/Pod sites may also be considered outside of existing settlements where it is:</p> <ul style="list-style-type: none"> proposed to incorporate the reuse an existing structure as an integral part of the development adjacent to, and capable of availing of, an existing appropriate commercial enterprise or community facility located on an existing farm <p>In all cases the facility shall be of an appropriate scale for the location and shall have a high standard of design, layout, landscape, including Sections 6.2 and 6.3 of the Development Management Standards (Volume 2), and environmental protection so as not to impact negatively on the visual and residential amenity of the area or have</p>			All SEOs	

		(+)	(-)	(+/-)	(0)
	significant adverse effects on the environment, including the integrity of the Natura 2000 network.				
TRO 15	To Facilitate, where appropriate, the conversion of former demesnes or estate dwellings and their outbuildings into tourism facilities, subject to good planning and architectural practice, the historical landscape and setting of existing same.			All SEOs	
TRO 16	Facilitate the sustainable development of a variety of quality tourist accommodation types, at suitable locations, throughout the county.			All SEOs	
TRO 17	To positively consider the development of new hotels in existing settlements, with particular preference for locations in larger settlements. In rural locations (i.e villages / rural nodes), it must be demonstrated that: <ul style="list-style-type: none"> (i) the area proposed to be served by the new development has high visitor numbers associated with an existing attraction / facility; (ii) a need for new / additional hotel type accommodation for these visitors has been identified having regard to the profile of the visitor and the availability and proximity of existing hotels in the area; and (iii) the distance of the location from a significant settlement is such that visitors to the area/attraction are unlikely to avail of existing hotel facilities. 			All SEOs	
TRO 18	To positively consider the (part) conversion of existing dwellings to Bed & Breakfasts (B&Bs) and Guesthouses, to be operated by the owner-occupier of the dwelling. Applications for new build B&Bs /guesthouses will in the first instance be evaluated as private dwellings and the objectives and standards applicable in that area type (e.g. large town, rural town, rural area etc) will be applied.	PH1		Other SEOs	

		(+)	(-)	(+/-)	(0)
TRO 29	To ensure that holiday home / self-catering developments on a farm holding shall be provided by farmhouse extension or by the utilisation of other existing dwellings / structures on the property. Only where it has been demonstrated that these are not viable options, will permission be considered for new build development. Any new build development shall be in close proximity to the existing farmhouse.			All SEOs	
TRO 20	To facilitate the development of hostels along established walking / hiking routes and adjacent to existing tourism / recreation facilities, subject to normal planning criteria.			All SEOs	
Tourism infrastructural developments including accommodation will be addressed through development management standards and applications of existing polices in the draft CDP including NEP 1-6, HVP1.					
Flagship Infrastructure Projects Objectives				All SEOs	
TRO 21	To strategically facilitate the development of infrastructural flagship projects through the implementation of the National Tourism Strategy 'People, Place and Policy: Growing Tourism to 2025' Department of Transport, Tourism and Sport and the Mayo County Council Tourism Strategy 'Destination Mayo'				
TRO 22	Identify all opportunities for funding for Flagship Projects, including LEADER, national and European funding schemes and seek to maximise the benefit of such funding opportunities to the county.			All SEOs	
Wild Atlantic Way Policy					
TRP 27	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: (a)Exploration of the development of signature discovery points to assist and secure Mayo's position as 'The Heartbeat of the Wild Atlantic Way'.				

		(+)	(-)	(+/-)	(0)
	<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>				
Walking & Greenway Policies					
TRP 28	To support the implementation of the NWRA Regional Outdoor Recreation Strategy, through the extension of greenways, walking routes, tracks and trails within the county and the integration and linkage of them with other existing / proposed greenways, walking routes, tracks and trails, both within and outside County Mayo.			All SEOs	

		(+)	(-)	(+/-)	(0)
TRP 29	To support the progression of long-distance linear greenways and greenway town networks, and the further development and improvements of the following walking trails and coastal paths in the county: Westport/Cong Walking trail; Croagh Patrick trail upgrade; Tourmakeady Trail; Bangor trail; Ceide /Downpatrick Coastal Path; and Slievemor Trail, in conjunction with the Tourism Section and other relevant stakeholders.			All SEOs	
Marine Facilities Policy					
TRP 30	Support the protection and enhancement of our islands, coastline and waterways as tourism products and attractions subject to community and environmental carrying capacity.			All SEOs	
TRP 31	To support the development of an activity centre at Keel and activity hub at Lough Lannagh, Castlebar			All SEOs	
Marine Facilities Objectives					
TRO 26	To support the protection and enhancement of our counties lakes as visitor attractions, through the identification of infrastructure requirements and development of masterplans including: (a) the exploration of the development of the Pontoon Lakes masterplan and construction of a boardwalk in conjunction with the Tourism Section of Mayo County Council Working with relevant landholders and recreational /tourism and Inland Fisheries Ireland agencies to increase access to Mayo's lake.			All SEOs	
SEA Comment; As with other elements of this section, actions that were identified in the Destination Mayo Tourism Strategy and Action will require full adherence and application of the SEA and NIR measures identified for this plan as well as supporting measures in the SEA of the Wild Atlantic Way Operational Programme. These apply to TRP27, TRO23 and TRO 24. It is recommended that these mitigation measures are included in the Development Management Standards of the MCDP to present them clearly within the overall context of the plan.					

		(+)	(-)	(+/-)	(0)
Developments in and around the coastal and marine areas can give rise, in the absence of mitigation to adverse effects on bird and mammal species, through increased lighting and human presence and proposals should be informed by preliminary ecological and environmental considerations.					
	Public Rights of way Policy				
TRP 32	To preserve and protect verified public rights of way which give access to seashore, mountain, lakeshore, riverbank or other places of natural beauty or recreational utility			All SEOs	
	Public Rights of Way Objectives				
TRO 27	The Council, within the lifetime of this plan, to: a. Identify, preserve and enhance existing accesses and public rights of way to recreational areas including the coast, upland areas, lakeshores, river-bank areas and heritage sites b. Where necessary, establish new accesses and public rights of way to recreational areas including the coast, upland areas, lakeshores, river-bank areas and heritage sites in co-operation with landowners and the local community. When public rights of way are identified, the owners of the public rights of way shall be notified in accordance with the Planning & Development Acts 2000-2010 c. Map public rights of way in accordance with the Planning & Development Acts 2000-2010 a. and b. shall be carried out in accordance with best sustainable management practices, any guidance from the Department of the Environment, Community and Local Government and where it can be demonstrated that the development will not have significant adverse effects on the environment including the integrity of the Natura 2000 network.	PH 1		All SEOs	
TRO 28	To seek to identify and protect over the lifetime of the Plan further existing <u>verified</u> rights of way which give access to seashore, mountain, lakeshore, riverbank or other place of natural beauty or recreational utility, as they become available to the Planning Authority over the lifetime of the plan. (accompanied by mapping showing public rights of way).	PH 1		All SEOs	

CHAPTER SIX: MOVEMENT AND TRANSPORT

		(+)	(-)	(+/-)	(0)
	Land Use Integration & Sustainable Transport Policy				
MTP – 1	To support sustainable travel in the County by ensuring future population and employment growth predominantly takes place in urban areas that will warrant provision of public transport services	PH1, PH2 MA4 AQ2 AQ3 AQ4		Other SEOs	
MTP 2	To support and facilitate the integration of land use with transportation infrastructure, through the development of sustainable compact settlements which are well served by public transport	PH1, PH2 MA4 AQ2 AQ3 AQ4		Other SEOs	
MTP - 3	To support and facilitate any 'Smarter Travel' initiatives that will improve sustainable transportation within the County, including public transport, electric and hybrid vehicles, car clubs, public bike schemes, improved pedestrian and cycling facilities, as appropriate	PH1, PH2 MA4 AQ2 AQ3 AQ4		Other SEOs	
	Land Use Integration & Sustainable Transport Objectives				
MTO -1	To prepare and commence implementation of, Local Transport Plans (LTP), in conjunction with the National Transport Authority (NTA) and relevant stakeholders for Castlebar, Ballina and Westport, other settlements as appropriate.	PH1, PH2 MA4 AQ2 AQ3 AQ4		Other SEOs	
	Sustainable Mobility Policy				
MTP - 4	To support sustainable mobility, enhanced regional accessibility and connectivity within County Mayo in accordance with the National Policy Outcomes of the National Planning Framework 2040, National Development Plan and the Regional Planning Objectives of the Regional & Spatial, Economic Strategy.	PH1, PH2 MA4 AQ2 AQ3 AQ4		Other SEOs	
MTP - 5	To promote the transition to a low carbon integrated transport system by firstly reducing the need for travel through the use of design solutions and innovative approaches with regards to the Design Manual for Urban Roads and Streets, and subsequently to shift to environmentally sustainable modes of transport	PH1, PH2 MA4 AQ2 AQ3 AQ4		Other SEOs	
	Sustainable Mobility Objectives				
MTO - 2	To ensure that planning applications for large scale developments, that are significant trip intensive generators are accompanied by a Mobility Management Plan	PH1, PH2 MA4 AQ2 AQ3 AQ4		Other SEOs	

		(+)	(-)	(+/-)	(0)
MTO – 3	To liaise and collaborate with relevant agencies to support and encourage the growth of electric vehicles and EBikes with support facilities/infrastructure, through a roll-out of additional electric charging points in collaboration with relevant agencies at appropriate locations with a particular emphasis in public parking areas and employment locations (including along the Wild Atlantic Way) including retrofit of charging points in existing urban centres	PH1, PH2 MA4 AQ2 AQ3 AQ4		Other SEOs	
MTO 4	To increase cycling usage in Tier I and Tier II settlements in line with the national average (2016).	PH1, PH2 MA4 AQ2 AQ3 AQ4		Other SEOs	
<p>Comment: Long term positive effects identified for SEOs relating to MTP - 2CA, MTP-1CA and MTO-1CA in particular. Other measures such as e vehicles and support for transition to low carbon integrated transport system are also positive and assist in contributing to climate change SEOs. Positive interactions with SEOs for longer term include Population and human health, material assets, climate change.</p> <p>At project level potential conflicts would be mitigated by measures which have been integrated into the Plan and are identified in Section 9 of this SEA ER and any additional requirements arising through lower tier assessments or granting of permission.</p>					
	Pedestrians & Cyclists Policy				
MTP – 6	To support safer cycling/walking routes to encourage people to be more physically active for transport and leisure purposes.	PH1, PH2 MA4 AQ2 AQ3 AQ4			
MTP 7	To promote the design and construction of new developments to create low carbon, walkable neighbourhoods and workplaces containing high quality green and blue infrastructure	PH1, PH2 MA4 AQ2 AQ3 AQ4 BFF1 L1-3 W1-5			
	Objectives				
MTO 5	To encourage and facilitate the maintenance and further development of the public footpath network, walking and cycling routes and associated infrastructure, where possible the retrofitting of cycle and pedestrian routes into the existing urban road network,	PH1, PH2 MA4 AQ2 AQ3 AQ4			
MTO 6	To support the establishment of a network of interlinked cycle ways and walk ways in the County and the adjoining Counties, having regard to best practice	PH1, PH2			

		(+)	(-)	(+/-)	(0)
	standards including the Design Manual for Urban Roads and Streets and the NTA Cycle Manual or any amending/superseding national guidance or manuals.	MA4 AQ2 AQ3 AQ4			
	Pedestrians & Cyclists Objectives				
MTO 7	To endeavour to identify, preserve and enhance existing accesses and public rights of way to recreational areas including the coast, upland areas, lakeshores, river-bank areas and heritage sites over the lifetime of the plan, subject to any forthcoming departmental guidance.	PH1, PH2 MA4 AQ2 AQ3 AQ4			
MTO 8	To encourage, where appropriate , the incorporation of safe and efficient cycleways, accessible footpaths and pedestrian routes into the design schemes for town centres/neighbourhood centres, residential, educational, employment, recreational developments and other uses. The provision of Safe walking and cycle infrastructure in urban and rural areas, the design shall be informed by published design manuals, included the Design Manual for Urban Roads and Streets and the NTA Cycle Manual or any amending/superseding national guidance or manuals.	PH1, PH2 MA4 AQ2 AQ3 AQ4			
MTO 9	To continue the development of a network of Greenways in the County in accordance with best practice and where it can be demonstrated that the development will not have significant adverse effects on the environment including the integrity of the Natura 2000 network.	PH1, PH2 MA4 AQ2 AQ3 AQ4			
MTO 10	To investigate the potential of providing loped Greenways / Walkways for the Tier 1, 2 and 3 Settlements of the County, where it can be demonstrated that such schemes will not have a significant adverse effect on the environment including the integrity of the Natura 2000 network	PH1, PH2 MA4 AQ2 AQ3 AQ4 PH1, PH2 MA4 AQ2 AQ3 AQ4			
MTO 11	Investigate the protentional of providing a number of 'Park and Stride' facilities in appropriate locations in the County, subject to environmental assessment of identified locations.	PH1, PH2 MA4 AQ2 AQ3 AQ4			
MTO 12	Seek to advance the walking/ cycling projects listed in the table below subject to appropriate environmental assessments including ecological impact assessments.	PH1, PH2 MA4 AQ2 AQ3			

	(+)	(-)	(+/-)	(0)
	AQ4			
Walking and Cycling Projects				
Walking and Cycling Projects				
CLEWBAY GREENWAY WPORT/LBURGH/ROONAGH /CLARE ISLAND / KILLARY				
CLEWBAY GREENWAY ACHILL SOUND / KEEL				
CLEWBAY GREENWAY ACHILL SOUND / CLOGHMORE				
CASTLEBAR URBAN GREENWAY LINK PHASE 1 & PHASE 2				
TRAILS DEVELOPMENT				
GWG IMPROVEMENTS (Improved Town Linkages including Newport Tunnels)				
BANGOR TRAIL & ERRIS ADVENTURE BRIDGE				
TURLOUGH/PONTOON/FOXFORD GREENWAY(Including Riverside Trail at Turlough River Falls)				
IMPROVEMENTS TO TOCHAR PADRAIG				
BOWERS WALK BALLINROBE				
MONASTERIES ON THE MOY/ATLANTIC CYCLE NETWORK				
WESTPORT CONG LOST TREASURES TRAIL				
MOUNTAIN BIKE CENTRE AND MAYO / SLIGO BIKE TRAIL				
MOOREHALL MASTERPLAN (Including Trails)				

		(+)	(-)	(+/-)	(0)
	SLIEVEMORE TRAIL IMPROVEMENTS TO THE WESTERN WAY. Spiritual Trail (Croagh Patrick, Cong and Knock) Long distance coastal greenway (Map 6.1) Long distance interurban greenway (Map 6.1) Town greenways (Map 6.1) NATIONAL COASTAL PATH, INCLUDING CÉIDE COAST Improvements to Keem Bay Signature Discovery Point, including Trails and Viewing platform Falcon Trail from Canalside Ballina to Mt. Falcon Estate				
MTO 13	Protect open spaces, with multifunctional green and blue infrastructure in developments, with connections to the wider network of open spaces and habitats				
<p>Additional objectives above are recommended to reflect a number of actions in the County Mayo Climate Adaptation Strategy (Actions 12.3 and 12.6 respectively) Walking and cycling routes are positive in relation to PH SEOS and material assets including AQ3 and AQ 4. However, overly engineered or routes that adjoin or go through SACs/SPAs or pNHAs can create adverse effects through disturbance, trampling, compaction, habitat fragmentation if not fully informed by appropriate environmental assessments from the outset. The application of SO9 and other policies and objectives including those that support and require ecological enhancement and connectivity will assist in this assessment.</p>					
Bus Policy					
MTP – 8	To support and encourage public transport providers and rural community transport initiatives and programmes, such as the Local Link Rural Transport Programme, to enhance to provision of public transportation services linking rural villages to the main towns of Mayo	PH1, PH2 MA4 AQ2 AQ3 AQ4		Other SEOs	
Bus Objective					
MTO – 14	To support the operation of existing bus services by facilitating the provisions of improved facilities and services for bus users in towns and villages including the	PH1, PH2 MA4 AQ2 AQ3		Other SEOs	

		(+)	(-)	(+/-)	(0)
	provision of set down areas for coaches and bus shelters at all bus stops where feasible.	AQ4			
Rail Policy					
MTP - 9	To Support the enhancement of rail services to Dublin and commuter services between Ballina, Castlebar, Westport and Claremorris with connectivity to Galway and Limerick Metropolitan Cities and major international ports such as Shannon / Foynes with the realisation of re-opening the Western Rail Corridor	PH1, PH2 MA4 AQ2 AQ3 AQ4		Other SEOs	
MTP – 10	To support the re-opening of the Western Rail Corridor in order to deliver the Tuam – Claremorris – Sligo Rail to an appropriate level of service and to a standard capable of facilitating passenger and freight transport, and would present an opportunity to provide an integrated rail linkage to the IWA Knock SDZ.	PH1, PH2 MA4 AQ2 AQ3 AQ4		Other SEOs	
MTP – 11	To support and encourage the provision of a high quality rail network and service (including commuter services) and ancillary works for passenger and freight carriage to, from and within the County, where it can be demonstrated that the development will not have significant adverse effects on the environment including the integrity of the Natura 2000 network	PH1, PH2 MA4 AQ2 AQ3 AQ4		Other SEOs	
Rail Objective					
MTO 15	To liaise with and encourage Iarnród Éireann to: A. Continue investment in rail freight facilities at Ballina & Claremorris. (b) Increase frequency of commuter services on mainline rail network between Westport, Castlebar & Ballina	PH1, PH2 MA4 AQ2 AQ3 AQ4		Other SEOs	
MTO 16	To support, and encourage the upgrading of existing railway stations, and protect, as required, lands necessary for the upgrading of existing railway lines or stations.	PH1, PH2 MA4 AQ2 AQ3 AQ4		Other SEOs	
MTO 17	To work with the National Transport Authority & Iarnród Éireann, to safeguard and protect all existing or historic rail lines and associated facilities from redevelopment for non-transport related purposes in order to not preclude their future use as an operational transportation network	PH1, PH2 MA4 AQ2 AQ3 AQ4		Other SEOs	
MTO 18	Support and facilitate the velo rail project on the Western Rail Corridor as an interim use for the rail line pending its reopening for passenger and rail freight.	PH1, PH2 MA4 AQ2 AQ3 AQ4		Other SEOs	

		(+)	(-)	(+/-)	(0)
	National Roads Policy				
MTP 12	to enhance Regional Accessibility between key urban centres of population and their regions through the protection of the capacity, efficiency and safety of the National Road Network (listed in appendix) in Mayo	PH1, PH2 MA4		Other SEOs	
MTP 13	To support the upgrading to a 'High Quality Road' of both the N5 & N17 National Primary Routes, within the county, as part of the Tran-European Transport Network (TEN-T).	PH1, PH2 MA4		Other SEOs	
MTP-14	To support Transport Infrastructure Ireland in the provision of service and rest area facilities that may be proposed by the NRA and have regard to the provisions of Section 2.8 of the DoECLG Spatial Planning and National Roads Guidelines and the NRA Service Policy (August 2014) with regard to any other proposals for roadside service facilities or off-line service facilities along National Roads and junctions that may be promoted by private developers	PH1, PH2 MA4		Other SEOs	
MTP 15	To protect the capacity, efficiency and safety of the National Road Network in Mayo be complying with the ' Spatial Planning and National Roads -Guidelines for planning authorities ' (2012)	PH1, PH2 MA4		Other SEOs	
MTP-16	To avoid the creation of any additional access points from new development or the generation of increased traffic from existing accesses to national roads to which speed limits greater than 60 km/h apply.	PH1, PH2 MA4		Other SEOs	
MTP-17	In relation to sections of national roads on the approaches to or exit from urban centres that are subject to a speed limit of 60 kph before a lower 50 kph limit is encountered – otherwise known as transitional zones - to provide for a limited level of direct access to facilitate orderly urban development. Any such proposal must, however, be subject to a road safety audit carried out in accordance with the TII requirements and a proliferation of such entrances, which would lead to a diminution in the role of such zones, must be avoided	PH1, PH2 MA4		Other SEOs	
	National Roads Objectives				
MTO 19	To apply an 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).	PH1, PH2 MA4		Other SEOs	
MTO 20	To ensure that developments which have the potential to generate significant traffic movements, as per the TII traffic and transportation guidelines which will be required to carry out the assessments set out in Appendix	PH1, PH2 MA4		Other SEOs	

		(+)	(-)	(+/-)	(0)
MTO 21	Seek to progress the National Road projects, listed in table No 6.5 subject, to required environmental assessments.	PH1, PH2 MA4		Other SEOs	
	Non-National Roads Policy				
MTP – 18	to enhance Regional Accessibility between key settlements of Mayo and their regions and to safeguard existing and future capital investment through the protection of the capacity, efficiency and safety of Strategically Important Regional Roads (Table 6.6)	PH1, PH2 MA4		Other SEOs	
MTP – 19	The Council, in co-operation with the NTA, TII, Department of Transport, Tourism and Sport and other stakeholders, to continue with the strengthening and improvement of the local road network including links, by-passes and relief roads, with priority given to those serving the Key Towns and interconnection between such settlements, where it can be demonstrated that the development will not have significant adverse effects on the environment or Natura 2000 network	PH1, PH2 MA4		Other SEOs	
MTP 20	It is an objective of Mayo County Council, in relation to lands adjoining Strategically Important Regional Roads to which to which 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 to which speed limits greater than 60 km/h apply, unless it can be demonstrated the development is required for economic or social reasons and cannot be accessed from a non-Strategically Important Regional Road.	PH1, PH2 MA4		Other SEOs	
MTP 21	To implement the recommendations of the Design Manual for Urban Roads and Streets (DMURS) in relation to urban streets and roads within the 50/60 kph zone	PH1, PH2 MA4		Other SEOs	
MTO 22	To seek to review, in conjunction with TII, a reduction of the maximum speed limit along National Routes, where such routes pass through identified settlements in the Settlement Strategy of this Plan	PH1 PH2			Other SEOs
	Non-National Roads Objectives				
MTO 22	To improve and maintain regional and county roads in line with the annual roads programme and allocated budgets.	PH1, PH2 MA4		Other SEOs	
MTO 23	To Liaise with the TII and DTTAS regarding the revision of speed limits in the County.	PH1, PH2 MA4		Other SEOs	
MTO 24	To facilitate the continued improvement and upgrading of all roads, should their status be re-graded, under the national roads programme and / or the Council's road	PH1, PH2 MA4		Other SEOs	

		(+)	(-)	(+/-)	(0)
	programme. The Council will seek and support the upgrading of the status of regional roads in the county which perform functions akin to National Secondary Routes.				
MTo 24	To promote road safety measures throughout the County, including traffic calming, road signage and parking.	PH1, PH2 MA4		Other SEOs	
MTo 25	To seek to progress the non-National Road projects, listed in table 6.5 subject, to required environmental assessments.	PH1		Other SEOs	

Road Projects in Co. Mayo			
National Roads		Regional & Local Roads	
Road Number	Project Title	Road Number	Section
N5/N26/N58	N5/N26/N58 Mount Falcon to Swinford, Castlebar East to Bohola Project incorporating the following: I. N5 upgrade between Castlebar East & Bohola II. N26 upgrade between Mount Falcon & Swinford III. N58 upgrade between Foxford and Ballyvary IV. N26/N58 Bypass of Foxford town	R322 CAP 20-22	R322 Kilmaine to Foxhall
N5	N5 Turlough to Westport	R310 – R311	R310 Pontoon Road to the R311 Newport Road

				(+)	(-)	(+/-)	(0)
N17	N17 Knock to Collooney	CAP 20-22	Killala Inner Relief Road (Phase 2)				
N59	N59 Upgrades	R312	Glenisland				
	<ul style="list-style-type: none"> I. N59 Westport to Mulranny road project II. N59/N26 Eastern bypass of Ballina III. N5/N59 Southern bypass of Westport 	CAP 20-22					
N60	N60 upgrades:	CAP 20-22	Cong Village Relief Road				
CAP 20-22	<ul style="list-style-type: none"> I. N60 Bypass of Breaffy Village II. N60 Manulla Cross III. N60 Lagnamuck IV. N60 Heathlawn V. N60 Claremorris Inner Relief Road 						
N59/N26	N59/N26 Western bypass of Ballina (N26 Ballina bypass phase 1)	R320	N17/R320 Junction at Lisduff				
CAP 20-22							
N83	N83 Upgrade:						

				(+)	(-)	(+/-)	(0)
	I. N83 Bypass of Ballyhaunis						
N84	N84 upgrade:						
	II. N84 Bypass of Ballinrobe						
	Charlestown Strategic Link Killala Strategic Link Kiltimagh Strategic Link						
<p>Comment; Public transport, encouraging modal shifts and non vehicular greenways are all positive in relation to AQ, PH and some MA SEOs. Much of the population resides within the rural areas of the county so recognition of this and the limited options for public transport is important with commitment to ensuring roads are safe and encourage safer driving. Increased private access onto restricted regional routes will impact negatively on sustainable transport patterns and increase road safety issues.</p> <p>The SEA ER of the NW RESSS regarding national road objectives highlights the following: <i>The national road network is economically and socially important at region and national level to ensure intra- and inter-connectivity with long-term positive impacts for MA and PHH, the construction of any linear transport option has inherent potential for negative impacts on BFF, CH, LandS, LS and W, as a result of long-term permanent operational impacts, namely through habitat loss, species loss/disturbance and long-term emissions to air, soil and water. There is also potential for permanent loss of greenfield land. Road traffic also contributes to emissions of nitrogen oxides and particulate matter, which can cause indirect impacts to PHH and direct negative impacts for AQ. Emissions from the transport sector also have long-term negative impacts on CF through emissions of greenhouse gases (where not offset by electric vehicles/alternative fuels).</i></p> <p><i>Therefore the positive effects associated with modal shifts, encouragement of rail and other public transport and promotion of walking and cycling, particularly for daily, short trips is particularly significant to counter the above.</i></p> <p>The projects listed in Table 6.5 are at various design and planning stages. The application of SO 9 as a mitigation measures, in addition to other policies such as TRP10 TRP 14 and NEP4 will address effects at project stage.</p>							
	Air Transport Policy						
MTP - 22	To support the development of Ireland West Airport Knock as a strategic driver of economic development in the area and as a vital asset in maintaining & enhancing the connectivity of the region	PH1, PH2 MA4				All other SEO	
Objectives							

		(+)	(-)	(+/-)	(0)
MTO – 26	To safeguard public safety in the area around Ireland West Airport Knock by ensuring all development within 15km of Ireland West Airport Knock be subject to safe-guarding restrictions outlined in the Development Guidance document of this Plan.	PH1, PH2 MA4		All other SEOs	
MTO 27	To ensure any development associated with light aircraft/helicopter activity is approximately located in areas that avoid significant adverse effects on the environment, the integrity of the Natura 200 network and residential amenity	PH1, PH2 MA4			
<p>The IWAK is supported in the NW RESS and is subject to Strategic Development Zone planning legislation. Therefore, it will automatically be subject to full SEA and AA during the Planning Scheme preparation.</p> <p>The SEA ER of the NW RESS states the following :</p> <p><i>The SDZ at IWAK airport provides the opportunity to expand as a key employment centre and industrial hub for a large hinterland, encompassing East Mayo, North Galway, Leitrim, County Sligo, and North Roscommon. Development of the SDZ at IWAK as well as other key airports and seaports/harbours, as outlined in this strategy, will bring positive benefits for MA and PHH in terms of investment, economics and employment. Integration of high quality sustainable transport connectivity with these developments may positively benefit AQ and CF as there is the potential for a reduction in the use of private vehicles.</i></p> <p><i>However there is also the potential for a range of negative impacts on environmental receptors as a result of the proposed developments. Significant land use change may be required in the development of the SDZ at IWAK airport, which would have the potential for long-term negative impacts for PHH, BFF, LS, W, CH and LandS.</i></p>					
	Ports, Harbours & Piers Policies				
MTP 23	To support the development and improvements of ports, harbours, piers, slipways and associated shore facilities and access, where appropriate, where it can be demonstrated that the development will not have significant adverse effects on the environment including the integrity of the Natura 2000 network-reference the National Marine Spatial Plan (forthcoming)	PH1, PH2 MA4		All other SEOs	
	Ports, Harbours & Piers Objectives				
MTO – 28	To investigate the feasibility of create a deep sea harbour/port at Kilcummin	PH1, PH2 MA4		All other SEOs	
MTO - 29	Facilitate the implementation of the Marine infrastructural projects listed in Table 6.8			All SEOs?	

	(+)	(-)	(+/-)	(0)
Ports, Harbours & Piers Projects				
<ul style="list-style-type: none"> Continued development of Westport Quay 				
<ul style="list-style-type: none"> Develop safe and efficient connectivity architecture between the mainland and our islands in particular Clare Island and Inishturk 				
<ul style="list-style-type: none"> Continued development of Ballina Quay 				
<ul style="list-style-type: none"> Development of safe and efficient access to the Atlantic via Ballyglass and French port pier 				
<ul style="list-style-type: none"> Development of blueway(s) and access to Achill Cliffs, Inishkea Islands and continued development of the marine amenity centred around Blacksod and North Achill 				
<ul style="list-style-type: none"> Development of Purteen harbour as a focal point of marine leisure on Achill Island 				
<ul style="list-style-type: none"> Continued development of fishing and aquaculture piers in particular Ballyglass, Cloughmore, Porturlin and Roonagh 				
<ul style="list-style-type: none"> Continued development of Roonagh, Clare Island, Inishturk, Blacksod and Kilcummin to facilitate arrival of expeditionary cruiseships 				
<ul style="list-style-type: none"> The continued development of Killala as a landmark heritage and cultural marine amenity 				
<ul style="list-style-type: none"> The maintenance of all our small piers and slipways at least their current or improved standard with particular regard to safety 				
<ul style="list-style-type: none"> The continued maintenance and enhancement of our current array of moorings, buoys and navigational markings 				
<p>The above measures, subject to appropriate environmental assessments and consideration of cultural heritage as well will be influenced by the Final Marine Spatial Plan, the draft currently provides for the following objectives and include 10 policies relating to ports, harbour and shipping policies.</p> <ul style="list-style-type: none"> <i>Safeguard the operation of ports as key actors in the economic wellbeing of the State through the provision of safe and sustainable maritime transport.</i> <i>Facilitate a competitive and effective market for maritime transport services.</i> <i>Sustainable development of the ports sector and full realisation of the National Ports Policy with a view to providing adequate capacity to meet present and future demand, and to adapt to the consequences of climate change</i> <p>The potential for port and harbour expansion varies on scale, size and location of proposals with all or most of the existing ports and harbours situated within SACs, SPA and water quality at transitional waters can be variable at county level. The need to consider the landscape, seascape character effects and potential adverse effects on cultural heritage features such as cutstone piers and harbours and smaller scale traditional navigational features should be considered at project assessment level.</p>				

CHAPTER SEVEN: INFRASTRUCTURE POLICIES

Infrastructure		(+)	(-)	(+/-)	(0)
The strategic aim of this chapter is to maintain and provide additional key infrastructure/utilities to achieve the National Strategic Outcome's (NSO) of the National Planning Framework and Regional Policy Objective's (RPOs) of the Regional Spatial and Economic Strategy and to work with other agencies in the sustainable provision of infrastructure; Additionally, to attract new business investment and people into the county through the implementation of the policy objectives of the chapter and the Development Management, Standards and Guidance document of this Plan					
<u>Drinking Water</u>					
INP - 1	To liaise and work in conjunction with Irish Water in the delivery of an adequate level of water services infrastructure through the Capital Investment Plan 2017-2021 and Rural Water Programme 2019-2021 and any subsequent Plans or Programmes, to ensure a sufficient capacity of water supply is available for the settlements of the County Settlement Hierarchy	W1-4, MA5 PH1, PH2		Other SEOS	
INP - 2	To liaise and work in conjunction with Irish Water to promote the sustainable development of water supply and drainage infrastructure in the county and the region, in accordance with the objectives and recommendations set out in the Irish Water's Water Services Strategic Plan.	W1-4, MA5 PH1, PH2 SG		Other SEOs	
INP - 3	To liaise with Irish Water to develop and implement Water Safety Plans to protect sources of public water supply and their contributing catchment.	W1-4 MA5 PH1 PH2 BFF1			
	Drinking Water Objectives				

Infrastructure		(+)	(-)	(+/-)	(0)
	INO 1 To implement the Rural Water Programme 2019-2021 and any subsequent plans.	W1-4 MA5 PH1 PH2 BFF1		All other SEOs	
	INO 2 Provide guidance and advice regarding the protection of water supply to private wells with the overall responsibility for protection remaining with the householder.	W1-4 MA5 PH1 PH2 BFF1		All other SEOs	
	INO 3 To ensure that any new development connects to a public water supply or Group Water Scheme, where available. Connections to wells for individual housing units in unserved rural areas will only be considered where there is no public water main or Group Water Scheme serving the site and where it can be demonstrated that connection to the proposed well will not have significant adverse effects on water quality or water quantity in the area and can provide a potable water supply in accordance with EU Drinking Water standards.	W1-4 MA5 PH1 PH2 BFF1		All other SEOs	
INO 4	To advance key Capital Projects as outlined in the 5-year Capital Programme.	W1-4 MA5 PH1 PH2 BFF1			
INO 5	To support and facilitate key upgrades to the Achill water supply and the provision of drinking water in the Murrisk area	W1-4 MA5 PH1 PH2 BFF1			
IN O 6	To support and facilitate upgrades to the water schemes listed in Table 7.1 below.	W1-4 MA5 PH1			

Infrastructure		(+)	(-)	(+/-)	(0)
		PH2 BFF1			
<p>Comment: Positive long term effects in relation to PHH, W and MA SEOs. Indirect positive interactions with other SEOS relating to water depending biodiversity SEO and SG SEO. Awareness raising and advice identified in INO 2 is positive relating to education that can give rise to greater understanding and behavioural change regarding water supply and quality of water supply</p> <p>Regarding capital projects the rate of draw down and sustainable supply of water in combination with water conservation work will be critical to plan for sustainable water services and infrastructure.</p>					
Wastewater					
INP - 4	To liaise and work in conjunction with Irish Water in the delivery of an adequate level of wastewater services infrastructure to ensure that sufficient wastewater infrastructure/capacity is available for the settlements set out in the County Settlement Hierarchy. including supporting and facilitating the identified wastewater projects listed in Table 7.1 below	W1-4 MA5 PH1 PH2 BFF1		All other SEOs	
INP 5	To collaborate with Irish Water in contributing towards compliance with the relevant provisions of the Urban Wastewater Treatment Regulations 2001 and 2004 and the Wastewater Discharge (Authorisation) Regulations 2007 as amended.	W1-4 MA5 PH1PH2 BFF1		Other SEOs	
INP 6	Encourage and support a changeover from septic tanks/private wastewater treatment plants to public collection networks wherever feasible, subject to connection agreements with Irish Water and to ensure that any future development connects to the public wastewater infrastructure where it is available.	W1-4 MA5 PH1PH2 BFF1 SG2 Aq1		All other SEOs	

Infrastructure		(+)	(-)	(+/-)	(0)
	Wastewater Objectives				
INO 7	To require development in serviced areas to connect to the public foul sewer network, where available.	W1-4 MA5 PH1PH2 BFF1		All other SEOs	
INO 8	To require development in unsewered areas which includes a septic tank/proprietary effluent treatment unit and percolation area to be rigorously assessed in accordance with the accepted EPA Code of Practice Wastewater Treatment and Disposal Systems Serving Single Houses or the EPA Wastewater Treatment Manuals Treatment Systems for Small Communities, Business, Leisure Centres and Hotels, taking into account the cumulative effects of existing and proposed developments in the area.	W1-4 MA5 PH1PH2 BFF1		All other SEOs	
IN o9	To actively endeavour to upgrade capacity in settlements that have an identified capacity shortfall, such as Hollymount, Louisburgh, Ballindine and Doogort, through Irish Water's Small Towns and Villages Growth Programme or any superseding programmes.	W1-4 MA5 PH1PH2 BFF1		Other SEOS	

Infrastructure	(+) (+)	(-) (-)	(+/-) (+/-)	(0) (0)
<p><u>WATER SERVICES</u></p> <ul style="list-style-type: none"> • FOXFORD AND CHARLESTOWN SEWERAGE SCHEME • KILLALA SEWERAGE SCHEME • NEWPORT SEWERAGE SCHEME • CLAREMORRIS WASTEWATER TREATMENT PLANT UPGRADE • BALLYHAUNIS WASTEWATER TREATMENT PLANT UPGRADE • LOUGH MASK REGIONAL WATER SUPPLY SCHEME: SRAH-WESTPORT • LOUGH MASK REGIONAL WATER SUPPLY SCHEME: KILTIMAGH. • EAST MAYO REGIONAL WATER SUPPLY SCHEME SERVING CHARLESTOWN, SWINFORD, IRELAND WEST AIRPORT KNOCK, FOXFORD & KILKELLY • BALLINA REGIONAL WATER SUPPLY SCHEME (STORAGE/MAINS) <p>IRELAND WEST AIRPORT KNOCK TREATMENT PLANT UPGRADE AND SEWERAGE SCHEME</p>				
<p>Positive long term and in combination interactions with SEOS around water SEOs, biodiversity (and water dependant habitats and species), population and human health.</p> <p>Where existing capacity issues exist the Irish Water programme has identified upgrades for Louisborough and Ballindine. None yet at Doogort, Achill. This should be implemented prior to additional development.</p>				
Waste Management				

Infrastructure		(+)	(-)	(+/-)	(0)
INP - 7	To support the Implementation of the Connacht Ulster Regional Waste Management Plan 2015-2021(as amended) or replacement plan with particular emphasis on reuse, recycling and disposal of residual waste in the most appropriate manner where it can be demonstrated that the development will not will not have significant adverse effects on the environment, the integrity of the Natura 2000 network, traffic safety, residential or visual amenity.	MA1, MA2 AQ3 SG1 PH1 PH2		All other SEOs	
INP - 8	To promote the sustainable management of waste generation and investment in different types of waste treatment and support a healthy environment, circular economy and society.	MA1, 2 PH1 PH2 BFF1		All other SEOs	
	Waste Management Objectives				
IN O10	Promote prioritising prevention, reuse, recycling and recovery, and to sustainably manage residual waste. New developments shall take account of the provisions of the Connacht Ulster Regional Waste Management Plan 2015-2021(as amended) and observe those elements of it that relate to waste prevention and minimisation, waste recycling facilities and the capacity for source segregation.	MA1, 2 PH1 PH2 BFF1		All other SEOs	
INO 11	To provide and support the provision of bring banks or other appropriate recycling facilities throughout the county	MA1, MA2 PH1 PH2 BFF1		All other SEOs	
INO12	To continue to expand environmental awareness initiatives designed to create increased public awareness of waste prevention, minimisation, reuse and resource efficiency.	MA1 MA25 PH1 PH2 BFF1		Other SEOs	
INO 13	To encourage community/voluntary groups to establish additional waste services or facilities (e.g. small-scale facilities for recycling, reuse, repair) in their area and assist them to develop a strategy to provide such facilities for and with members of their community.	MA1 MA25 PH1 PH2 BFF1		Other SEOS	

Infrastructure		(+)	(-)	(+/-)	(0)
IN O14	To continue to support with local and Tidy Towns initiatives in the maintenance and conservation of our local urban and rural communities throughout the county.	MA1 MA25 PH1 PH2 BFF1		Other SEOs	
IN O 15	To seek the effective engagement of local communities in the county to promote their role in recycling waste and tackling the problem of illegal dumping within the county through liaison with the environmental Awareness Officer.	MA1 MA25 PH1 PH2 BFF1			
<p>Comment: waste management, reduction of waste are key issues that require management and if successfully implemented can contribute to reductions in green house gas emissions, and reduce and minimise waste streams.</p> <p>INO 13 is positive in relation to local repairs, recycling and reuse in line with the circular economy,.</p> <p>Ongoing support for community measures and tidy towns are positive for MA SEOS but also through increased engagement with environmental issues, can generate longer term positive interactions around Bio SEOS also</p> <p>Mitigation measure is recommended for INP -8 to reference the circular economy as reflected in the horizontal aims of the NW RESS 'Place' - <i>Our Region efficiently uses, reuses, and conserves its natural resources by managing waste and optimising technologies that promote a circular economy.</i></p> <p>And the EU Circular Economy Action Plan part of the EU Green Deal.</p>					
Surface Water					
INP - 9	To liaise and work in conjunction with Irish Water in the implementation of the Memorandum of Understanding (MOU) for surface water drainage and flood management, including the separation of foul and surface water drainage networks where feasible and undertake drainage network upgrades to help remove surface water misconnection and infiltration.	W1-4 MA5 PH1PH2 BFF1		All other SEOs	
INP - 10	Support, in conjunction with Irish Water, the improvement of storm water infrastructure to improve sustainable drainage and reduce the risk of flooding in urban environments	W1-4 MA5 PH1PH2		All other SEOs	

Infrastructure		(+)	(-)	(+/-)	(0)
		BFF1			
	Surface Water Objectives				
INO 16	To Support & promote the use of green infrastructure, for example green roofs, green walls, planting and green spaces for surface water run-off retention purposes, in the interests of flood mitigation and climate change adaptation.	W1-4 MA5 PH1PH2 BFF1		All other SEOs	
INO 17	To require the use of SuDS to minimise and limit the extent of hard surfacing and paving and require the use of sustainable drainage techniques where appropriate for new development or for extensions to existing developments, in order to reduce the potential impact of existing and predicted flooding risks.	W1-4 MA5 PH1PH2 BFF1 BFF5		All other SEOs	
INO 18	To ensure new development is adequately serviced with surface water drainage infrastructure, which meets the requirements of the Water Framework Directive, associated River Basin Management Plans and Catchment Flood Risk Assessment Management (CFRAM) Plans.	W1-4 MA5 PH1PH2 BFF1		All other SEOs	
Flood Risk Management					
INP – 11	To have regard to the Guidelines for Planning Authorities on the Planning System and Flood Risk Management (DoEHLG/OPW 2009) and Circular PL2/2014, in the preparation of plans and strategies related to development and in the assessment of projects.	W1-5 MA5 PH1PH2 BFF1		All other SEOs	
INP – 12	To support the implementation of recommendations in the Flood Risk Management Plans (FRMP's), including planned investment measures for managing and reducing flood risk.	W1-5 MA5 PH1PH2 BFF1		All other SEOs	

Infrastructure		(+)	(-)	(+/-)	(0)
INP - 13	To Support the implementation of recommendations in the CFRAM Programme to ensure that flood risk management policies and infrastructure are progressively implemented.	W1-5 MA5 PH1PH2 BFF1		All other SEOs	
Flood Risk Management Objectives					
INO 19	To ensure that a flood risk assessment is carried out for any development proposal where a flood risk is identified in accordance with the Planning System and Flood Risk Management (DoEHLG/OPW 2009) and Circular PL2/2014. This assessment shall be appropriate to the scale and nature of risk to the potential development	W1-5 MA5 PH1PH2 BFF1		All other SEOs	
INO 20	To consult with the OPW in relation to proposed developments in the vicinity of drainage channels and rivers for which the OPW are responsible and retain a strip on either side of such channels where required, to facilitate maintenance access thereto.	W1-5 MA5 PH1PH2 BFF1		All other SEOs	
INO 21	Assist the OPW in developing catchment-based Flood Risk Management Plans for rivers in County Mayo and have regard to their provisions/recommendations.	W1-5 MA5 PH1PH2 BFF1		All other SEOs	
INO 22	Protect the integrity of any formal (OPW or Mayo County Council) flood risk management infrastructure, thereby ensuring that any new development does not negatively impact any existing defence infrastructure or compromise any proposed new infrastructure.	W1-5 MA5 PH1PH2 BFF1		All other SEOs	
INO 23	Ensure that where flood risk management works take place that natural heritage, cultural heritage, rivers, streams and watercourses are appropriately protected.	W1-5 MA5 PH1PH2		All other SEOs	

Infrastructure		(+)	(-)	(+/-)	(0)
		BFF1, BFF5			
INO 24	Consult, where necessary, with Inland Fisheries Ireland, the National Parks and Wildlife Service and other relevant agencies in the provision of flood alleviation measures in the county and explore nature based solutions where appropriate	W1-5 MA5 PH1PH2 BFF1, BFF5		All other SEOs	
INO 25	To ensure each flood risk management activity is examined to determine actions required to embed and provide for effective climate change adaptation as set out in the OPW Climate Change Sectoral Adaptation Plan Flood Risk Management applicable at the time	W1-5 MA5 PH1PH2 BFF1, BFF5		All other SEOs	
IN O26	To cooperate with the Office of Public works in the delivery of the Crossmolina Flood Relief scheme and other schemes that may be brought forward in the lifetime of this Plan			All SEOs	
IN O27	To identify and preserve vulnerable floodplains, wetlands and coastal areas to the maximum possible extent in both urban and rural areas.	All SEOs			
Broadband					
INP – 14	To support and facilitate the implementation of the National Broadband Plan and the Mayo Digital Strategy as a means of developing further opportunities for enterprise, employment, education, innovation and skills development for those who live and work in rural areas.	PH 1 PH2 MA4 AQ3		All other SEOs	
INP - 15	To support the delivery of high capacity Information Communications Technology Infrastructure, broadband connectivity and digital broadcasting, throughout the county, in order to ensure economic competitiveness for enterprise and the commercial sectors and enabling more flexible work practices e.g. teleworking/homeworking.	PH 1 PH2 MA4 AQ3		All other SEOs	
Broadband Objectives					

Infrastructure		(+)	(-)	(+/-)	(0)
INO – 28	To require all new development to provide specific ducting to enable broadband infrastructure where appropriate.	PH 1 PH2 MA4 AQ3		All other SEOs	
INO - 29	To Support and facilitate the European Commission’s “Wifi4EU project” through the provision of free Wifi Hotspots at appropriate publicly accessible locations, throughout the county.	PH 1 PH2 MA4 AQ3		All other SEOs	
INO-30	To identify suitable locations and support the provision of co-working facilities, digital hubs/eHubs and eWorking centres throughout the county that function as outreach hubs for employers and promote flexible working arrangements	PH 1 PH2 MA4 AQ3		All other SEOs	
Long term positive interactions for population and human and if results in greater remote/home working and reduction of travel to work this would give rise to indirect positive effects on air quality and modal shift.					
	Telecommunications Policy				
INP 16	To support the delivery of telecommunication infrastructure in the county, having regard to the Government Guidelines ‘Telecommunications Antennae and Support Structures- Guidelines for Planning Authorities’ 1996 (DoEHLG), the ‘Guidance on the potential location of overground telecommunications infrastructure on public roads’, (Dept of Communications, Energy & Natural Resources, 2015) and Circular Letter PL 07/12 (as updated) and where it can be demonstrated that the development will not have significant adverse impacts on communities, public rights of way and on the built or natural environment, including the integrity of the Natura 2000 network.	PH 1 PH2 MA4 AQ3		All other SEOs	
INP 17	To promote Mayo as a sustainable international destination for ICT infrastructures such as data centres and associated economic activities, at appropriate locations.	PH 1 PH2		All other SEOs	

Infrastructure		(+)	(-)	(+/-)	(0)
		MA4 AQ3			
	Telecommunication Objectives				
INO 31	To maximise and widely promote connectivity of Mayo based on /building on existing ICT infrastructure and sub sea fibre optic cables where possible.	OH1, PH2		Other SEOs	
INO 31	To Encourage the location of any telecommunications structure have regard to the Landscape Appraisal of County Mayo, and where possible, advise on a less intrusive location in areas where they are unlikely to intrude on the setting of, or views of/from national monuments or protected structures.	PH1		All other SEOs	
INO 33	To maintain and update the council's register of approved ducting and telecommunication structures in the county, to assist in the assessment of future telecommunication developments. The Council will encourage co-location of antennae on existing support structures and require documentary evidence as to the non-availability of this option in proposals for new structures. The shared use of existing structures will be required where the numbers of masts located in any single area is considered to have an excessive concentration.	PH1			All other SEOs
INO 34	To work with statutory undertakers to make the most efficient use of infrastructure in the delivery of broadband in the county, particularly encouraging the use of existing telecommunications ducting where it is available	PH1 MA1		All other SEOs	
INO 35	To actively engage with telecommunication service providers to help identify, improve and/or eliminate mobile phone signal blackspots within the county, including an examination of the feasibility and suitability of council owned lands/assets, supporting economic development and social inclusion, in accordance with section 211 of the Planning and Development Act 2000 (as amended).	PH1		All other SEOs	
	Electricity Policies and objectives				

Infrastructure		(+)	(-)	(+/-)	(0)
INP - 18	To support the provision of high-quality electricity infrastructure and development of enhanced electricity supply, to serve the existing and future needs of the County and to facilitate new transmission infrastructure projects that may be brought forward during the lifetime of the plan including the delivery and integration, including linkages of renewable energy proposals to the electricity transmission grid in a sustainable and timely manner, whilst seeking to protect and maintain bio-diversity, wildlife habitats, scenic amenities, including protected views and nature conservation.	PH1 PH2 AQ3 MA3		All other SEOs	
INP - 19	To co-operate and liaise with statutory and other energy providers in relation to power generation in order to ensure adequate power capacity for the existing and future business and enterprise needs of the County.	PH1 PH2 AQ3 MA3		All other SEOs	
INP - 20	To support the statutory providers of national grid infrastructure by safeguarding such strategic corridors from encroachment by other developments that might compromise the provision of energy networks where strategic route corridors have been identified;	PH1 PH2 AQ3 MA3		All other SEOs	
Electricity Objectives					
INO 36	To facilitate the progression of and implement improvements to the existing electricity networks and facilitate the development of new transmission infrastructure projects in accordance with EirGrid's Implementation Plan Strategy 2020-2025 (or any superseding strategy) that might be brought forward during the lifetime of this plan, subject to relevant Irish planning and European environmental legislation including Article 6 of the Habitats Directive and/or other environmental assessment.			All other SEOs	
INO 37	Ensure the provision, where feasible, of electricity cables located underground,			All other SEOs	
INO 38	To seek the delivery of the necessary integration of transmission network requirements to facilitate linkages of renewable energy proposals to the electricity transmission grid, in a sustainable and timely manner			All other SEOs	
Natural Gas					

Infrastructure		(+)	(-)	(+/-)	(0)
INP - 22	To support and facilitate the improvement and extension of the gas grid network in County Mayo to serve existing and envisaged future residential, commercial and industrial development.			All SEOs	
INP - 23	To support the development of enhanced gas supplies, which do not negatively impact on environmental quality, landscape, wildlife, habitats or residential amenity and which are critical to the economic development of the County.			All SEOs	
IN P23	To support the continued use of the Bellinaboy gas terminal as the primary hub to bring ashore any future gas reserves utilising the existing gas grid connection.			All SEOs	
Natural Gas Objectives					
INO - 29	To seek the extension of the gas network to other towns in the county and to Ireland West Airport Knock.				
<p>The EPA's most recent State of the Environment report (2016) states that fossil fuels currently provide approximately 88% of Ireland's energy which has significant negative impacts for human health and the environment. It also states that the planned phasing out of fossil fuels and deployment of renewable energy resources will require large-scale public and private investment in energy infrastructure, energy efficiency and innovative management systems. Enabling better energy efficiency in the home through smart technologies would help to reduce the pressure on energy resources. The deployment of indigenous renewables will also support Ireland's energy security.(SEA ER of North & Western RESS).</p> <p>Gas may be used as a transitional fuel towards our Low Carbon future and commitments under climate change and the above policies and objectives are reflected in <i>RPO 46 Facilitate the delivery and expansion of natural gas infrastructure throughout the Region and have regard to the location of existing gas infrastructure in assessing potential developments.</i></p> <p>The above may contribute to positive interactions with PH, MA, AQ SEOS supporting the infrastructure for renewable energy, the transmissions grid, energy stability and supporting networks.</p>					

CHAPTER EIGHT: SUSTAINABLE COMMUNITIES

Sustainable Communities		(+)	(-)	(+/-)	(0)
Community development policies					
SDP 1	To support empowerment and capacity building in communities and support participation in community development initiatives.	PH1			Other SEOs
SDP 2	Recognise and support the Mayo diaspora worldwide through the implementation of the Mayo Diaspora strategy.	PH1			Other SEIs
Community Development Objectives					
SDO 1	To identify and facilitate the development of suitable sites for community facilities within the county, particularly in newly developing areas. These sites should be easily accessible (walking and cycling) and promote the use of public transport.	Ph1, Ph2 MA 1-5 AQ2 AQ4 L2		Other SEOs	
SDO 2	To support and assist communities to plan for the future of their villages and towns through a bottom up, participative and inclusive approach of the Mayo Community Futures process of community action planning.	Ph1, Ph2 MA 1-5 AQ2 AQ4 L2			
SDO 3	TO Facilitate voluntary and community groups through the ongoing development of the Mayo Public Participation Network.	PH1			Other SEOs
SDO 4	To Promote the attractiveness of the towns and villages throughout the county by assisting in the enhancement of the natural and built environment, through initiatives such as Pride of Place and the coordinated efforts of Mayo County	Ph1, Ph2			

Sustainable Communities		(+)	(-)	(+/-)	(0)
	Council, tidy towns organisations, community groups and local development companies.	MA 1-5 AQ2 AQ4 L2 Other SEOs			
SDO 5	To Retain existing community facilities and public open spaces, unless a sustainable alternative can be provided in the immediate locality.	Ph1, Ph2 MA 1-5 AQ2 AQ4 L2		Other SEos	
<p>Positive effects for PHH SEOs in particular; indirect positive effects can be identified for objectives around community capacity building, in relation to sense of place creation, integration and community engagement and inclusion.</p> <p>Where facilities are provided within walking distance of communities, increased opportunities for modal shift away from car based journeys therefore indirect, positive long term effects for Material Assets and climate change.</p> <p>Contribution positively to Landscape SEOs through support for natural and cultural heritage environment at town and village level.</p>					
Community Facilities and Social Infrastructure Policies					
SCP 3	To ensure that County Mayo is equipped with physical and other infrastructure (including blue and green infrastructure) necessary to allow communities the capacity to develop and flourish.	All SEOs			
SCP 4	To support the provision of a modern and effective fire and rescue services for the county.	PH1 PH2			Other SEOs

Sustainable Communities		(+)	(-)	(+/-)	(0)
SCP 5	To support and facilitate the development of places of worship and multi-faith facilities at appropriate locations, such as town and village centres.	Ph1, Ph2			
SCP 6	To promote new social infrastructure developments which are accessible and inclusive for a range of users, by adopting a universal design approach and providing for an age friendly society in which people of all ages can live full active, valued and healthy lives.	Ph1, Ph2 MA 1-5 AQ2 AQ4			
SCP 7	Protect the cultural heritage of historical burial grounds within the county and to encourage their management and maintenance in accordance with conservation principles.	Ph1, Ph2 C1-3 L1-3			
SCP 8	To facilitate the development of new or extended burial grounds and crematoria by the zoning of land at suitable locations, where appropriate, and providing local authority burial grounds, subject to appropriate safeguards with regard to environmental, noise and traffic impacts.	PH1 PH2		Other SEOs	
SCP 9	To Ensure that all buildings, public open spaces, recreational and amenity areas are accessible for people with disabilities.	PH1 PH2		Other SEOs	
SCP 10	To direct residential care homes for older people, retirement homes, nursing homes, independent living units, assisted living units, retirement villages and sheltered accommodation are located within urban and rural towns and villages, ensuring that they are appropriate in scale to the size of the settlement.	PH1 PH2		Other SEOs	
Community Facilities and Social Infrastructure Objectives					
SCO 6	To work with public service delivery bodies to improve the level of accessibility and facilitate the delivery of more effective and integrated services in communities.	PH1 PH2 MA 1-5		Other SEOs	

Sustainable Communities		(+)	(-)	(+/-)	(0)
		AQ2 AQ4			
SCO 7	To support and assist the provision of a broad range of community facilities within settlements or in close proximity to existing facilities or multi-purpose centres or public transport routes to meet the changing needs of all sectors of the community.	MA 1-5 AQ2 AQ4 PH1 PH2		Other SEOs	
SCO 8	Support and promote the development of an inter-county coastal path linking Mayo, Galway and Sligo, subject to no significant adverse impacts on the environment including the integrity of any Natura 2000 site.			All SEOs	
<p>Positive, long term effects and consistency with PHH SEOs. SIP8 is particularly positive regarding older people, the linking of SIO 2 with existing centres and public transport and also to recognise the multifunctional needs and spaces.</p> <p>For SIO 3, coastal path – the mitigation measures identified in the SEA ER and AA of the Destination Mayo strategy regarding potential coastal paths should apply as well as provisions within this CDP such</p> <p>For other policies existing mitigation measures are embedded in the MCDP to avoid adverse effects on other SEOs</p>					
Social Inclusion Policies					
SCP 11	To support initiatives that foster social inclusion amongst groups that are vulnerable to poverty and exclusion.	PH1 PH2		Other SEOs	
SCP 12	To support the implementation of the Mayo Local Economic and Community Plan in collaboration with the Local and Economic Development Committee to reduce the number of people in or at risk of social exclusion.	PH1 PH2		Other SEOs	
SCP 13	To support and promote a more diverse and socially inclusive society that targets equality of opportunity and a better quality of life for all citizens, through	PH1 PH2		Other SEOs	

Sustainable Communities		(+)	(-)	(+/-)	(0)
	improved integration and greater accessibility in the delivery of sustainable communities and the provision of associated services.				
SCP 14	To support the implementation of the Mayo Age Friendly County Programme 2016-2020 as implemented by the Mayo Age Friendly Alliance (and any updated editions) and any key actions in relation to the physical environment.	PH1 PH2		Other SEOs	
SCP 15	To promote Universal Design and well-designed lifetime, adaptable and age friendly housing in accordance with best practice and with the policies and principles contained in Building for Everyone: A Universal Design Approach (National Disability Authority, 2012) and Sustainable Residential Development in Urban Area: Guidelines for Planning Authorities and its companion document Urban Design Manual (DEHLG, 2009) and particularly on infill and brownfield sites, walkable to existing services and facilities.	PH1 PH2		Other SEOs	
Social Infrastructure Objectives					
SCO 9	To facilitate the provision of community and resource centres and youth clubs/ cafes, recreational amenities and other facilities for younger people by the identification of suitably located sites, including Council landbanks and by assisting in the provision of finance, where possible.	PH1 PH2		Other SEOs	
SCO 10	To ensure the implementation of the Council's Traveller Accommodation Programme (2019-2024) and to review this programme if required and/or deemed to be necessary, during the Plan period.	PH1 PH2		Other SEOs	
Health and Wellbeing Policies					
SCP 16	To promote the improvement of health and wellbeing services throughout the county, in particular to encourage the integration of health and wellbeing services and facilities with new and existing community facilities, where feasible.	PH1 PH2		Other SEOs	
SCP 17	To look favourably upon the development of primary care centre, clinics and facilities for the specific needs of an ageing population, in accessible locations,	PH1 PH2		Other SEOs	

Sustainable Communities		(+)	(-)	(+/-)	(0)
	particularly town centres, which comprise / provide access to a range of healthcare services.				
SCP 18	To support the Health Service Executive and other statutory and voluntary agencies in the provision of appropriate healthcare facilities, including the development of both the system of hospital care and the provision of community-based primary care facilities.	PH1 PH2		Other SEOs	
SCP 19	To support the key priorities of the Mayo Healthy and Wellbeing Plan 2018-2022 (as updated in the future) to promote health and well-being.	PH1 PH2		Other SEOs	
SCP 20	To support the key priorities and actions of the Mayo Children and Young People's Plan 2018-2020 (as updated in the future) to secure better outcomes for children and young people through more effective integration of existing services and interventions at local level.	PH1 PH2		Other SEOs	
SCP 21	To support health and wellbeing initiatives and healthcare provision so that Mayo is a healthy and caring county for all.	PH1 PH2		Other SEOs	
Health and Wellbeing Objective					
SCO 11	Support the provision of improved health services on suitably zoned lands in the Tier 1 and 2 towns in the settlement hierarchy, on lands in the town centres or immediately adjacent to town centres (based on the sequential approach) which are appropriately serviced (water service, footpaths, lighting etc.)	PH1 PH2		Other SEOs	
Recreation Facilities and Provision Policy					
SCP 22	To promote the improvement of health and wellbeing services throughout the county, in particular to encourage the integration of health and wellbeing services and facilities with new and existing community facilities, where feasible.	PH1 PH2		Other SEOs	
Recreation Facilities and Provision Objectives					

Sustainable Communities		(+)	(-)	(+/-)	(0)
SCO 12	To Support and facilitate the implementation of the recommendations of Mayo County Council Play and Recreation Strategy or any subsequent strategy, in conjunction with all relevant agencies.	PH1 PH2		Other SEOs	
Education, Training and Skills Policies					
SCP 23	To support initiatives which provide opportunities for people in Mayo to access appropriate education and training provision necessary to allow them to realise their full potential.	PH1 PH2		Other SEOs	
SCP 24	To Ensure the provision of new educational facilities are located within existing settlements.	PH1 PH2		Other SEOs	
Education, Training and Skills Objectives					
SCO 13	To Support and facilitate the establishment of co-working/ remote working hubs and creative hubs as either standalone facilities themselves or ancillary to public buildings, libraries and community centres or in towns and village centres, as appropriate.	PH1 PH2 AQ2 -4 MA 5		Other SEOs	
SCO 14	To Support and promote the growth, development and success of the Connacht Ulster Alliance consortium's (including GMIT Mayo) ambition towards becoming a Technological University serving the west and northwest.	PH1 PH2		Other SEOs	
SCO 15	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.	PH1 PH2		Other SEOs	
SCO 16	To Assist the County Childcare Committee in identifying priority areas within the county for the provision of childcare facilities.	PH1 PH2		Other SEOs	
Arts and Libraries Policies					

Sustainable Communities		(+)	(-)	(+/-)	(0)
SCP 25	To implement the Creative Ireland Programme 2017-22, Council's Arts Strategy 2018-2022 and the Mayo Culture and Creative Strategy 2018-2022 or any subsequent strategy over the lifetime of the plan.	PH1 PH2 CH3			Other SEOs
SCP 26	To recognise and project Mayo's unique identity in an appropriate manner and to promote and market the county to derive optimum social, cultural and economic benefits.	PH1 PH2 CH3		Other SEOs	
SCP 27	Continue to promote the use of the library service and further develop each library as a community gathering place and learning hub.	PH1 PH2 CH3			Other SEOs
Arts and Libraries Objective					
SCO 17	To implement the Mayo County Library Development Plan 2015-2020 (as extended) and any subsequent Library Development Plans.	PH1 PH2 CH3		Other SEOs	
SCO 18	To support the implementation of the Mayo County Council Strategic Arts Plan 2018-2022 (and any superseding version) and to ensure comprehensive provision of arts infrastructure incorporating spaces suitable for the arts and a variety of arts practices throughout the County.	PH1 PH2 CH3		Other SEOs	
Islands and Gaeltacht Policies					

Sustainable Communities		(+)	(-)	(+/-)	(0)
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, PH2 CH3			Other SEOs
SCP 29	To promote and protect Mayo's heritage and culture and the advancement of the Irish Language.	PH1, PH2 CH3 L2			Other SEOs
SCP 30	Support the inhabited islands in County Mayo and recognise the special planning and development needs of islands and islands communities, particularly access, infrastructure and services.	PH1 PH2 CH3 L2 SG2			Other SEOs
Islands and Gaeltacht Objectives					
SCO 19	To ensure that the Irish language and our unique linguistic heritage becomes more visible and audible and integrated into all activities in Mayo.	PH1 PH2 CH3 L2			Other SEOs
SCO 20	To strengthen the unique linguistic and cultural heritage of Gaeltacht Mhaigh Éo, by supporting and facilitating improved physical, social and economic infrastructure at appropriate locations throughout the Gaeltacht areas and require a Language Impact Statement in respect of significant developments within or close to Gaeltacht areas, or where deemed appropriate, to determine their impact on the usage of Irish as the community language.	PH1 PH2 CH3			Other SEOs
SCO 21	To maintain and support the communities of Mayo's inhabited islands by facilitating sustainable social and economic development through the provision of, or facilitating the provision of, infrastructure (social and physical), housing and services, having regard to the traditional building patterns of the Islands and the need to protect, support and enhance the cultural and natural heritage of the Islands.	PH1 PH2 CH3 L2			Other SEOs
SCO 21	It is an objective of the Council to maintain and support the communities of Mayo's inhabited islands by facilitating sustainable social and economic development through the provision of, or facilitating the provision of,	PH1			Other SEOs

Sustainable Communities		(+)	(-)	(+/-)	(0)
	infrastructure (social and physical), housing and services, having regard to the traditional building patterns of the Islands and the need to protect, support and enhance the cultural and natural heritage of the Islands	PH2 CH3 L2			
<p>Comment: Improvements to island marine infrastructure are broadly positive for PHH and MA, as increased island access may result in increased visitor numbers and benefit the local economy. There is however potential for negative impacts on BFF, W, L, AQ. Project level interventions associated with marine infrastructure, transport and climate change should be informed by a sensitive approach from both an environmental and cultural aspect. Furthermore, consideration should be given to supporting diversification where appropriate on the islands to avoid over reliance on visitors.</p> <p>Positive effects associated with landscape and cultural heritage SEOs with support and structures for the Irish language and contribution to understanding of the landscape through language and sense of place.</p>					

CHAPTER NINE: BUILT ENVIRONMENT

Built Environment		(+)	(-)	(+/-)	(0)
Strategic Aim: To recognise the importance of identifying, valuing and safeguarding our archaeological, architectural and cultural heritage for future generations and aim to do so by means of proper management, sensitive enhancement and/or appropriate development of this resource. To also protect and enhance the unique identity and character of Mayo's towns and villages and improve quality of life and well-being through the application of Healthy Placemaking, underpinned by good urban design, by the creation of attractive public spaces that are vibrant, distinctive, safe and accessible and which promote and facilitate positive social interaction.					
Archaeological Heritage Policies					
BEP1	To support and promote the protection, appropriate management and sympathetic enhancement of the county's archaeological heritage within the Plan area, in particular by implementing the Planning and Development Act 2000 (as amended) and the National Monuments Act 1930 (as amended).	PH1 SG2 CH1, Ch2, CH3 L1, L2		Other SEOs	
BEP 2	To promote awareness of and encourage the provision of access to, the archaeological resources of the county	PH1 SG2 CH1, Ch2, CH3 L1, L2			
BEP 3	To encourage the management and maintenance of the county's archaeological heritage, including historic burial grounds, in accordance with best conservation practice that considers the impact of climate change.	PH1 SG2			

Built Environment		(+)	(-)	(+/-)	(0)
		CH1, Ch2, CH3 L1, L2 AQ 2 AQ4			
	Objectives				
BEO 1	To protect the archaeological heritage and sites identified in the Record of Monuments and Places, National Monuments in the ownership or guardianship of the State in addition to National Monuments that are the subject of Preservation Orders, and to safeguard the integrity of the archaeological sites in their setting.	PH1 SG2 CH1, Ch2, CH3 L1, L2		Other SEOs	
BEO 2	Protect the tentative World Heritage Site in Mayo on the UNESCO Tentative List - Ireland 2010, The Céide Fields, from inappropriate development and support its nomination to World Heritage Status.	PH1 SG2 CH1, Ch2, CH3 L1, L2			
BEO 3	To implement, in partnership with the County Mayo Heritage Forum, relevant stakeholders and the community, the County Mayo Heritage Plan and any revisions thereof.	All SEOs			
BEO 4	To ensure that development in the vicinity of a Recorded Monument or Zone of Archaeological Potential is sited and designed in a sensitive manner, avoiding adverse effects on landscape setting and context of monument				

Built Environment		(+)	(-)	(+/-)	(0)
BEO 5	To protect all sites and features of archaeological interest discovered subsequent to the publication of the Record of Monument and Places, in situ (or at a minimum preservation by record) , having regard to the advice and recommendations of the National Monuments Service of the Department of Culture, Heritage and the Gaeltacht.	PH1 SG2 CH1, Ch2, CH3 L1, L2		Other SEOs	
BEO 6	To protect archaeological sites, monuments, underwater archaeology and archaeological objects in their setting, which are listed on the Record of Monuments and Places for Mayo.	PH1 SG2 CH1, Ch2, CH3 L1, L2			
Archaeological Heritage Objectives					
Architectural Heritage Policies					
ARP 1	Protect buildings and structures included in the Record of Protected Structures (RPS) which forms part of this Plan.	PH1 SG2 CH1, Ch2, CH3 L1, L2		Other SEOs	
ARP 2	To protect and conserve the architectural heritage of the county and seek to prevent the demolition or inappropriate alteration of Protected Structures.	PH1 SG2		Other SEOs	

Built Environment		(+)	(-)	(+/-)	(0)
		CH1, Ch2, CH3 L1, L2			
ARP 3	To encourage the conservation of Protected Structures, and where appropriate, the adaptive re-use of existing buildings and sites in a manner compatible with their character and significance.	PH1 SG2 CH1, Ch2, CH3 L1, L2		Other SEOs	
ARP 4	To protect the setting of protected structures from inappropriate development, which would adversely impact on the character and special interest of the structure, where appropriate.	PH1 SG2 CH1, Ch2, CH3 L1, L2		Other SEOs	
Architectural Heritage Objectives					
BEP 4	To protect the architectural heritage of County Mayo which is a unique and special resource.	PH1 SG2 CH1, Ch2, CH3 L1, L2			
BEP 5	. To promote best conservation practice and encourage the use of appropriately qualified professional advisors, tradesmen and craftsmen with recognised conservation expertise,	PH1		Other SEOs	

Built Environment		(+)	(-)	(+/-)	(0)
	for works to protected structures or historic buildings in an Architectural Conservation Area.	SG2 CH1, Ch2, CH3 L1, L2 AQ3			
BEP 6	To encourage the conservation of Protected Structures, and where appropriate, the adaptive re-use of existing buildings and sites in a manner compatible with their character and significance.	PH1 SG2 CH1, Ch2, AQ3CH3 L1, L2		Other SEOs	
BEP 7	To protect buildings and structures included in the Record of Protected Structures (RPS) which forms part of this Plan	PH1 AQ3 SG2 CH1, Ch2, CH3 L1, L2		Other SEOs	
	Architectural Heritage Objectives				
BEO 7	To review and update the Record of Protected Structures on an on-going basis and to make additions and deletions, as appropriate.	PH1 SG2 AQ3 CH1, Ch2, CH3L1, L2		Other SEOs	
BEO 8	To ensure the protection and sympathetic enhancement of buildings and structures included and proposed for inclusion in the Record of Protected Structures (RPS) that are of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest, together with the integrity of their character and setting	PH1 SG2 AQ3 CH1, Ch2, CH3L1, L2			
BEO 9	To protect the setting of protected structures and seek to prevent the demolition or inappropriate alteration of Protected Structures, which would adversely impact on the character and special interest of the structure, where appropriate.	PH1 SG2 AQ3 CH1, Ch2, CH3L1, L2			

Built Environment		(+)	(-)	(+/-)	(0)
BEO 10	To ensure that any new development or alteration to a building within or adjoining an Architectural Conservation Area positively enhances the character of the area and is appropriate in terms of the proposed materials, scale, density, layout, proportions, plot ratio and building lines.	PH1 SG2 AQ3 CH1, Ch2, CH3L1, L2			
BEO 11	To identify places of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest, and to define them as Architectural Conservation Areas and to undertake an assessment to inform the potential ACA designation for the following areas:- Castlebar, Ballinrobe, Killala, Pontoon and Doogort or any other special character areas considered by the Planning Authority worthy of such protection in County Mayo.	PH1 SG2 AQ3 CH1, Ch2, CH3L1, L2			
Historic Building Stock and Vernacular Architecture Policies					
BEP 8	To encourage the retention, sympathetic maintenance and sustainable re-use of historic buildings, including vernacular dwellings or farm buildings and the retention of historic streetscape character, fabric, detail and features, where appropriate.	PH1 AQ3SG2 CH1, Ch2, CH3 L1, L2 MA2 MA3		Other SEOs	
BEP 9	To promote the retention and restoration of thatched dwellings as a key component of the built heritage of the county.	PH1 SG2 CH1, Ch2, CH3 L1, L2 MA2 MA3 AQ3		Other SEOs	
BEP 10	To encourage the protection, retention, appreciation and appropriate revitalisation of the vernacular heritage of Mayo.	PH1 SG2 CH1, Ch2, CH3 L1, L2		Other SEOs	

Built Environment		(+)	(-)	(+/-)	(0)
		MA2 MA3 AQ3			
BEP 11	To promote the sympathetic maintenance refurbishment and re-use of vernacular built heritage and to support the retention of original fabric such as windows, doors, renders/pub/shop-fronts, roof coverings and interiors.	PH1 SG2 CH1, Ch2, CH3 L1, L2 MA2 MA3 AQ3		Other SEOs	
BEP 12	To support proposals to appropriately refurbish and extend vernacular structures in a semi-derelict or derelict condition.	PH1 SG2 CH1, Ch2, CH3 L1, L2 MA2 MA3 AQ3		Other SEOs	
BEP 13	To encourage the protection, conservation, promotion and enhancement of Country Houses, Gardens and Demesnes in the county and support public awareness, enjoyment of and access to these sites, where appropriate.	PH1 SG2 CH1, Ch2, CH3 L1, L2 MA2 MA3 AQ3 BFF1		Other SEOs	

Built Environment		(+)	(-)	(+/-)	(0)
BEP14	To discourage development that would lead to a loss of, or cause damage to, the character, the principle components of, or the setting of Country Houses, Gardens and Demesne in recognition of their contribution to cultural heritage, landscapes and green infrastructure. Architectural heritage impact assessment including consideration of demesne and setting may be required	PH1 SG2 CH1, Ch2, CH3 L1, L2 MA2 MA3 AQ3 BFF!		Other SEOs	
Historic Building Stock and Vernacular Architecture Objectives					
BEO 12	To identify and retain good examples of vernacular architecture and historic street furniture in situ, for example, cast-iron post boxes, water pumps, signage, street lighting, kerbing and traditional road and street surface coverings.	PH1 SG2 CH1, Ch2, CH3 L1, L2 MA2 MA3 AQ3		Other SEOs	
BEO 13	To ensure that conversions or extensions of traditional buildings or the provision of new adjoining buildings, are sensitively designed and do not detract from the character of the historic building.	PH1 SG2 CH1, Ch2, CH3 L1, L2 MA2 MA3 AQ3		Other SEOs	
BEO 14	To update the survey of surviving thatched structures in the county and to promote available grant schemes in order to assist owners with their retention and repair.	PH1 SG2 CH1, Ch2, CH3 L1, L2		Other SEOs	

Built Environment		(+)	(-)	(+/-)	(0)
		MA2 MA3 AQ3			
<p>Comment: The objectives above are positive for PHH, Cultural Heritage and landscape in particular. In addition, they complement the promotion and support town and village centres by encouraging reuse of existing buildings and the fabric of the streetscape; indirect positive effects relating to soil and geology (reuse rather than new build) and Climate change (reuse above new build). For other SEOS, these policies and objectives are indirectly positive as older buildings can include features and construction materials that offer roosting or nesting opportunities for example for bat species.</p> <p>Recognition of the role of design for additions to existing traditional buildings is also consistent with CH1-3 and L1, as is vernacular features and street furniture as they contribute to both a sense of place and overall attractiveness of streetscapes.</p>					
Sustainable Buildings and Structures Policies					
BEP 15	To support and promote retaining built urban fabric/structures in towns and villages, in the interest of sustainable development in the national and global context of locking in carbon.	PH1 SG2 CH1, Ch2, CH3 L1, L2 MA2 MA3 AQ3		Other SEOs	
BEP 16	To promote and support the re-use and re-purposing of extant building stock, in the first instance, over demolition and rebuilding building, where practical, with reference to the loss of our historic building stock, sense of place and the environmental cost.	PH1 SG2 CH1, Ch2, CH3 L1, L2 MA2 MA3 AQ3		Other SEOs	
BEP 17	To Support and promote the development and use of passive solar design principles in all new developments taking account of national guidelines.	PH1 SG2 CH1, Ch2, CH3 L1, L2		Other SEOs	

Built Environment		(+)	(-)	(+/-)	(0)
		MA2 MA3 AQ3			
BEP 18	To encourage the use of green roofs and green walls particularly on apartment, industrial, commercial, leisure and educational buildings.	PH1 SG2 CH1, Ch2, CH3 L1, L2 MA2 MA3 AQ3		Other SEOs	
BEP 19	To encourage improved energy efficiency of existing building stock and promote energy efficiency and conservation in the design and development of all new buildings, including local authority dwellings.	PH1 SG2 CH1, Ch2, CH3 L1, L2 MA2 MA3 AQ3		Other SEOs	
Sustainable Buildings and Structures Objectives					
BEO 16	To seek to reduce reliance on fossil fuels in the county by reducing the energy demand of existing buildings, in particular residential dwellings.	PH1 SG2 CH1, Ch2, CH3 L1, L2 MA1,2 MA3 AQ3		Other SEOs	
BEO 17	To require, where feasible and practicable, the provision of green roof technology for all new public buildings (Council buildings, school buildings, hospitals, community centres, sports facilities, libraries, Garda stations etc.) to assist in flood alleviation, climate change adaptation , insulation and improved biodiversity and to actively promote these measures where appropriate in new commercial and industrial buildings.	PH1 SG2 CH1, Ch2, CH3 L1, L2		Other SEOs	

Built Environment		(+)	(-)	(+/-)	(0)
		MA1,2 MA3 AQ3			
BEO 18	To seek to improve the energy efficiency of the county's existing building stock in line with good architectural conservation practice and to promote energy efficiency and conservation in the design and development of all new buildings in the county, in accordance with the Building Regulations Part L (Conservation of Fuel and Energy).	PH1 SG2 CH1, Ch2, CH3 L1, L2MA1,2 MA3 AQ3		Other SEOs	
BEO 19	To consider the adaptability of buildings over time and seek to improve the efficiency of existing building stock, promote energy efficiency, high levels of energy conservation and the use of renewable energy sources in the design and development of all new buildings in the county.	PH1 SG2 CH1, Ch2, CH3 L1, L2 MA1,2 MA3 AQ3		Other SEOs	
BEO 20	inform and encourage new developments to mitigate against, and adapt to, where possible the impacts of climate change through the location, layout and design of the development.	PH1 SG2 CH1, Ch2, CH3 L1, L2 MA1,2 MA3 AQ3		Other SEOs	

Built Environment		(+)	(-)	(+/-)	(0)
BEO 21	To ensure that new development proposals maximise energy efficiency through siting, layout, design and incorporate best practice in energy technologies, conservation and smart technology.	PH1 SG2 CH1, Ch2, CH3 L1, L2 MA1,2 MA3 AQ3			
Placemaking Policies					
BEP 20	To Provide for a high-quality public realm and public spaces by promoting quality urban design that accommodates creative patterns of use, having regard to the physical, cultural, and social identities of individual settlements.	PH1 SG2 CH1, Ch2, CH3 L1, L2 MA1,2 MA3 AQ3		Other SEOs	
BEP 21	To encourage the continued vitality and viability of town and village centres by promoting ongoing environmental improvements to the public realm, including blue and green infrastructure measures	PH1 SG2 CH1, Ch2, CH3 L1, L2 MA1,2 MA3 AQ3			
BEP 22	To encourage high quality and well-designed buildings, structures, public spaces and streets and support and promote healthy place-making and quality of life.	PH1 SG2 CH1, Ch2, CH3 L1, L2 MA1,2 MA3 AQ3			
BEP 23	To encourage and facilitate improvements to the physical fabric and environment of town and village centres, including streetscape, street furniture, landscaping (hard	PH1 SG2			

Built Environment		(+)	(-)	(+/-)	(0)
	and soft), signage and wirescape, while recognising that both private and public developments can contribute to effective public realm.	CH1, Ch2, CH3 L1, L2 MA1,2 MA3 AQ3			
BEP 24	To be flexible in terms of enabling brownfield / infill development within settlements, focusing on design-led and performance-based outcomes, rather than specifying absolute requirements in all cases, whilst seeking to achieve 30% target for housing on infill/brownfield lands in urban settlements, as specified under the National Planning Framework and Regional Spatial Economic Spatial Strategy for the Northern and Western Region.	PH1 SG2 CH1, Ch2, CH3 L1, L2 MA1,2 MA3 AQ3			
BEP 25	To support the consolidation and aggregation of land where required in order to enable regeneration and proper planning and sustainable development	PH1		Other SEOS	
	Placemaking Objectives				
BEO 21	To apply the following key attributes when considering public realm and public space enhancements: Accessible - connected and linked permeable spaces to ensure ease of movement. Functional - safe, adaptable and social environments to attract and foster activity. Attractive - visually pleasing spaces with high quality design, materials and installations (lighting, furniture and signage) based on a singular common design theme. Distinctive - reference to local context and building on the character and identity of place.	PH1 SG2 CH1, Ch2, CH3 L1, L2 MA1,2 MA3 AQ3 BFF1,BFF3 BFF5		Other SEOs	

Built Environment		(+)	(-)	(+/-)	(0)
	<p>Where appropriate recreational considerations and access to blue and greens space should be underpinned by the Green Space Principles²⁵ including</p> <ul style="list-style-type: none"> • Enhance urban greening through planting strategies that mitigate noise and air pollution and maximise local biodiversity gain and facilitate sustainable drainage (e.g. deciduous wooded and wildflower meadow areas). • A networked approach: emphasising green infrastructure networks (rather than isolated parks) can provide new opportunities for connecting existing and new green spaces and creating linkages between urban and rural areas. Examples include greenways and linear parks, local greenways or cycleways that link to regional and national greenways and de-culverting watercourses to provide new blue corridors. • Well managed and maintained, creating a high-quality environment: poorly managed spaces or vandalism lead to negative perceptions among potential users. • Multifunctional uses: examples include spaces that encourage active mobility, physical activity and sports, relaxation and tranquillity, and opportunities for social exchange (e.g. that incorporate community gardens or encourage parkruns). • Create multisensory restorative environments that help mitigate the psychological stresses of modern living through the provision of “restive places for rejuvenation”. 				
BEO 23	To facilitate, promote and encourage the development of Town Centre Consolidation Sites and Opportunity Sites, identified in Chapter 12 (Settlement, or any such regeneration sites in the Local Area Plans Ballina, Castlebar and Westport for appropriate development, that contributes positively to the character of the settlement. Any proposal brought forward on Opportunity Sites shall be in accordance with the Development Principles for Town Centre Consolidation Sites/Opportunity Sites should include of an urban design statement, site brief/masterplan and shall demonstrate the	PH1 SG2 CH1, Ch2, CH3 L1, L2 MA1,2 MA3 AQ3		Other SEOs	

²⁵ Eco-Health: Ecosystem Benefits of Green Space for Health. EPA Research Report No 328

Built Environment		(+)	(-)	(+/-)	(0)
	rationale for the proposal and how it will interact within its context and the wider urban area				
BEO 24	Require that all new developments, including public open spaces, cater for disability needs by way of appropriate design of the built environment.	Ph1 Ph2		Other SEOs	
BEO 25	To make a Place-Making Strategy for towns and implement Town Centre Renewal Plans.	All SEOs		Other SEOs	
BEO26	To support the preparation of Design Guidelines to provide for improvements in the appearance of streetscapes.	Ph1 Ph2 AQ L13 CH1-3		Other SEOs	
BEO 27	To support the revitalisation of vacant spaces for example with cost effective, temporary uses that build on the longer-term vision for space.	Sg1 Ph1 Ph2 AQ4		Other SEOs	
BEO 28	To Require proposals for public realm enhancements to include inclusive universal design principles.	Ph1 Ph2 AQ4		Other SEOs	
BEO 29	To seek funding to support the preparation of site-specific Public Realm Strategies to enhance the unique characteristics and assets of Mayo's towns and villages.	Sg1 Ph1 Ph2 AQ4 CH1-3		Other SEOs	
BEO 30	Prepare and deliver Place-making Strategies for Castlebar and Ballina.	Ph1 Ph2 CH1-3		Other SEOs	
BEO 31	Prepare a Placemaking Strategy for the Tier 2 towns of Ballinrobe, Ballyhaunis, Belmullet, Claremorris and Swinford.	Ph1 Ph2 CH1-3		Other SEOs	
<p>Comment; Mitigation measures are recommended for a number of placemaking policies and objectives to improve overall environmental performance and enhancement. If included, these allow and promote for co benefits around placemaking, climate change adaption, ecological and wildlife enhancements, contribute to local landscape and streetscape, improved access to green space and public health positives. This provides for greater consistency with a number of SEOS including PH, BFF, L, CH, MA and AQ.</p>					

Built Environment		(+)	(-)	(+/-)	(0)
Regeneration Policies					
BEP 26	Promote the regeneration of settlements by making better use of underutilised land and buildings, particularly within the existing built-up areas to achieve compact growth.	Sg1 Ph1 Ph2 AQ4		Other SEOs	
BEP 27	To support initiatives that promote the reuse, refurbishment and retrofitting of existing buildings within town and village centres.	Sg1 Ph1 Ph2 AQ4 CH1-3 L2		Other SEOs	
BEP 28	To apply for funding under various funding streams to facilitate the enhancement, revitalisation, renewal and regeneration of communities and town/village centres, and the delivery of innovative and transformational regeneration proposals, for example, under the Urban and Rural Regeneration and Development Funds and Town and Village Renewal Schemes.	Sg1 Ph1 Ph2 AQ4 CH1-3 L2		Other SEOs	
BEP 29	Promote the consolidation of town and village centres with a focus on the regeneration of underused buildings and strategic sites and on the establishment of a mix of uses to encourage greater vibrancy outside of business hours.	Sg1 Ph1 Ph2 AQ4 CH1-3 L2		Other SEOs	
BEP 30	Promote regeneration and revitalisation of small towns and villages and support local enterprise and employment opportunities to ensure their viability as service centres for their surrounding rural areas.	Sg1 Ph1 Ph2 AQ4		Other SEOs	
Regeneration Objectives					
BEO 32	Require all development proposals for strategic opportunity, brownfield and infill sites to be accompanied by a site brief and/or masterplan that sets out a phased programme for the regeneration of the site and demonstrates how the proposal will comply with	Sg1 Ph1 Ph2 AQ4 CH1-3		Other SEOs	

Built Environment		(+)	(-)	(+/-)	(0)
	national guidelines that seek to integrate principles of good urban design and placemaking	L2			
BEO 33	Support the regeneration of rural towns and villages through identification of regeneration projects for rural towns, villages and rural areas and promoting the utilisation of investment opportunities such as the Rural Regeneration and Development Fund.	Sg1 Ph1 Ph2 AQ4 CH1-3 L2		Other SEOs	
BEO 34	Support the viability of small towns and villages, through sustainable targeted measures that address vacant premises and deliver sustainable reuse and regeneration outcomes targeted in core areas.	Sg1 Ph1 Ph2 AQ4 CH1-3 L2		Other SEOs	
BEO 35	Use specific powers, such as the Vacant Sites register to address issues of vacancy and underutilisation of strategic lands in town centres, including the implementation of the Vacant Sites Levy in accordance with the Urban Regeneration and Housing Act 2015.	Sg1 Ph1 Ph2 AQ4		Other SEOs	
BEO 36	To establish a database of strategic brownfield and infill sites so that brownfield land reuse can be managed and co-ordinated across multiple stakeholders, as part of an active land management process.	Sg1 Ph1 Ph2 AQ4		Other SEOs	
BEO 37	To identify derelict sites and vacant sites which are suitable for redevelopment and to maintain the respective registers	Sg1 Ph1 Ph2 AQ4		Other SEOs	

CHAPTER TEN: NATURAL ENVIRONMENT

BIODIVERSITY, DESIGNATED AND NON-DESIGNATED SITES	(+)	(-)	(+/-)	(0)
The strategic aim of this chapter is to continue to protect and enhance Mayo's natural heritage and biodiversity; ensure that networks of green infrastructure are identified, created, protected and enhanced to provide a wide range of environmental, social and economic benefits to communities; improve the knowledge and understanding of the				

BIODIVERSITY, DESIGNATED AND NON-DESIGNATED SITES		(+)	(-)	(+/-)	(0)
county's landscape and coast; enhance the overall characteristics, qualities and diversity of landscape character, its sense of place and local distinctiveness in recognition of the amenity potential of the county					
NEP - 1	To support the protection, conservation and enhancement of natural heritage 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).	All SEOs			
NEP - 2	To support 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.	All SEOs			
NEP - 3	To support the implementation, in partnership with the County Mayo Heritage Forum, relevant stakeholders and the community, of the objectives and associated actions the County Mayo Heritage Plan and future editions thereof, which relate to the remit and functions of Mayo County Council.	All SEOs			
NEP - 4	To conserve and enhance the county's biodiversity and ecological connectivity identified areas of local biodiversity importance (Local Biodiversity Areas) in the town and villages in Mayo.	All SEOs			
NEP - 5	To promote and support increased public participation in biodiversity conservation by supporting and encouraging community-led initiatives.	All SEOs			
NEP - 6	To support the maintenance of geological and geomorphological heritage values of County Geological Sites and through consultation with the Geological Survey of Ireland and seek to promote access to such sites where possible.	All SEOs			
NEP 7	To encourage the effective management of native and semi-natural woodlands, groups of trees and individual trees in the discharge of development management functions.	All SEOs			
	Objectives				
NEO 1	To review the County Mayo Heritage Plan and County Mayo Biodiversity Plan, as appropriate.				All SEOs

BIODIVERSITY, DESIGNATED AND NON-DESIGNATED SITES		(+)	(-)	(+/-)	(0)
NEO 2	To create a Wetland Database for County Mayo of known and potential wetland sites in the county and to develop a corresponding GIS dataset as an important tool for future biodiversity and natural heritage conservation planning in the county.	All SEOs			
NEO 3	To ensure the unique ecological, scenic, recreational and environmental character of Wild Nephin Ballycroy National Park is protected and enhanced and developed appropriately.	All SEOs			
NEO 4	To protect and enhance biodiversity and ecological connectivity in County Mayo, including woodlands, trees, hedgerows, semi-natural grasslands, rivers, streams, natural springs, wetlands, stonewalls, geological and geo-morphological systems, other landscape features and associated wildlife, where these form part of the ecological network.	All SEOs			
NEO 5	To actively increase awareness of the importance of the natural heritage of the county and to promote education, knowledge and pride in our natural heritage	All SEOs			
NEO 6	To protect surface waters, aquatic and wetland habitats and freshwater and water-dependent species through the implementation of all appropriate and relevant Directives and transposed legislation and seek to protect and conserve the quality, character and features of inland waterways by controlling developments close to navigable and non-navigable waterways.	All SEOs All SEOs			
NEO 7	To seek the protection, where possible of the riparian zones of watercourses throughout the county, recognising the benefits they provide in relation to flood risk management, and their protection of the ecological integrity of watercourse systems and contribution to green and blue infrastructure.	All SEOs			
NEO 8	To maintain, protect and where possible enhance bogs, fens and turloughs, where appropriate, in County Mayo.	All SEOs			

BIODIVERSITY, DESIGNATED AND NON-DESIGNATED SITES		(+)	(-)	(+/-)	(0)
NEO 9	Recognise the importance of woodlands, tree lines, hedgerows, stone walls, watercourses and associated riparian vegetation to support bat populations and where possible developments will be encouraged to retain such features.	All SEOs			
NEO 10	To install nest boxes in all new and existing Municipal buildings, as appropriate and in consultation with Birdwatch Ireland, Swift Conservation Ireland	BFF123			
NEO 11	To have regard to the policies and guidance of National Parks and Wildlife Service of the DoEHLG in respect of proposed developments, where it is possible that such development may impact on a designated European or national site or a site proposed for designation. Rephrase, To ensure that the impact of development within or adjacent to national designated sites, Natural Heritage Areas, Ramsar Sites and Nature Reserves likely to result in significant adverse effects on the designated site is assessed by requiring the submission of an Ecological Impact Assessment prepared by a suitably qualified professional, which should accompany planning applications.			all SEOs	
NEO 12	To support the Joyce Country and Western Lakes Geopark Project's aim of establishing a new UNESCO Global Geopark in the South Mayo and North Connemara area of Galway.	All SEOs			
NEO 13	To ensure the protection of trees or groups of trees protected under Tree Preservation Orders, as well as recognise the value and encourage the retention and management of other trees and woodlands, which make a valuable contribution to the character of the landscape, ecological corridors, green infrastructure, a settlement or its setting.	All SEOs			
<p>Comment: positive, long term effects and synergistic positive effects across all SEOS due to the multiple benefits associated with a high quality, resilient environment.</p> <p>Mitigation measures recommended for NEO 10 to facilitate consultation with NGOs in relation to nest boxes</p> <p>Mitigation measure recommended for NEO 13 to highlight other significant attributes of trees and woodlands</p> <p>NEO11 recommended for mitigation to reflect more accurately requirements under wildlife and EU Habitats and Birds Directive.</p>					
INVASIVE SPECIES					

BIODIVERSITY, DESIGNATED AND NON-DESIGNATED SITES		(+)	(-)	(+/-)	(0)
NEP - 8	To support measures for the prevention and/or eradication of invasive species as appropriate within the county	All SEOs			
Invasive Species Objectives					
NEO 14	To ensure that where the presence of invasive species is identified at the site of any proposed development or where the proposed activity has an elevated risk of resulting in the presence of these species, details of how these species will be appropriately managed and controlled will be required.	All SEOs			
PEATLANDS					
NEP - 9	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			
NEP - 10	To recognise the role of peatlands as carbon sinks to combat climate change, and ensure that peatland areas, including those designated or proposed for designation (pNHA, NHA or SAC), are conserved for their ecological, climate regulation, archaeological, cultural and educational significance.	All SEOs			
NEO 15	. As part of the implementation of Climate Ready Mayo, Climate Adaption Strategy, to develop and implement a Peatland Management Strategy for County Mayo that will: (a) Identify damaged Peatlands in the county and those at risk from climate change and becoming carbon emitters. (b) Initiate conservation and management of Mayo's peatlands, particularly those sites nominated for designation as Special Areas of Conservation and Natural Heritage Areas, to preserve the habitat and their unique ecosystems, managing flood risk and other environmental benefits.	All SEOs			
NEO 16	To actively increase public awareness of the importance of peatlands as carbon sinks to combat climate change.	All SEOs			
Green and Blue Infrastructure					

BIODIVERSITY, DESIGNATED AND NON-DESIGNATED SITES		(+)	(-)	(+/-)	(0)
NEP 11	To recognise the economic, social, environmental and physical value of green and blue infrastructure	All SEOs			
NEP 12	To seek to protect and expand the green and blue infrastructure network within the county, where possible, and to encourage green infrastructure to be spatially connected to facilitate the extension or establishment of ecological corridors.	All SEOs			
NEP 13	To promote and enhance green and blue infrastructure and seek to integrate the provision of green infrastructure with infrastructure provision and replacement, including walking and cycling routes, as appropriate, while protecting and enhancing natural heritage and improving ecological corridors	All SEOs			
	Green and Blue Infrastructure Objectives				
NEO 17	To prepare a Green and Blue Infrastructure Strategy for the County over the plan period, which will be incorporated into local area plans and non-statutory plans.	All SEOs			
NEO 18	To identify green and blue infrastructure and sustainable design that supports biodiversity and natural systems to adapt to climate change, and contribute to climate adaptation in the built and natural environment and provide co benefits	All SEOs			
NEO 19	To ensure the design and construction of new developments creates low carbon, walkable neighbourhoods and workplaces, while providing for high quality green infrastructure based on green space principles (see BEP 21 of Chapter 9), where appropriate.	All SEOs			
NEO 20	To protect open spaces, with multifunctional green and blue infrastructure in developments, with connections to the wider network of open spaces and habitats.	All SEOs			
NEO 21	Protect and enhance the county's floodplains and wetlands as 'green and blue infrastructure' which provides space for storage and conveyance of floodwater, enabling flood risk to be more effectively managed and reducing the need to provide flood defenses in the future, subject to normal planning and environmental criteria.	All SEOs			
LANDSCAPE					

BIODIVERSITY, DESIGNATED AND NON-DESIGNATED SITES		(+)	(-)	(+/-)	(0)
NEP - 14	To protect, enhance and contribute to the physical, visual and scenic character of County Mayo and to preserve the unique landscape character of the area	All SEOs			
	Landscape Objectives				
NEO 22	<p>Consider development, along Mayo's Scenic routes, that can demonstrate a clear need to locate in the area concerned, whilst ensuring that it:</p> <ul style="list-style-type: none"> Does not impinge in any significant way on the character, integrity and distinctiveness of the area; Meets high standards in siting and design; Contributes to and enhances local landscape character Satisfies all other criteria, with regard to, inter alia, servicing, public safety and environmental considerations. 	L1-3 PH1PH2 BB1 CH1-3			
NEO 23	<p>Consider development, within Mayo's Coastal Areas and Lakeshores and within areas along scenic routes with designated scenic views, that can demonstrate a long-standing social link to the area concerned, whilst ensuring that it:</p> <ul style="list-style-type: none"> Does not impinge in any significant way on the character, integrity and distinctiveness of the area; Cannot be considered at an alternative location; Meets high standards in siting and design; Contributes to and enhances local landscape character Satisfies all other criteria, with regard to, inter alia, servicing, public safety and environmental considerations 	L1-3 PH1PH2 BB1 CH1-3			
NEO 24	To ensure all development proposals are consistent with the Landscape Appraisal of County Mayo and the associated Landscape Sensitivity Matrix and future editions thereof.	L1-3 PH1PH2 BB1			

BIODIVERSITY, DESIGNATED AND NON-DESIGNATED SITES		(+)	(-)	(+/-)	(0)
		CH1-3			
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.	L1-3 PH1PH2 BB1 CH1-3			
NEO 26	Require a Landscape/Visual Impact Assessment to accompany significant proposals, located within or adjacent to sensitive landscapes, where appropriate	L1-3 PH1PH2 BB1 CH1-3			
	Coastal Zone Policy				
NEP 15	To protect the character, visual, recreational, ecological and amenity value of the coast and provisions for public access, while recognising the needs of coastal communities to live, work and interact with the coast.	All SEOS			
NEP 16	To maintain and enhance our natural coastal defences to increase resilience to climate change	All SEOs			
	Coastal Zone Objectives				
NEO 27	To ensure that the county's natural coastal defences, such as beaches, sand dunes, coastal wetlands and estuaries are not compromised by inappropriate works or development.	All SEOs			
NEO 28	To ensure that any conservation works on coastal dune systems shall be carried out in accordance with best practice, subject to ecological impact assessment and Appropriate Assessment, as appropriate	All SEOs			
NEO 29	To investigate how the county's natural coastal defences can be enhanced to increase the climate resilience of our coastal communities.	All SEOs			

BIODIVERSITY, DESIGNATED AND NON-DESIGNATED SITES		(+)	(-)	(+/-)	(0)
NEO 30	To ensure any new development within areas liable to coastal flooding are assessed and developed in accordance with the Flood Risk Management Guidelines for Planning Authorities (Department of the Environment, Heritage and Local Government and Office of Public Works, 2009) (as updated).	All SEOs			
NEO 31	To protect the coastal zone through the protection, enhancement and maintenance of the current status of the designated Blue Flag beaches and Green Coasts and seek to increase the number of beaches and coasts holding this status in the future	All SEOs			
NEO 32	As part of the implementation of Climate Ready Mayo, Climate Adaption Strategy, develop in consultation with key stakeholders, an Integrated Coastal Zone Management Plan for County Mayo to preserve, enhance and develop protected habitats of coastal ecosystems, dunes and wetlands, as well as protect critical infrastructure and assets from damaging storm surges.	All SEOs			
NEO 33	Ensure new developments take account of future risk from coastal erosion/storm surges and sea level rise, including the identification and restriction of development in coastal erosion zones where appropriate, and ecosystem based adaptation actions to manage climate risk and build resilience to climate change.	All SEOs			
Water Quality					
NEP - 17	To promote public awareness of water quality issues and the measures required to protect surface water and groundwater bodies for inappropriate and damaging development.	All SEOs			
NEP - 18	To co-operate with the EPA and other authorities in the continued implementation of the EU Water Framework Directive.	All SEOs All SEOs			
NEP - 19	To protect existing groundwater sources and aquifers in the County and to manage development in a manner consistent with the protection of these resources.	All SEOs			

BIODIVERSITY, DESIGNATED AND NON-DESIGNATED SITES		(+)	(-)	(+/-)	(0)
NEP - 20	To meet our targets to achieve 'good status' in all water bodies in compliance with the Water Framework Directive and to cooperate with the implementation of the National River Basin Management Plan 2018-2021.	All SEOs			
NEP - 21	To manage, protect and enhance surface water and ground water quality to meet the requirements of the Water Framework Directive.	All SEOs			
NEP - 22	To encourage the use of catchment-sensitive farming practices, in order to meet Water Framework Directive targets and comply with the River Basin Management Plan.	All SEOs			
	Water Quality Objectives				
NEO 34	To ensure that the Water Framework Directive, the River Basin Management Plan and any subsequent Water Management Plans are fully considered throughout the planning process.	All SEOs			
NEO 35	To ensure, through the implementation of the River Basin Management Plan(s) and the associated Programmes of Measures and any other associated legislation or revised plans, with all relevant stakeholders, the protection and improvement of all drinking waters, surface water and ground waters throughout the county.	All SEOs			
NEO 36	To manage in a sustainable manner, the existing groundwater sources and aquifers in the county and manage development in a manner consistent with the sustainable management of these resources, in conformity with the EU Environmental Objectives (Groundwater) Regulations 2010 and the second cycle National River Basin Management Plan 2018-2021, and any subsequent plans and the Groundwater Protection Scheme.	All SEOs			
NEO 37	To protect groundwater sources through the implementation of the Groundwater Protection Scheme and Source Protection Zones. Development proposals within these zones which have the potential to pose a risk to groundwater will be required to demonstrate that no reasonable alternative site is available and that groundwater quality will be protected to the satisfaction of the Council.	All SEOs			

BIODIVERSITY, DESIGNATED AND NON-DESIGNATED SITES		(+)	(-)	(+/-)	(0)
NEO 38	To protect both ground and surface water resources and to work with Irish Water to develop and implement Drinking Water Safety Plans, to protect sources of public water supply and their contributing catchment, and to work with the National Federation of Group Water Schemes, in respect of Source Protection Plans for Group Water Schemes to protect these sources.	All SEOs			
NEO 39	To comply with the Blue Dot Catchments Programme and protect and restore high status water bodies in County Mayo, and ensure all proposed development which may have an impact on a high status water quality site will require site specific assessment to determine localised pressures and demonstrate suitable mitigation measures, in order to protect these sites	All SEOs			
NEO 40	To protect through its regulatory controls and in conjunction with the Local Authority Waters Programme, water bodies with 'high ecological status', to restore water bodies that have fallen below 'high ecological status', to maintain water bodies at 'Good Status' and to mitigate threats to water bodies identified as 'At Risk' i.e. 'Moderate and Poor Status'	All SEOs			
AIR QUALITY, NOISE & LIGHT EMISSIONS					
NEP - 23	To support and facilitate the implementation of the Air Quality Regulations.	PH1 H2AQ2 BFF1 W1			
NEP - 24	To promote the implementation of the Noise Directive 2002/49/EC and associated Environmental Noise Regulations 2006, as amended.	PH1 PH2 AQ2 BFF1			
	Objectives				
NEO 40	Promote the achievement of best ambient air quality, compatible with sustainable development, in accordance with the EU Ambient Air Quality and Cleaner Air for Europe (CAFE) Directive (2008/50/EC) and by ensuring that all air emissions associated with new developments are within Environmental Quality	PH1 PH2 AQ2			

BIODIVERSITY, DESIGNATED AND NON-DESIGNATED SITES		(+)	(-)	(+/-)	(0)
	Standards as set out in the Air Quality Standards Regulations 2011 (SI No. 180 of 2011) (or any updated/superseding documents).				
NEO 41	To raise awareness of artificial light pollution and identify where lighting improvements or adjustments can be made to reduce its impact, where appropriate.	PH1 PH2 AQ2 BFF1 BFF5 W1			
NEO 42	To protect the Mayo Dark Sky Park at Wild Nephin Widerness Park from adverse levels of artificial light pollution and encourage the use of Dark Sky Friendly lighting for all new lighting and lighting upgrades.	PH1 PH2 AQ2 BFF1-5			
SEA comment Air Noise and Light policies and objectives are particularly consistent with achieving PH SEOs, but in addition, light pollution and emissions to air, along with noise disturbance can adversely effect a range of species particularly nocturnal species or water dependatn species. This is therefore identified as directly positive for BFF and W SEOs					

CHAPTER ELEVEN: CLIMATE CHANGE AND RENEWABLE ENERGY

		(+)	(-)	(+/-)	(0)
	<p>Strategic Aim:</p> <p>To transition to a low carbon and climate resilient county, with an emphasis on reduction in energy demand and greenhouse gas emissions, through a combination of effective mitigation and adaptation responses to climate change; in addition to maximising the opportunities to become a national leader in renewable energy generation, whilst safeguarding the environment and other amenities.</p>				
CAP 1	<p>To support and enable the implementation and achievement of European and national objectives for climate adaptation and mitigation as detailed in the following documents, taking into account other provisions of the Plan (including those relating to land use planning, energy, sustainable mobility, flood risk management and drainage);</p> <ul style="list-style-type: none"> • Climate Action Plan (2019 and any subsequent versions); • National Climate Change Adaptation Framework (2018 and any subsequent versions); • Relevant provisions of any Sectoral Adaptation Plans prepared to comply with the requirements of the Climate Action and Low Carbon Development Act 2015, including those seeking to contribute towards the National Transition Objective, to pursue, and achieve, the transition to a low carbon, climate resilient and environmentally sustainable economy by the end of the year 2050; and • Mayo Council Climate Change Adaptation Strategy (2019-2024 and any subsequent versions). 	All SEOs			
CAP 2	<p>To support the National Climate Change Strategy and methods of reducing anthropogenic greenhouse gases on an ongoing basis through implementation of supporting objectives in this Plan, particularly those supporting use of alternative and renewable energy sources, sustainable transport, air quality, coastal zone management, flooding and soil erosion and promotion of the retention of, and planting of trees,</p>	All SEOs			

		(+)	(-)	(+/-)	(0)
	hedgerows and afforestation, subject to no significant adverse effects on the environment including the integrity of the Natura 2000 network.				
CAP 3	To support, promote and facilitate the advancement of climate action at the local and community level in County Mayo and to raise general awareness of issues associated with climate action and climate change mitigation and adaptation.	All SEOs			
CAP 4	To support local, regional, national and international initiatives for climate adaptation and mitigation and to limit emissions of greenhouse gases through energy efficiency and the development of renewable energy sources, which make use of all natural resources, including publicly owned lands, in an environmentally acceptable manner.	All SEOs			
CAP 5	To support the National Dialogue on Climate Action, in an effort to increase awareness of climate change, behavioural change and adaptation actions and in doing so provide an ongoing platform for planning climate resilience with a focus on personal responsibility at all levels.	All SEOs			
CAP 6	To support the transition to a competitive, low carbon, climate-resilient and environmentally sustainable economy by 2050, by way of reducing greenhouse gases, increasing renewable energy, improving energy efficiency and supporting nature based solutions to climate adaptation and mitigation that provides co benefits.	AQ2-3MA 4 AQ1 (with mitigation)		All SEOs	
CAP 7	To support and promote the enhancement of carbon sinks such as peatlands, appropriate afforestation and permanent grasslands, with consideration of afforestation or rewetting on cut away peatlands				
CAP 8	To cooperate with the Climate Action Regional Office (CARO) in respect of the implementation of existing and future climate change adaption and mitigation strategies.	All SEOs			

		(+)	(-)	(+/-)	(0)
CAP 9	To support Ireland’s renewable energy commitments outlined in national policy by facilitating the development and exploitation of all appropriate renewable energy sources at suitable locations within the county, where such development does not have a negative impact on the surrounding environment (including water quality), landscape, biodiversity or local amenities, so as to provide for further residential and enterprise development within the county.	AQ2,3 MA4		Other SEOs	
<p>CAP 6 and CAP 7 are recommended for additional mitigation measures to promote enhanced ecosystems services, and ecological restoration of key habitats as they relate to carbon storage and sinks. The application of nature based solutions particularly around wetland creation and restoration of peatlands can bring a number of positive impacts with co benefits across PH, L, W, SG, BFF SEOS in addition to responding to climate change. These amendments moreover reflect Goal 3 of the Climate Ready Mayo, Climate change adaptation strategy as follows:</p> <p>GOAL 3:</p> <ul style="list-style-type: none"> • Increase the Resilience of Natural and Cultural Capital. <p>OBJECTIVES</p> <ol style="list-style-type: none"> 1. Build awareness of Nature Based Adaptation Solutions and Green Infrastructure. 2. Support bio-diversity for its intrinsic value within the natural environment and its importance in climate change adaptation. 3. Develop a database of impacts of climate change on Mayo’s Natural Environment. 4. Identify Cultural and Heritage Sites vulnerable to climate change and develop adaptation and management policies. 5. Encourage adaptation in Agriculture and Local Food Supplies 					
	Climate Action Objectives				
CAO 1	To support and advance the provision of renewable energy resources and programmes in line with the Government’s National Renewable Energy Action Plan (NREAP), the Governments’ Energy White Paper “Ireland’s Transition to a Low Carbon Energy Future (2015-2030) and any other relevant policy adopted during the lifetime of this plan.	All SEOs		Other SEOs	

		(+)	(-)	(+/-)	(0)
CAO 2	To support, facilitate and advance the implementation of Climate Ready Mayo, the Climate Change Adaptation Strategy for County Mayo.	All SEOs		Other SEOs	
CAO 3	To carry out a carbon emissions baseline for County Mayo over the lifetime of the plan.	All SEOs		Other SEOs	
CAO 4	To develop and implement a climate change screening checklist and guidance document over the lifetime of the plan, to ensure new development takes account of climate change over the lifetime of a development, in particular with regard to its location, site layout, building, ventilation and cooling, drainage, water, outdoor spaces and connectivity	All SEOs		Other SEOs	
CAO 5	To identify and develop Decarbonising Zone(s) in Mayo, as per Action 165 of the Climate Action Plan 2019 and to promote the use of the Decarbonisation Zone(s) as an exemplary example for best practice within the county.	All SEOs		Other SEOs	
CAO 6	<p>To increase the resilience of Natural and Cultural Capital as per Goal 3 of Climate Ready Mayo by.</p> <p>OBJECTIVES</p> <ol style="list-style-type: none"> 1. Build awareness of Nature Based Adaptation Solutions and Green Infrastructure. 2. Support bio-diversity for its intrinsic value within the natural environment and its importance in climate change adaptation. 3. Develop a database of impacts of climate change on Mayo's Natural Environment. 4. Identify Cultural and Heritage Sites vulnerable to climate change and develop adaptation and management policies. 5. Encourage adaptation in Agriculture and Local Food Supplies 	All SEOs			

		(+)	(-)	(+/-)	(0)
	Renewable Energy Policies				
REP 1	To support Ireland's renewable energy commitments outlined in national policy by facilitating the development and exploitation of a range of renewable energy sources at suitable locations within the county, where such development does not have a negative impact on the surrounding environment (including water quality), landscape, biodiversity or local amenities to ensure the long term sustainable growth of the county	AQ2,3 MA4		Other SEOs	
REP 2	To support, within the context of the Offshore Renewable Energy Development Plan (OREDPA) and its successors, the progressive development of Ireland's offshore renewable energy potential, including domestic and international grid connectivity enhancements.	AQ2,3 MA4		Other SEOs	
REP 3	To actively encourage and support the sustainable development, renewal and maintenance of energy generation infrastructure in order to maintain a secure energy supply, while protecting the landscape, archaeological and built heritage and having regard to the provisions of the Habitats Directive.	AQ2,3 MA4		Other SEOs	
REP 4	To ensure that developers of proposed large-scale renewable energy projects carry out community consultation in accordance with best practice and commence the consultation at the initiation of project planning.	AQ2,3 MA4		Other SEOs	
REP 5	To promote the use of efficient energy storage systems and infrastructure that supports energy efficiency and reusable energy system optimization, subject to the proper planning and sustainable development of the area and consideration of environmental and ecological sensitivities.	AQ2,3 MA4		Other SEOs	

		(+)	(-)	(+/-)	(0)
REP 6	To work with relevant stakeholders and industry to establish Mayo as a centre of excellence for renewable energy research and development activities.	AQ2,3 MA4			
REP 7	To promote the harnessing of wind energy to contribute toward decarbonising County Mayo, including new emerging by-product markets.	AQ2,3 MA4		Other SEOs	
	Renewable Energy Objectives				
REO 1	To co-operate with the Northern and Western Regional Assembly in identifying Strategic Energy Zones as areas suitable for larger, energy generating projects, community and micro energy production, whilst ensuring environmental constraints and a regional landscape strategy are considered.	AQ2,3 MA4 PH1-2		Other SEOs	
REO 2	To examine options to ensure that community benefits are derived from renewable energy development in the County	AQ2,3 MA4 PH1-2		Other SEOs	
REO 3	To encourage and facilitate, where possible, the production of energy from established and emerging renewable technologies	AQ2,3 MA4		Other SEOs	
REO 4	To support and implement the recording and monitoring of renewable energy potential in the county in partnership with other stakeholders including the Sustainable Energy Authority of Ireland (SEAI).	AQ2,3 MA4 PH1-2		Other SEOs	
REO 4	To support and work in partnership with local communities in the development of energy efficient and renewable energy projects	AQ2,3 MA4 PH1-2		Other SEOs	
REO 5	To support and work in partnership with local communities in the development of energy efficient and renewable energy projects	AQ2,3 MA4		Other SEOs	

		(+)	(-)	(+/-)	(0)
		PH1-2			
REO 6	To ensure all renewable energy proposal comply with the provisions of the Mayo County Council Renewable Energy Strategy 2011-2022 (or as updated).	AQ2,3 MA3 PH1-2		Other SEOs	
REO 7	To review/amend the Mayo County Renewable Energy Strategy 2011-2022 in accordance with future legislative guidelines.	AQ2,3 MA3 PH1-2		Other SEOs	
REO 8	To encourage the development of wind energy, in accordance with Government policy and having regard to the <i>Landscape Appraisal of County Mayo</i> and the Wind Energy Development Guidelines (2006) and Mayo Renewable Energy Strategy, or any revisions thereof or future guidelines.	AQ2,3 MA3 PH1-2		Other SEOs	
REO 9	To support Ireland's renewable energy commitments outlined in national policy by promoting the development of solar energy.	AQ2,3 MA3 PH1-2		Other SEOS	
REO 10	To encourage solar energy in commercial and residential development, subject to the proper planning and sustainable development of the area and consideration of environmental and ecological sensitivities	AQ2,3 MA3 PH1-2		Other SEOs	
REO 11	To ensure that solar farm development proposals in the vicinity of major road networks & transport nodes, such as Ireland West Airport Knock (15km Radius), do not create a traffic hazard or endanger aircraft safety by reason of glint and glare.	AQ2,3 MA3 PH1-2		Other SEOs	
REO 12	To support offshore and tidal renewable energy developments subject to environmental considerations and the protection of the amenities of the surrounding areas in accordance with the OREDP, subject to proper planning and environmental considerations.	AQ2,3 MA3 PH1-2		Other SEOs	

		(+)	(-)	(+/-)	(0)
REO 13	To recognise the important role of the Atlantic Marine Energy Test Site (AMETS) tidal wave test site off Beal an Mhuirthead (Belmullet).	AQ2,3 MA3 PH1-2		Other SEOs	
REO 14	To support the development of appropriate land-based infrastructure at suitable locations, in order to facilitate the transition between the land and sea necessary for off- shore renewable energy projects	AQ2,3 MA3 PH1-2		Other SEOs	
REO 15	To facilitate large and smaller scale geothermal energy generating developments both standalone and in conjunction with other renewable energy projects.	AQ2,3 MA3 PH1-2		Other SEOs	
REO 16	To promote the use of geothermal heat pumps for space heating and cooling as well as water heating in domestic, commercial and recreational buildings.	AQ2,3 MA3 PH1-2		Other SEOs	
REO 17	To promote on-site wind/solar energy development or other emerging energy technologies, where energy generated is primarily required to meet the needs of households, communities, agriculture and other businesses to reduce their carbon emissions.	AQ2,3 MA3 PH1-2		Other SEOs	
REO 18	Support, promote and facilitate community energy-based initiatives such as the Sustainable Energy Authority of Ireland's (SEAI) 'Sustainable Community Energy' scheme or similar community energy initiatives to help achieve low carbon communities.	AQ2,3 MA3 PH1-2		Other SEOs	
REO 19	To support Ireland's renewable energy commitments outlined in national policy by promoting the use of district heating systems in new residential and commercial developments.	AQ2,3 MA3 PH1-2		Other SEOs	
REO 20	To consider using heat mapping to support developments which deliver energy efficiency and the recovery of energy that would otherwise be wasted.	AQ2,3 MA3 PH1-2		Other SEOs	

		(+)	(-)	(+/-)	(0)
REO 21	To carry out a feasibility assessment for district heating in County Mayo and identify local waste heat sources or renewable energy sources	AQ2,3 MA3 PH1-2		Other SEOs	
REO 22	To promote the use of efficient energy storage systems and infrastructure that supports energy efficiency and reusable energy system optimisation, in accordance with proper planning and sustainable development	AQ2,3 MA3 PH1-2		Other SEOs	

CHAPTER TWELVE: SETTLEMENT PLANS

GENERAL SETTLEMENT POLICIES AND OBJECTIVES

		(+)	(-)	(+/-)	(0)
	General Settlement Policies				
GSP 1	To Support and promote commensurate population, service and employment growth, to enable the Tiers 2 and 3 settlements to fulfil	All SEOs			

		(+)	(-)	(+/-)	(0)
	their role as a self-sustaining growth towns and self-sustaining towns, respectively.				
GSP 2	To support and encourage the development/redevelopment of identified Town Centre Consolidation Sites in Tier II settlements and Opportunity Sites in Tier III settlements.	All SEOs			
GSP 3	To Support the provision of mixed-use developments in the town centre which create opportunities to live, work, shop, etc., within the town and reduce the propensity to travel by private car	All SEOs			
GSP 4	To Encourage re-development of all derelict buildings within all settlement plan areas listed on the Derelict Sites Register	All SEOs			
GSP 5	To Support and promote the re-use and regeneration of derelict land and other buildings in town centre areas for retail and other appropriate uses with due cognisance to the Sequential Approach prescribed in the retail planning guidelines 2012 or amended or superseding guidelines. .	All SEOs			
GSP 6	To encourage the appropriate use of unoccupied/derelict buildings in the town for start-up businesses and community facilities.	All SEOs			
GSP 7	To Co-operate with relevant agencies to secure improvements to the public transport system serving Tier 2 and 3 settlement towns and to support initiatives designed to improve bus interchange facilities.	All SEOs			
GSP 8	To Support the establishment of green routes and an accessible walking / cycling network throughout the settlement plan areas and surrounding areas that provides safe and attractive circulation routes for pedestrians and cyclists for the enjoyment and recreational use of	All SEOs			

		(+)	(-)	(+/-)	(0)
	the entire community by linking residential areas, community facilities, amenities and the town centre				
GSP 9	To Support and encourage Irish Water in increasing the provision of adequate wastewater and water infrastructure, to ensure that services are delivered in line with the further development and growth of settlements	All SEOs			
GSP 10	To Support and encourage key stakeholders/providers in increasing the provision of adequate key physical infrastructure (i.e. transportation, parking, communications, energy etc.) and to support the provision of key social infrastructure (health care services, education facilities, burial grounds, fire and emergency services, recreational, cultural facilities etc.) in Tier II and Tier III settlements	All SEOs			
SEA comment: These policies are consistent with all SEOs, they reflect the NPF objectives and NW RESS in terms of compact growth, serviced lands, place making through community development and enhancement and reuse of vacant and derelict lands. Development management and environmental protection policies in the draft CDP are identified as sufficient and appropriate to ensure adverse environmental effects are avoided at project level					
	General Settlement Objectives				
GSO 1	To ensure appropriate development occurs in a sequential manner outward from the core area, to maximise the utility of existing and future infrastructure provision, to promote sustainability and active travel, to make more efficient use of underutilised lands, and to avoid the inappropriate extension of services and utilities.	All SEOs			
GSO 2	To encourage and facilitate the development of the economic and tourism potential of towns in a manner that respects, builds on, protects and enhances the cultural, built heritage, natural heritage and local amenities of the town.	All SEOs			

		(+)	(-)	(+/-)	(0)
GSO 3	To ensure that the town centre is accessible to all members of the community, including people with mobility issues, the elderly and people with young children.	All SEOs			
GSO 4	To work with Irish Water and landowners on the “New Homes in Small Towns and Villages” initiative to augment the delivery of actions by Local Authorities, Irish Water, communities and other stakeholders in the provision of services and serviced sites to create “build your own home” opportunities within the existing footprint of rural settlements, to meet housing demand.	All SEOs			
GSO 5	To require proposals for new development to integrate with existing Green Infrastructure networks and contribute to the development and protection of overall Green Infrastructure assets.	All SEOs			
GSO 6	To use active land management measures, such as the Vacant Site Levy and Derelict Site Levy, to ensure the delivery of the projected housing units in the identified Town Centre Consolidation Sites and residential zoned lands in Tier II Self-Sustaining Growth Towns, as set out in the Core Strategy or any subsequent Town Centre Consolidation Sites identified over the lifetime of the plan.	All SEOs			
GSO 7	To promote and facilitate the delivery of multiple residential development in the identified Opportunity Sites for Tier III Self-Sustaining Towns or any subsequent Opportunity Sites identified over the lifetime of the plan.	All SEOs			
GSO 8	To ensure applications for development within the settlement boundaries on lands identified as flood risk areas including benefitting lands, shall be subject to a Specific Flood Risk Assessment and Justification Test, in accordance with the Planning System and Flood	All SEOs			

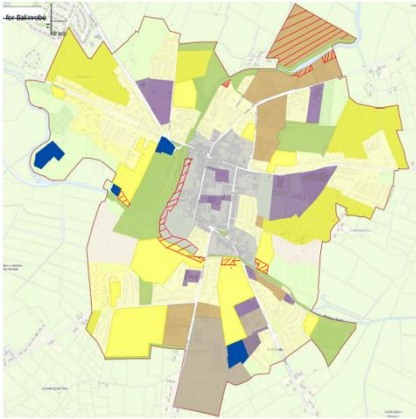

		(+)	(-)	(+/-)	(0)
	Risk Management – Guidelines for Planning Authorities, 2009 or any superseding guidelines and circulars.				
GSO 9	To facilitate, identify, support and secure a strategic footpath and cycleway network throughout the plan areas, as appropriate and as resources allow.	All SEOs			
GSO 10	To support and facilitate pedestrian mobility and safety in the town by introducing traffic calming measures and pedestrian crossings	All SEOs			
GSO 11	To Support and where possible, implement measures to create interpretative walking routes in and around the town, linking the town’s special features of built and natural heritage interest.	All SEOs			
GSO 12	To Develop the local economy by encouraging additional commercial businesses and industries and to promote the clustering of such industries on suitably zoned land in Tier II settlements and at appropriate locations within Tier II settlements	All SEOs			
GSO 13	To Protect the role of the town centre as the dominant retailing and commercial area.	All SEOs			
GSO 14	To Implement the land use zoning objectives in each Tier 2 settlement plans.	All SEOs			
GSO 15	To Utilise all available tools and mechanisms, including the Vacant Site Levy, in order to facilitate and encourage appropriate development on “Regeneration lands” shown on the maps titled “Residential & Regeneration Lands” which accompany each Tier 2 settlement plan.	All SEOs			
GSO 16	To actively provide or facilitate the provision/upgrade of identified infrastructural deficiencies in settlement plan areas.	All SEOs			

	(+)	(-)	(+/-)	(0)
As with the above policies, these objectives are consistent with all SEOS, they reflect the NPF objectives and NW RESS in terms of compact growth, serviced lands, place making through community development and enhancement and reuse of vacant and derelict lands. Development management and environmental protection policies in the draft CDP are identified as sufficient and appropriate to ensure adverse environmental effects are avoided at project level				

TIER 2 GROWTH STRATEGY TOWNS

BALLINROBE,

Ballinrobe	(+)	(-)	(+/-)	(0)
Environmental Profile				
<p>Ballinrobe town is situated along the main Galway to Castlebar road at the junction of the N84 National Secondary Road and the R334 Regional Road. The population of Ballinrobe has more than doubled in size (112.8%) over the last twenty years, from 1,309 persons in 1996 (Census figures) to 2,786 persons in 2016 (Census figures). Ballinrobe is the 5th largest settlement in Mayo, the 19th largest in the Western Region and the 124th largest in the State.</p> <p>The town has one of the highest concentrations of protected structures in the county. This reflects the historic significance of the town and the important role these buildings play in defining its character and identity. The town has a relatively compacted form framed around a central urban block, with existing residential areas generally located outside of the town centre core. Ballinrobe is served by the N84, R331 and R334 national and regional road network. The town is served by an existing municipal wastewater treatment plant (8,000PE) and a water supply from the Lough Mask Regional water supply scheme. There is sufficient capacity for the projected population increase as set out in the Core Strategy. The town also benefits from fibre optic broadband infrastructure (Metropolitan Area Network and VDSL broadband) and has a connection to the national gas grid. A dismantled railway line between runs between Ballinrobe and Claremorris, providing an opportunity to re-establish the line as a walking cycling route or as a spur of the Western Rail Corridor. Mayo County Council has carried out habitat mapping in Ballinrobe, which has informed the identification of Local Biodiversity Areas in the town, while an Action Plan has been prepared for Ballinrobe, aimed at conserving and enhancing the natural heritage of the town. The Bowers Walk is an important amenity for locals and visitors to Ballinrobe. This riverside walk stretches for approximately 3 kilometres along the River Robe starting at the bridge on Bridge Street towards Creagh Bridge and along the old towpath of the canal. There are 20 Natura 2000 sites within 15km from the town of Ballinrobe, the closest being Lough Carra/Mask Complex SAC (2.9km).</p>				
Landuse Zoning Ballinrobe				

Ballinrobe		(+)	(-)	(+/-)	(0)
		Land use zonings and area (ha)			
	Opportunity Site				
		PH1, 2 CH1-3 L1,2 AQ 3 AQ4 MA1, and 4			
<p>A site has been identified along Convent Road in Ballinrobe town centre which presents opportunity to increase population within the town centre in line with the Core Strategy. This two</p>					

Ballinrobe		(+)	(-)	(+/-)	(0)
<p>hectare site is strategically located to the east of the town centre. An indicative framework has been provided for the site to guide its potential development</p> <p>Area: The site area measures circa 2 ha.</p> <p>Site B: Lands at Cranmore House, 2.35 ha. No indicative development framework has been developed for Site B, owing to the presence of Cranmore House which is a Protected Structure (RPS No. 76). Any future development must prepare a site brief / masterplan for the proposed site and carefully consider the impacts in the Protected Structure.</p>					
BEP 1	To Promote the development of Ballinrobe as a driver of economic growth for the south region of county Mayo and fulfil its role as a designated Self-Sustaining Growth Town and support the potential for the creation of an Economic Growth Cluster in tandem with the towns of Ballyhaunis and Claremorris	PH1, 2 CH1-3 L1,2 AQ 3 AQ4 MA1, and 4		Other SEOS	
BEP 2	To Promote and support the re-development and refurbishment of Bridge Street/High Street whilst safeguarding the protected structures and their curtilages along the street.	PH1, 2 CH1-3 L1,2 AQ 3 AQ4 MA1, and 4		Other SEOS	
BEP 3	To Promote and support the appropriate refurbishment of Cranmore House and the Military Barracks for amenity and cultural purposes.	PH1, 2 CH1-3 L1,2 AQ 3 AQ4 MA1, and 4		Other SEOS	

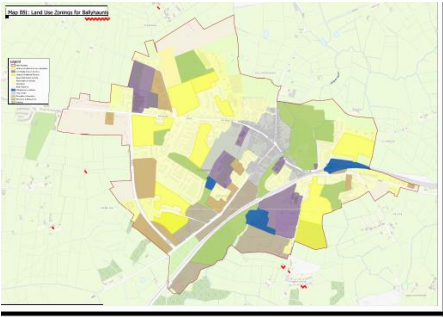
Ballinrobe		(+)	(-)	(+/-)	(0)
BEP 4	To Promote and support the re-establishment of the Ballinrobe to Claremorris dismantled railway line as a walking and cycling route or as a spur line of the Western Rail corridor.	PH1,2 MA4 AQ3, AQ4		Other SEOS	
BEP 5	To Promote and support the enhancement and extension of the Bowers Walk River walkway and safeguard the value of the river as an ecological “green corridor”. Riverside walkway provisions should be incorporated, where appropriate, into development proposals bounding the river.	BFF1, BFF3, BFF 5 PH1, 2 CH1-3, L1-3 MA4 AQ4		Other SEOS	
BEP 6	To promote and support the implementation of the projects listed within the Ballinrobe Public Realm Plan during the plan period, to improve attractiveness and permeability of the public realm.	BFF1, BFF3, BFF 5 PH1, 2 CH1-3, L1-3 MA4 AQ4		Other SEOS	
	Ballinrobe Objectives				
BEO 1	To Ensure infill development respects the unique height-to-width ratio with respect to building design in Ballinrobe town centre and maintain the existing sense of enclosure on town centre streets.	PH1, 2 CH1-3, L1-3 MA4 AQ4		Other SEOS	


Ballinrobe		(+)	(-)	(+/-)	(0)
BEO 2	To consider the designation in the town centre of an Architectural Conservation Area, including all or parts of Bowgate Street, Main Street, High Street/Bridge Street, Glebe Street and Abbey Street	BFF1, BFF3, BFF 5 PH1, 2 CH1-3, L1-3 MA4 AQ4		Other SEOS	
BEO 3	To Support and facilitate the development of the town centre consolidation site located to the rear of New Street/Convent Road for appropriate uses, as outlined in the land uses generally permitted on town centre consolidation sites in the Land Use Zoning Matrix, with pedestrian links to New Street/Convent Road.	BFF1, BFF3, BFF 5 PH1, 2 CH1-3, L1-3 MA4 AQ4		Other SEOS	
BEO 4	To Seek and encourage ways to make more use of the Cornmarket area, including making the area pedestrian and market-place friendly and encourage and support the provision of a weekly market in the Cornmarket area.	BFF1, BFF3, BFF 5 PH1, 2 CH1-3, L1-3 MA4 AQ4		Other SEOS	
BEO 5	To Protect the water quality and riparian zone of the rivers Robe and Bulkan. Any proposed developments adjacent to or close to watercourses shall be carefully assessed to ensure that there is no adverse impact to the water course, its riparian zone or to any waterbody into which it flows including potential effects associated with increased lighting.	PH1, 2 CH1-3, L1-3 MA4 AQ4		Other SEOS	

Ballinrobe		(+)	(-)	(+/-)	(0)
BEO 6	To Seek to make Tree Preservation Orders for the tree groups along the River Robe and important tree groups in the town.	All SEOs			
BEO 7	To encourage development in the town of Ballinrobe in accordance with the Land Use Zoning Map (Map BE1).	All SEOs			
BEO 8	To encourage and facilitate the re-use and regeneration of derelict land and buildings for retail and other town centre uses with due cognisance to the Sequential Approach prescribed in the Retail Planning Guidelines 2012. (Refer to Map BE2)	PH1, 2 CH1-3, L1-3 MA4 AQ4			
BEO 9	To use active land management measures, such as the vacant site levy and derelict site levy to ensure the delivery of the projected housing units for Ballinrobe, as set out in the Core Strategy, on town centre consolidation sites and residential zoned lands (Map BE3).	PH1, 2 CH1-3, L1-3 MA4 AQ4			
<p>SEA Comment:</p> <p>Positive long to medium term interactions relating to town centre use and revitalisation, in particular given the density of architectural features in the town. The interventions identified in the public realm plan are positive and long term positive direct interactions with PHH, CH, L SEOs. Indirect positive interactions relating to compact growth, enhanced public realm with accompanying interactions in terms of permeability, walkability and modal shift.</p> <p>Reuse of buildings also represents positive interactions with AQ SEOs through embedded carbon. For other SEOs, existing provisions in development management will apply. .Positive interactions broadly as outlined for the policy section; however additional measure recommended for BEO 5 to avoid adverse effects associated with potential increased illumination around watercourses Opportunity site A based on review of aerial photography comprises agricultural pasture with a hedgerow boundary to the east, south and a more fragmented hedgerow/treeline to the west. A treeline appears to present partly set back from the road. It is important for any development proposals to survey the hedgerows and integrate these linear habitat features as part of any development application.</p> <p>Given the proximity of a series of European Sites associated with water dependent habitats including turloughs, potential effects on emissions to surface and groundwater should be assessed as part of future development applications.</p>					

Ballinrobe	(+) (+)	(-) (-)	(+/-) (+/-)	(0) (0)
<p>AA Comment: 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.</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> <p>SFRA Comment: The Flood Zone extents have been reviewed and amended as far as possible, and this has informed the application of the sequential approach. The Flood Zones remain indicative and are still conservative and have been verified so as to inform zoning decisions.</p> <p>It is important that any new development adjacent to or within the Flood Zones is subject to a detailed Stage 3 FRA that quantifies the flood levels and risk and that the Development Management Justification Test is applied, where necessary.</p> <p>If extant permissions expire then any new planning application will need to conduct a Stage 3 Detailed FRA, likewise for any Extension of Duration application. If the application lapses and there is a Variation or new Draft CDP then the land should be assessed as undeveloped and the sequential approach applied when zoning.</p> <p>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.</p>				

BALLYHAUNIS

Ballyhaunis	(+)	(-)	(+/-)	(0)
<p style="text-align: center;">Environmental Profile</p> <p>Ballyhaunis is located in east Mayo at the intersection of the N60 and N83 national routes and within close proximity to a number of large urban centres such as Claremorris and Tuam. The town also lies on the Dublin-Westport railway line and provides a wide range of services and amenities to a significant rural hinterland.</p> <p>The population of Ballyhaunis has nearly doubled in size (84%) over the last twenty years, from 1,287 persons in 1996 (Census figures) to 2,366 persons in 2016 (Census figures). The town originally developed around the Augustinian Friary, which dates from 1348. The structure of the settlement is well defined with retail and commercial uses primarily located within its town core, and with educational, institutional and community uses generally located on the outskirts. Ballyhaunis is served by the N60 and N83 National Roads. The town also has direct rail links to Dublin, is located within twenty minute drive of Ireland West Airport Knock and has VDSL broadband (Very high-speed Digital Subscriber Line) available. Ballyhaunis is served by an existing municipal wastewater treatment plant (4,000PE) and a water supply from the Lough Mask regional water supply scheme. There is sufficient capacity in this infrastructure to cater for the projected population increase as set out in the Core Strategy. The number of people who walk to the place of work, study and other services in town is above the national average (9.3%). According to 2016 POWCAR, 15.71% of the daily population walk. However, use of cycling as a sustainable mode of travel is less than 1%, compared to the national average (3%). There are 10 Natura 2000 sites within 15km from the town of Ballyhaunis. River Moy SAC the nearest at 2.5km.</p>				
	Land use zonings and area (ha)			
<p>Ballyhaunis, to drive the delivery of quality housing, services and employment opportunities, in tandem with supporting social infrastructure. In this regard, four town centre consolidation sites have been</p>	PH1, 2 CH1-3		Other SEOs	

Ballyhaunis		(+)	(-)	(+/-)	(0)
<p>identified in the town. An indicative development framework has been provided for each site to guide developers.</p> <p>Site A: Lands east of Aisling Drive (Location: Lands east of Aisling Drive and West of St. Patricks Church, with access off Upper Main Street and St. Gerards Crescent. Area: The site area of c.4.69ha.</p> <p>Site B: Lands south of Consolidation Site 1 between Chapel Street and Clare Road south of Supervalu, with access off St. Gerard Crescent. Area: The site area of c.2.2 ha.</p> <p>Site C: Lands south of Barrack Street Location: Lands to the rear of MidWest Radio with access off Barrack Street. Area: The site area of c.0.42 ha.</p> <p>Site D: Lands east of Knox Street Lands east of Knox Street. Area: The site area of c.1.68 ha. Site specific mitigation recommended for Site D.</p> 		<p>L1,2 AQ 3 AQ4 MA1, and 4</p>			
BSP 1	<p>Promote the development of Ballyhaunis as a driver of economic growth for the southeast region of County Mayo and fulfil its role as a designated Self-Sustaining Growth Town and to further investigate the potential for the creation of an Economic Growth Cluster, in tandem with the towns of Ballinrobe and Claremorris</p>	All SEOs			
BSP 2	<p>Protect St. Mary's Abbey and its associated lands as one of the town's key tourist attractions.</p>				


Ballyhaunis		(+)	(-)	(+/-)	(0)
BSP 3	Promote and support the enhancement and extension of the Dalgan River walkway and to safeguard the value of the river as an ecological “green corridor”. Riverside walkway provisions should be incorporated, where appropriate, into development proposals bounding the river.	PH1, 2 CH1-3 L1,2 AQ 3 AQ4 MA1, and 4			
BSP 4	Promote the town’s strategic location in relation to Ireland West Airport Knock.				
	Objectives				
BSO 1	To Improve the attractiveness of the built fabric of the town centre, including the encouragement of appropriate redevelopment and renewal of vacant sites and buildings, in particular Knox St, and to ensure high architectural quality in all new developments	PH1, 2 CH1-3 L1,2 AQ 3 AQ4 MA1, and 4			
BSO 2	To Support and facilitate the development of the four identified town centre consolidation sites for appropriate uses, as outlined in the land uses generally permitted on town centre consolidation sites in the Land Use Zoning Matrix	PH1, 2 CH1-3 L1,2 AQ 3 AQ4 MA1, and 4			
BSO 3	To Continue to facilitate the further development of the Abbey Walk an amenity / recreation area in Ballyhaunis.	PH1, 2 CH1-3 L1,2			

Ballyhaunis		(+)	(-)	(+/-)	(0)
		AQ 3 AQ4 MA1, and 4			
BSO 4	To Provide a civic amenity facility in Ballyhaunis.	MA 1			
BSO 5	To Continue to encourage rail use as a sustainable mode of transport and to promote the upgrading of the rail services to the town and connecting bus services.	PH1, 2 CH1-3 L1,2 AQ 3 AQ4 MA1, and 4			
BSO 6	To Ensure the future protection of lands adjacent to the railway station from inappropriate development that could jeopardize the long-term viability and improvement of the transport facility.	PH1, 2 CH1-3 L1,2 AQ 3 AQ4 MA1, and 4			
BSO 7	To Protect the water quality and riparian zone of the Dalgan River and to encourage appropriate developments that enhance its landscape setting and public benefit.	W 1-2 PH1, 2 CH1-3 L1,2 AQ 3 AQ4 MA1, and 4			
BSO 8	To Facilitate the construction of the town's outer bypass.	PH1, 2		Other SEOS	

Ballyhaunis		(+)	(-)	(+/-)	(0)
BSO 9	To Ensure that the strategic importance, capacity and safe operation of the Knock Link Road is maintained by restricting the number of access points entering and exiting onto the road.	PH1, 2 CH1-3 L1,2 AQ 3 AQ4 MA1, and 4			
BEo 10	To encourage development in the town of Ballyhaunis in accordance with the Land Use Zoning Map (Map BS1).	All SEOs			
BEO 11	To encourage and facilitate the re-use and regeneration of derelict land and buildings for retail and other town centre uses with due cognisance to the Sequential Approach prescribed in the Retail Planning Guidelines 2012. (Refer to Map BS2	PH1, 2 CH1-3, L1-3 MA4 AQ4			
BEO 12	To use active land management measures, such as the vacant site levy and derelict site levy to ensure the delivery of the projected housing units for Ballyhaunis, as set out in the Core Strategy, on town centre consolidation sites and residential zoned lands (Map BS3).	PH1, 2 CH1-3, L1-3 MA4 AQ4			
<p>SEA Comment:</p> <p>Positive long to medium term interactions relating to town centre use and revitalisation, in particular given the density of architectural features in the town. The interventions identified in the public realm plan are positive and long term positive direct interactions with PHH, CH, L SEOs. Indirect positive interactions relating to compact growth, enhanced public realm with accompanying interactions in terms of permeability, walkability and modal shift.</p> <p>Reuse of buildings also represents positive interactions with AQ SEOs through embedded carbon.</p> <p>Opportunity Sites: Site A. this is a relatively large site, and although town centre is a greenfield site currently. Reviewing aerial photography, it appears to comprise pasture land with some intact hedgerows potentially scrub and a mature treeline near to St Patricks Church. Development applications should consider the ecological significance</p>					

Ballyhaunis	(+)	(-)	(+ / -)	(0)
<p>of these features, their potential use by commuting and foraging bats and be informed by ecological surveys, including bat surveys. Retention of these linear ecological features particularly those identified as ecologically important should inform any development proposals.</p> <p>Site B' a review of aerial photography indicates the habitat here is grassland, unbounded by any hedgerows or treelines.</p> <p>Site C: A review of aerial photography indicates this site is grassland, potential recently disturbed with ruderal growth. A small concrete shed is present on the edge of this small site.</p> <p>Site D: A review of aerial photography indicates the presence of mature woodland west of the site facing the River Dargan. Based on a review of aerial photography, within the subject lands there is some riparian vegetation and treelines associated with the River Dargan. At the southern part of this site, at the backlands there appears to be mature trees/scrub. This increases the overall environmental significance of this Opportunity Site with the following measures recommended:</p> <p>Ecological Impact Assessment to inform development to identify the habitats on these lands, and the development of an appropriate buffer for the River Dargan. Blue and green infrastructure measures should inform any detailed design. The potential effects of development on species including bats, otters and birds using these lands should be assessed. These 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>Regarding BSO 8 (outer bypass)- an emerging preferred route was identified in 2009 and scheme is currently suspended but MCC will retain route alignment. This will be subject to further environmental assessments and detailed designs in the future.</p> <p>For other SEOs, existing provisions in development management will apply</p> <p>AA comment: 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 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> <p>SFRA comment: It is important that any new development adjacent to or within the Flood Zones is subject to a detailed Stage 3 FRA that quantifies the flood levels and risk and that the Development Management Justification Test is applied, where necessary. The consideration of residual risk (culvert blockage) is important.</p> <p>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.</p>				

Béal an Mhuirthead	(+) (+)	(-) (-)	(+/-) (+/-)	(0) (0)
<p>Environmental Profile</p> <p>Béal an Mhuirthead is a coastal Gaeltacht town located in northwest Mayo, between Broadhaven Bay and Blacksod Bay at the entrance to the Mullet Peninsula. The town is situated along the Wild Atlantic Way and is well located for easy access to some of the most scenic areas in Ireland. The town is situated approximately 62km west of Ballina and 75km to the north-west of Castlebar. The population of Béal an Mhuirthead has marginally increased over the last twenty years, from 954 persons in 1996 (Census figures) to 1,019 persons in 2016 (Census figures) Béal an Mhuirthead is located in the Westport-Belmullet Municipal District. The town is recognised as the main service centre for the North West of Mayo. The function of Béal an Mhuirthead is to provide local residential, retail, services and community facilities to residents and the wider dispersed, rural hinterland. The town is also a designated Gaeltacht Service Town and the largest settlement within the Mayo Gaeltacht. Opportunity exists to increase the population of the town and enhance jobs and services, by consolidating growth within the existing urban footprint Béal an Mhuirthead is located in the Westport-Belmullet Municipal District. The town is recognised as the main service centre for the North West of Mayo. The function of Béal an Mhuirthead is to provide local residential, retail, services and community facilities to residents and the wider dispersed, rural hinterland. The town is also a designated Gaeltacht Service Town and the largest settlement within the Mayo Gaeltacht. Opportunity exists to increase the population of the town and enhance jobs and services, by consolidating growth within the existing urban footprint</p> <p>There are two protected structures in Belmullet, namely Tallagh House and the Church of Ireland, however, there are many more structures included in the NIAH, all of which contribute to the sense of place and character of the town. Mayo County Council have also identified Local Biodiversity Areas within the plan area of the town.</p> <p>Béal an Mhuirthead due to its scenic and coastal location, is a popular tourist destination. The town was also awarded Tourism Destination Town Status by Fáilte Ireland. There are numerous Blue Flag beaches within the area. A strong tradition of fishing prevails and Béal an Mhuirthead Harbour is a focal point for visiting fishermen and locals alike. This plan seeks to encourage appropriate development within the town to facilitate and support its tourism potential. The private car is the primary mode of transport at 79.14%, which is substantially above the national average (61.40%). In terms of public transport, less than 1% use public transport, which can be attributed to the geographical location of the Béal an Mhuirthead in northwest. The town is located on the daily bus route between Belmullet and Ballina and private bus operators and a local community bus service operated by the Mayo Link also serve the town and the surrounding hinterlands. The County Council is keen to promote and support the development of public transport initiatives in keeping with the principles of Smarter Travel. The number of people who walk to their place of work, study and other services in town is above the national average (9.07%). There are 11 Natura 2000 sites within 15km from the town of Belmullet and the town is within the following European Sites – Broadhaven Bay SAC, Mullet/Blacksod Bay Complex SAC and Blacksod Bay/Broadhaven SPA.</p>				

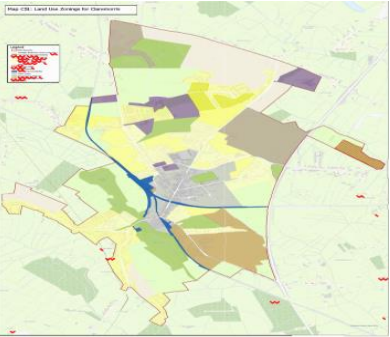
Béal an Mhuirthead		(+)	(-)	(+/-)	(0)
		Land use zonings and area (ha)33			
<p>SITE A Greenfield site (c.0.31ha.) off Main Street towards western end of settlement</p> <p>Site B: Site B: Brownfiled infill site (c0.10ha.) located in between American Street and Chapel Street. Mixed use</p> <p>Site C: Brownfield site (0.61ha.) located in between Bridge Road Cúirt Na Canála. Potential suitable uses for residential/ Camping and Caravan Park.- mitigation measures recommended.</p> 		PH1, 2 CH1-3 L1,2 AQ 3 AQ4 MA1, and 4		Other SEOS	
BTP 1	To Promote the development of Béal an Mhuiread as a driver of economic growth for the Erris region and fulfil its role as a designated Self-Sustaining Growth Town.	All SEOS			


Béal an Mhuirthead		(+)	(-)	(+/-)	(0)
BTP 2	To Strengthen and protect the linguistic heritage of the town and to promote use of the Irish language in the public realm through signage and other measures throughout the town centre area.	PHH1,2 CH1-3 L1			Other SEOs
BTP 3	To Support the provision of a swimming pool in Béal an Mhuirthead through public private partnership, assistance to a private promoter or any other means.	PH1, 2		Other SEOs	
BTP 4	To Support community-led development, where appropriate, including the implementation of Community Action Plan for Belmullet (2019-2024) or any amended or superseding Community Futures Plan for the town.	All SEOs		Other SEOs	
	Objectives				
BTO 1	To work with local agencies, in particular Údarás na Gaeltachta, to encourage the development and growth of Béal an Mhuirthead as an employment centre for the wider rural area.	PH1, Ph2		Other SEOs	
BTO 2	Prioritise the construction of a civic amenity site in Béal an Mhuirthead.	Ma1, MA2		Other SEOs	
BTO 3	Create a more pedestrian friendly environment in the town centre of Béal an Mhuirthead.	PH1, 2 CH1-3 L1,2 AQ 3 AQ4 MA1, and 4		Other SEOs	
	To support and facilitate the development of the three identified town centre consolidation sites in Béal an Mhuirthead for appropriate uses, as outlined in Section 12.6.11, and as generally permitted on town centre consolidation sites in the Land Use Zoning Matrix.	PH1, 2 CH1-3			

Béal an Mhuirthead		(+)	(-)	(+/-)	(0)
		L1,2 AQ 3 AQ4 MA1, and 4			
	To encourage development in the town of Béal an Mhuirthead in accordance with the Land Use Zoning Map (Map BT1).	All sEOs			
	To encourage and facilitate the re-use and regeneration of derelict land and buildings for retail and other town centre uses with due cognisance to the Sequential Approach prescribed in the Retail Planning Guidelines 2012. (Refer to Map BT2)	PH1, 2 CH1-3 Sg2 L1,2 AQ 3 AQ4 MA1, and 4			
	To use active land management measures, such as the vacant site levy and derelict site levy to ensure the delivery of the projected housing units for Béal an Mhuirthead, as set out in the Core Strategy, on town centre consolidation sites and residential zoned lands (Map BT3).	PH1, 2 CH1-3 L1,2 AQ 3 AQ4 MA1, and 4			
<p>SEA Comment:</p> <p>Economic activity and aligned with Gaeltacht areas are an important consideration in relation to PHH and CH SEOs as well as longer term population and demographic considerations.</p> <p>Opportunity sites</p> <p>For all sites ,consideration and application of site specific flood risk assessment and consideration of emissions to surface and groundwater in light of the towns proximity to European Sites.</p> <p>Site A, and Site B – greenfield, ensure retention of hedgerows present, Site b- brownfield.</p> <p>Site C: review of aerial photography indicates mix of built land and grassland. Proximity to beach and water appropriate development (potential camping site). Consideration of SUDs and nature based solutions should be part of any landscaping detail with future development applications</p>					

Béal an Mhuirthead	(+) (+)	(-) (-)	(+/-) (+/-)	(0) (0)
<p>AA comment:</p> <p>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> <p>SFRA Comment:</p> <p>Risk is generally low and can 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.</p>				

CLAREMORRIS

Claremorris	(+)	(-)	(+/-)	(0)
<p>Environmental Profile</p> <p>Claremorris is located in southeast Mayo at the intersection of the N17 and N60 national routes and within close proximity to a number of large urban centres such as Castlebar, Ballinrobe, Ballyhaunis and Tuam. The town also lies on the Dublin-Westport railway line and provides a wide range of services and amenities to a significant rural hinterland. It is located within a thirty-minute drive of Ireland West Airport Knock and has fibre optic broadband infrastructure (Metropolitan Area Network) available. Claremorris is served by an existing municipal wastewater treatment plant (5,333PE) and has a water supply from the Lough Mask regional water supply scheme. Works by Irish Water to increase the capacity of the municipal wastewater treatment plant (7,900PE) are expected to be completed in 2023, which will provide sufficient capacity for the projected population increase, as set out in the Core Strategy. The population of Claremorris has nearly doubled in size (92%) over the last twenty years, from 1,914 persons in 1996 (Census figures) to 3,687 persons in 2016 (Census figures). The town was founded during the late 17th century and early 18th century. The basic linear pattern of the town with its distinctive market square around which the town has grown was already established by the late eighteenth century. The opening of the railway in 1863 strengthened the role of Claremorris and the railway heritage of this era is a distinctive feature of the town.</p> <p>It is envisioned that Claremorris, along with the Ballyhaunis and Ballinrobe can form a Growth Cluster in South Mayo to harness their combined strengths to contribute towards the consolidation of the Atlantic Economic Corridor. Located to the south of the town are the Clare and Mayfield Loughs and the looped walk at McMahan Park, which constitute valuable natural amenities and visitor attractions for the town. The built heritage of the town is best reflected in the linear street pattern leading to the central square which gives the town its market town atmosphere. There are a number of protected structures (RPS) and historic structures of significance (NIAH) in the town, which greatly contribute to the urban structure and sense of place in the town. The recent development of McMahan Park Loop Walk around Mayfield and Clare Loughs has significantly enhanced the public amenity provision in Claremorris. Habitat mapping and a local Biodiversity Action Plan have been completed for Claremorris, which identifies areas of local biodiversity importance in the town. The attractiveness and potential of Claremorris as a standalone tourist destination and as a base from which to further explore the wider region has developed significantly in the recent years. The recently constructed hotels in the town and the development of the McMahan Loop Walk have been a success in attracting visitors and raising the tourism profile of Claremorris and this strategy aims to consolidate and build on this success.</p>				
	<p>Land use zonings and area (ha)</p>			

Claremorris		(+)	(-)	(+/-)	(0)
<p>The redevelopment of these sites presents an opportunity to contribute to Claremorris’s rejuvenation and revitalisation and to the overall improvement of the public realm and visual amenity. An indicative framework has been provided to guide the appropriate development of each site.</p> <p>Site A: West of Western Rail Corridor. Site B: East of Western Rail Corridor. Site C: Infill site at junction of Station Road and New Link Road</p> <p>Site D: Infill site on new link road and to the rear of Mount Street. Site E: Site between Mount Street and Dalton Street</p>					
		PH1, 2 CH1-3 L1,2 AQ 3 AQ4 MA1, and 4		Other SEOs	
CSP 1	To promote the development of Claremorris as a driver of economic growth for the southeast region and fulfil its role as a designated Self-Sustaining Growth Town and to further investigate the potential for the creation of an Economic Growth Cluster in tandem with the towns of Ballinrobe and Ballyhaunis	All SEOs			
CSP 2	To support and promote the development potential of Claremorris as a transportation hub given its trans-nodal infrastructural location and siting along the Atlantic Economic Corridor	PH1, 2 AQ 3 AQ4 MA1, and 4		Other SEOs	

Claremorris		(+)	(-)	(+/-)	(0)
CSP 3	To support the reinstatement of the Western Rail Corridor, in particular to actively seek and promote the re-opening of the Claremorris-Galway rail link as well as a link to Sligo and to safeguard and protect these potential rail links from redevelopment for non-transport related purposes, in order not to preclude their future uses as an operational transportation network.	PH1, 2 AQ 3 AQ4 MA1, and 4		Other SEOs	
CSP 4	To support the development of Claremorris station for passenger and freight services and as a distribution depot.	PH1, 2 AQ 3 AQ4 MA1, and 4		Other SEOs	
CSP 5	To support and develop Claremorris as a low carbon town, in conjunction with relevant stakeholders, including Claremorris and Western District Energy Co-Operative	PH1, 2 CH1-3L1,2AQ 3 AQ4 MA1, 4		Other SEOs	
	Claremorris Settlement Plan Objectives				
CSO 1	To develop an attractive, serviced industrial land bank to the north of the inner relief road, on lands zoned for industrial development (refer to Map xxx), suitable for a range of high class and environmentally acceptable business and technology / industrial park type developments.	PH1, 2CH1-3 L1,2AQ 3 AQ4 MA1, and 4		Other SEOs	
CSO 2	To continue to facilitate the further development of the Mayfield Lough and McMahon Park as an amenity / recreation area in Claremorris	PH1, 2CH1-3 L1,2AQ 3 AQ4 MA1, and 4		Other SEOs	
CSO 3	To provide a civic amenity facility in Claremorris.	MA1 MA2			
CSO 4	To examine the feasibility of, with the aim of constructing, the following road projects within the plan area:			All SEOs	

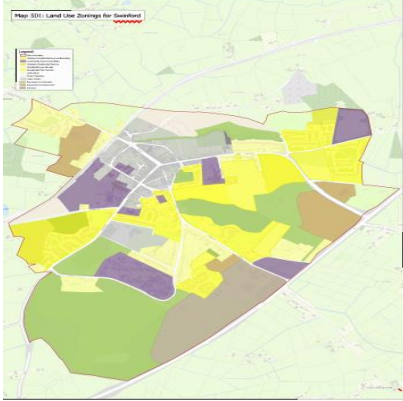
Claremorris		(+)	(-)	(+/-)	(0)
	<p>(i) construction of an inner relief road from the N60 to the old N17</p> <p>(ii) construction of a link road from the L-5572-0 (Cloonconner Road) to the old N17 Claremorris/Ballindine Road, with the intention of extinguishing the vehicular right of way on the Cloonconner Road to/from the N17 By-Pass</p> <p>The above road projects will be subject to the normal planning and environmental considerations, including an assessment in accordance with Article 6 of the EU Habitats Directive, as appropriate.</p>				
CSO 5	To safeguard and protect the Claremorris By-Pass from development for non-infrastructure related purposes that would prejudice its future use as part of the Western Infrastructural Corridor	PH1		Other SEOs	
CSO 6	To protect, maintain and enhance, in conjunction with the relevant agencies, the conservation value of Mayfield and Clare Loughs, their associated wetland habitats and rich diversity of plant and animal species and the extent, quality and connectivity of associated surface waters and wetlands as well as to promote the educational role of the lakes.	BFF1-5 W1, W2 L1-2CH1-3 PH1, 2SG2			
CSO 7	To protect and enhance the conservation value of the disused railway lines in the town and their setting / margins as wildlife habitats and corridors notwithstanding that such disused railway lines may be developed at some future date as part of the County's infrastructure / greenway network, in a manner that has regard to their inherent conservation value.	BFF1, BFF3, BFF5 PH1, 2 AQ1 AW3,4 L2 MA4			
CSO 8	To protect and enhance the conservation value of the disused railway lines in the town and their setting / margins as wildlife habitats and corridors notwithstanding that such disused railway lines may be developed at some future date as part of the County's infrastructure /	All SEOs			


Claremorris		(+)	(-)	(+/-)	(0)
	greenway network, in a manner that has regard to their inherent conservation value.				
CSO 9	To comply with the requirements of the objectives in the Economic Development Chapter of this Plan regarding Seveso II site 'Calor Gas Teo'.	PH1, 2			
	To encourage development in the town of Claremorris in accordance with the Land Use Zoning Map (Map CS1).	All SEOs			
	To encourage and facilitate the re-use and regeneration of derelict land and buildings for retail and other town centre uses with due cognisance to the Sequential Approach prescribed in the Retail Planning Guidelines 2012. (Refer to Map CS2)	PH1, 2CH1-3 L1,2AQ 3 AQ4 MA1, and 4			
	To use active land management measures, such as the vacant site levy and derelict site levy to ensure the delivery of the projected housing units for Claremorris, as set out in the Core Strategy, on town centre consolidation sites and residential zoned lands (Map CS3).	PH1, 2CH1-3 L1,2AQ 3 AQ4 MA1, and 4			
<p>SEA comment:</p> <p>CSO 4 relating to feasibility of a number of road schemes is identified as uncertain to SEOs being mitigated as in the absence of routes or alignments identified effects is problematic. Negative effects relating to AQ and MA SEOs if road schemes result in increasing private car transport with accompanying adverse effects at local level relating to permeability, potential localised air quality and human health. Positive long to medium term interactions relating to town centre use and revitalisation, in particular given the clusters of architectural features in the town. The interventions identified in the public realm plan are positive and long term positive direct interactions with PHH, CH, L SEOs. Indirect positive interactions relating to compact growth, enhanced public realm with accompanying interactions in terms of permeability, walkability and modal shift. Reuse of buildings also represents positive interactions with AQ SEOs through embedded carbon. For other SEOs, existing provisions in development management will apply.</p> <p>Opportunity Sites:</p> <p>The Biodiversity mapping for Claremorris should help inform the development of these sites as relevant.</p> <p>Site A: From a review of aerial photography this indicates habitats of grassland primarily.</p>					

Claremorris	(+) (+)	(-) (-)	(+/-) (+/-)	(0) (0)
<p>Site B: similar to site A, however from aerial photography review, this site appears to have more intact hedgerows/treelines. These should be surveyed and retained as part of development proposals.</p> <p>Site D and E: From a review of aerial photography these indicate primarily greenfield infill sites. However, for Site D the southern boundary supports what appears to be mature trees/scrub. These 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>Site E: this site also includes a mature treeline east-west and another shorter treeline/hedgerow towards the southwestern boundary. These 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>Site F: Another infill town centre site, however this also supports mature hedgerow/treeline based on aerial photography. In addition, there appears to be a number of old sheds on the northern boundary. These should be subject to ecological surveys and retained/integrated into development proposals to provide a local green infrastructure measure and contribution to local character. Bat survey should be carried out on the older buildings to determine use of these as roosting sites for bats.</p> <p>AA comment: 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.</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 comment</p> <p>The River Deel (Crossmolina) Flood Relief Scheme was initiated in 2012 following on from a “Feasibility Report on the Crossmolina Flooding Problem” carried out by OPW in January 2012 and with significant historic flooding in the area. The proposed flood scheme for the River Deel is a diversion channel upstream of the town with a capacity of 110 cumec, which will redirect flood waters away from the town, directly to the flood plains of Lough Conn. The scheme will be designed to cater for the 1% Annual Exceedance Probability (AEP) flood event (also known as the 100-year flood event), but will also cater for a larger flood event as the diversion channel has additional capacity. This will safeguard against flooding associated with potential future climate change that could increase the size of the 100-year flood event. Construction of the scheme is scheduled to take place in late 2020.</p> <p>As per Flood Risk Policy INO18 any new development adjacent to the arterial drainage channels should liaise with the OPW regarding the riparian strip either side of the channel. Any such development should also complete a Stage 3 FRA that specifically quantifies water levels and risk.</p> <p>Risk can 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</p>				

SWINFORD

Swinford	(+)	(-)	(+/-)	(0)
<p>Environmental Profile</p> <p>Swinford is located in east Mayo adjacent to the intersection of the N5 and N26 national routes, on a tributary of the River Moy, the Derryonan River which runs through the town. The N5 lies to the south and the N26 runs through the centre and the town is located less than 30km northeast and southeast of Castlebar and Ballina, respectively. Swinford is also located along the disused Western Rail Corridor.</p> <p>The population of Swinford has marginally increased over the last twenty years, from 1,386 persons in 1996 (Census figures) to 1,394 persons in 2016 (Census figures). Nevertheless, the population of the town has decreased by 7% since 2006, where the population stood at 1,507 persons (Census figures). The urban fabric of Swinford is historically rich, including key buildings which have been conserved and maintained for modern uses. Swinford is served by the N5 and N26 national roads. The town also has direct rail links to Dublin, is located within fifteen-minute drive of Ireland West Airport Knock and has VDSL broadband (Very high-speed Digital Subscriber Line) available. Swinford is served by an existing municipal wastewater treatment plant (6,500PE) and a public water supply sourced from the Carrowcanada Spring. There is sufficient capacity in this infrastructure to cater for the projected population increase as set out in the Core Strategy. Swinford has been selected as a location for the provision of free outdoor public Wi-Fi hotspots under the European Commission Wifi4EU scheme. This will provide free Wi-Fi for visitors and local residents in the town and hinterland, helping to bring about a digitally connected Mayo.</p> <p>There are a number of protected structures (RPS) and historic structures of significance (NIAH) in the town, which greatly contribute to the urban structure and sense of place. The protection, promotion and enhancement of the built and natural heritage of the town and its immediate environs is promoted in this plan. This includes the enhancement of features and areas considered unique and important and the protection of watercourses, while enhancing the accessibility and amenity value of same. These are measures which will also increase the tourist potential of the area. Mayo County Council have also identified local biodiversity areas in Swinford and has recently prepared a Local Biodiversity Area Plan for the town,. Swinford is renowned for its fishing waters in particular the Callow lakes which yield excellent brown trout. Brabazon Woodlands is an important amenity for the residents and visitors to the town. The number of people who walk to the place of work, study and other services in town is below the national average (9.07%). According to 2016 POWCAR, 8.53% of the daily population walk. The historically rich urban fabric in the centre of Swinford defines the existing character of the town, with wide main streets and an abundance of impressive two and three storey buildings, albeit with significant levels of vacancy and dereliction. The vernacular architecture also makes a strong contribution to the character of the streetscapes and adds to a sense of place in the town. An objective of this plan is the preparation of a public realm plan for Swinford over the lifetime of the plan. A main priority of the plan is the sympathetic regeneration and reoccupation of the derelict sites and buildings in the town centre. There are 4 Natura 2000 sites within 15km from the town of Swinford River Moy SAC the closest at 2.1km</p>				

Swinford		(+)	(-)	(+/-)	(0)
					
<p>Six Town Centre Consolidation Sites have been identified for comprehensive redevelopment or refurbishment over the lifetime of the plan. The redevelopment of these sites presents a significant opportunity to rejuvenate and revitalise Swinford town centre and make it desirable to live, work and invest. An indicative framework has been provided to guide the appropriate development of each site.</p> <p>Site A: Glebe House and adjoining lands off Main Street. Site B: Part of rear garden of Glebe House. Site C: Lands off Station Road adjoining the WRC. Site D: Lands off Brookfield Avenue</p> <p>Site E: Lands off Brookfield Avenue and Rivergarden. Site F: Pound Lane</p>	<p>PH1, 2 CH1-3 L1,2 AQ 3 AQ4 MA1, and 4</p>				

Swinford		(+)	(-)	(+/-)	(0)
					
	SDP 1 To promote the development of Swinford as a driver of economic growth for the east region of Mayo and fulfil its role as a designated Self-Sustaining Growth Town.	All SEOs			
	SDP 2 To support and promote the reinstatement of the Western Rail Corridor.	PH1, 2 AQ 2,3 AQ4 and 4		Other SEOs	
	SDP 3 Support community-led developments, where appropriate, including the implementation of Community Action Plan for Swinford (2013-2018) or any amended or superseding Community Futures Plan for the town.	All SEOs			
Swinford Settlement Plan Objectives					
	SDO 1 To protect and enhance existing amenity facilities in Swinford, particularly the golf course, tennis courts, Amenity Park and Brabazon Woods	PH1, 2			All other SEOs
	SDO 2 To protect and enhance areas considered unique and important in the town such as the Courthouse, the Famine Graveyard and Church of Ireland Graveyard, the Church, the Railway Bridge, the Signal Box and the Water Tower	PH1, 2 CH1 -3 L1,2 SG 1		Other SEOs	

Swinford		(+)	(-)	(+/-)	(0)
	SDO 3 To develop the local economy by encouraging additional healthcare and pharmaceutical industries in the town and to promote the clustering of such industries on suitably zoned land.	PH1,2		Other SEOs	
	SDO 6 To ensure infill development respects the unique height-to-ratio building design in Swinford town centre along Market Street and Main Street	PH1, 2 CH1-3 L1,2 AQ 3 AQ4 MA1, and 4		Other SEIs	
	SDO 7 To protect the Spaddagh and Derryronan Rivers and all water courses and surface waters within the area, their water quality, ecology and function as ecological corridors, in this regard developers are required to show that any proposed development in the town will not adversely affect the integrity of the River Moy candidate Special Area of Conservation.	BFF1-5, W1-5 L1 PH1, PH2			
	SDO 8 To develop and maintain a pedestrian access to Pound Street car park from the town centre	PH1 MA4			
	SDO 9 To examine the feasibility of enhancing the link between the town centre and the Tesco development site.				All SEOs
	SDO 10 To support and facilitate the local community in measures to commemorate Swinford 2050 including oak tree planting on site to the rear of the former vocational school.	PH1, 2 BFF1, BFF3			
	SDO 11 Support and facilitate the development of the five identified town centre consolidation sites for appropriate uses, as outlined in the land uses generally permitted on town centre consolidation sites in the Land Use Zoning Matrix	PH1, 2 CH1-3 L1,2 AQ 3 AQ4 MA1, and 4		Other SEOs	

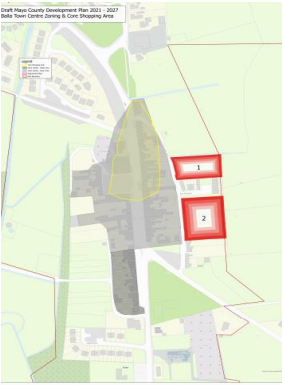
Swinford		(+)	(-)	(+/-)	(0)
SDO 10	To encourage development in the town of Swinford in accordance with the Land Use Zoning Map (Map SD1)	All SEOs		Other SEOs	
SDO 11	To encourage and facilitate the re-use and regeneration of derelict land and buildings for retail and other town centre uses with due cognisance to the Sequential Approach prescribed in the Retail Planning Guidelines 2012. (Refer to Map SD2)	PH1, 2CH1-3 L1,2AQ 3 AQ4 MA1, and 4		Other SEOs	
SDO 12	To use active land management measures, such as the vacant site levy and derelict site levy to ensure the delivery of the projected housing units for Swinford, as set out in the Core Strategy, on town centre consolidation sites and residential zoned lands (Map SD3)	PH1, 2CH1-3 L1,2AQ 3 AQ4 MA1, and 4		Other SEOs	
<p>SEA Comment:</p> <p>Positive long to medium term interactions relating to town centre use and revitalisation. The interventions identified in the public realm plan are positive and long term positive direct interactions with PHH, CH, L SEOs. Indirect positive interactions relating to compact growth, enhanced public realm with accompanying interactions in terms of permeability, walkability and modal shift. Reuse of buildings also represents positive interactions with AQ SEOs through embedded carbon. Support for community planning, and actions such oak tree planting are consistent with PHH SEOs and contribute indirectly in the medium term to community vitality and town centre viability.</p> <p>Site A, Site B Site D</p> <p>Theses appears to be backlands of houses, based on aerial photography with some mature trees present. These should be subject to survey, retained and integrated as appropriate</p> <p>Site C At the western part of this site, at the backlands there appears to be mature trees/scrub. This increases the overall environmental significance of this Opportunity Site. These 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>Site E: this relatively large, long site is adjacent to the town centre to the northeast. Based on aerial photography review, this is a greenfield site with an intact hedgerow/treeline pattern. Given its potential links to the wider agricultural landscape, these should be subject to ecological assessment and survey including bat surveys to determine their potential use by commuting and foraging bats.</p> <p>AA Comment:</p> <p>There are 4 Natura 2000 sites within 15km from the town of Swinford, the closest being the River Moy SAC at just over 2km. 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</p>					

Swinford	(+)	(-)	(+/-)	(0)
<p>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>SFRA comment:</p> <p>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>Risk can 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.</p>				

TIER III SETTLEMENTS (SELF-SUSTAINING TOWNS)


BALLA, CHARLESTOWN, CROSSMOLINA, FOXFORD, KILLALA, KILTIMAGH, KNOCK, LOUISBURG, NEWPORT

Tier III Settlements	(+)	(-)	(+/-)	(0)
<p>Balla -Environmental Profile</p> <p>The town of Balla is located on the N60 national route, approximately 13km southeast of Castlebar and northwest of Claremorris. Balla is the 14th largest settlement in Mayo. And the population of the town has more than doubled (143%) over the last twenty years, from 316 persons in 1996 (Census figures) to 769 persons in 2016 (Census figures). Balla was originally known as Ros-Dairbhreach, the Oak Grove, and got its present name in the 7th Century from its association with St. Cronin. The town has developed north of the railway line and station in a linear form along the N60, with one wide main street and a local road providing access east of Main Street. Balla maintains a village character, however, there have been a number of housing developments constructed on the northern outskirts of the town, towards Castlebar.</p> <p>The town is served by an existing municipal wastewater treatment plant (1,200PE) and a water supply from the Lough Mask Regional Public Water Scheme. There is sufficient capacity in this infrastructure to accommodate additional population increases in the town over the plan period. The town has high speed broadband and has been selected as a location for the provision of free outdoor public Wi-Fi hotspots under the European Commission Wifi4EU scheme. Balla's built heritage consists of its planned form, protected structures (2), NIAH structures (11), record monuments (12) and local vernacular buildings, all of which are reflective of the historical development, sense of place and character of the town. Mayo County Council have identified 'Local Biodiversity Areas' in the town, which includes a strategy for the management of local biodiversity. Balla is a base for many of Mayo's tourist assets and products, with the Balla Tower to Ballintubber Walk forming part of the Croagh Patrick Heritage Trail. Balla Tourlough SAC is east of the village, and River Moy SAC further west</p>				

Tier III Settlements	(+)	(-)	(+ / -)	(0)
<p>Landuse zonings assessment</p> <p>Likely Significant Effects of Landuse Zoning (Positive or negative taking into account the sensitivity or importance of the receiving environment)</p>	<p>PH1, 2</p> <p>CH1-3</p> <p>L1,2</p> <p>AQ 3 AQ4 MA1, and 4</p>		<p>Other SEOs</p>	
 <p><small>Draft Wick County Development Plan 2021 - 2027 Balla North Centre Zoning & Core Shaping Area</small></p>				
<p>BAP 1 Support community-led developments, where appropriate, including the implementation of Community Action Plan for Balla (2017-2022) or any amended or superseding Community Futures Plan for the town.</p>	<p>PH1, 2, CH1-3</p> <p>L1,2, AQ 3 AQ4 MA1, and 4</p>			
<p>Balla Settlement Plan Objectives</p>				
<p>BAO 1 Protect and enhance existing amenity areas/facilities in Balla, particularly the round tower, fair green, town park, and its sporting and recreational facilities.</p>	<p>PH1, 2, CH1-3</p> <p>L1,2, AQ 3 AQ4 MA1, and 4</p>			
<p>BAO 2 Protect the town park and encourage its enhancement through the Neighbourwood scheme (2017)</p>	<p>PH1, 2, CH1-3</p>			

Tier III Settlements	(+)	(-)	(+/-)	(0)
	L1,2 AQ 3 AQ4 MA1, and 4			
BAO 3 Support and facilitate pedestrian mobility and safety in the town by introducing traffic calming measures and pedestrian crossings.	PH1, 2, PH1-3 L1,2 AQ 3 AQ4 MA1, and 4			
BAO 4To encourage and facilitate the re-use and regeneration of derelict land and buildings for retail and other town centre uses with due cognisance to the Sequential Approach prescribed in the Retail Planning Guidelines 2012. (Refer to Map BA2)	PH1, 2, PH1-3 L1,2 AQ 3 AQ4 MA1, and 4			
BAO 5To support and facilitate the development of the two identified opportunity sites in Balla for residential development, as outlined in Section 12.9.10.	PH1, 2, PH1-3 L1,2 AQ 3 AQ4 MA1, and 4			
<p>SEA Comment</p> <p>Two sites have been identified along Elm Gardens Road to the east of Balla town centre which present opportunities to increase population within the town centre, in line with the Core Strategy (Chapter 2). The redevelopment of these sites presents potential to contribute to Ballas’s rejuvenation and revitalisation and to the overall improvement of the public realm and visual amenity of the area. A review of aerial photography indicates these are backland sites and habitats appear to be grassland, there does not appear to be an extensive or intact hedgerow or treeline presents on this these site. Should development be planned for these sites, the opportunity to enhance ecological connectivity through appropriate tree and hedge planting should be implemented.</p> <p>The other settlement plan objectives are consistent with key objectives of the MCDP and RESS such as compact growth, sense of place, public realm and permeability.</p> <p>These are identified as consistent with the SEOS, and application of development management, SEA, AA and SFRA mitigation measures and MCDP policies and objectives will ensure that significant environmental effects are avoided.</p> <p>AA Comment</p>	PH1, 2 CH1-3 L1,2 AQ 3 AQ4 MA1, and 4			

Tier III Settlements	(+)	(-)	(+ / -)	(0)
<p>There are 7 Natura 2000 sites within 15km from the town of Balla. As a result of Mayo CPD there is potential for Balla Turlough SAC and the Moy River SAC to be impacted via ground and air pathways due to the close vicinity of the Natura 2000 site. Development that may occur within Balla may cause increased pressure on wastewater treatment plants and during high levels of rainfall, failing domestic wastewater treatment systems could cause a combined impact upon Balla Turlough SAC and the River Moy SAC by causing changes in in water quality, a key indicator of the conservation value of the site. 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.</p> <p>SFRA Comment</p> <p>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>Risk can 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.</p>				
Charlestown				
<p>Environmental Profile</p> <p>Charlestown is located in northeast Mayo, adjacent to the N17 and N5 national routes and on the Mayo/Sligo border. It is situated approximately 50km northeast of Castlebar, approximately 9km north of Ireland West Airport Knock (IWAK). and is linked to Bellaghy to the north, which is in County Sligo. Charlestown is the 11th largest settlement in Mayo; however, this figure includes Bellaghy. The Charlestown labour catchment has a resident 'at work' population of 962, and a job to work ratio of 0.739. The population of the town has significantly increased (53%) over the last twenty years, from 675 persons in 1996 (Census figures) to 1,033 persons in 2016 (Census figures). The focus of the settlement plan is encouraging job creation and population growth within the built-up footprint of the town, combined with service provision and attracting investment into the town. Charlestown is the youngest town in County Mayo and dates back to 1846 when the first house was built on what was previously</p>				

Tier III Settlements	(+)	(-)	(+ / -)	(0)
<p>bog with stepping-stones to the town of Bellaghy. The structure of the town is well defined, with retail and commercial uses primarily located within its town core, and educational and other community uses generally on the outskirts. The strategic location of Charlestown along the AEC and near IWAK and its economic SDZ, presents opportunities in terms of population growth, enterprise and employment opportunities. Charlestown provides a range of services, social and community facilities, including a Garda station, library, outdoor swimming pool, Arts centre, town hall, post office, medical centre, pre-school, primary school, secondary school, Roman Catholic Church, retail outlets, restaurants and public houses. Charlestown also has numerous community, sporting and social clubs. Sports and recreational facilities in the town include the GAA club, Multi Use Games Area and children’s playground in the town park. A new municipal wastewater treatment plant (3,250PE) is planned for Charlestown with an expected completion date of 2020/2021, while Charlestown’s drinking water is sourced from a well at Tombohola outside the town. The town is located along the main daily bus routes between Ballina and Dublin Airport and Galway and Derry. A local community bus service operated by the Mayo Rural Link also serves the town and the surrounding hinterlands. The town is also located on the north-south axis of the disused Western Rail Corridor linking Mayo with Sligo. 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.</p> <p>Charlestown is a planned town with wide streets lending to the design and aesthetic of the town. The Mullaghanoe River is the main natural asset, which is part of the Moy SAC. Along the river there is an informal riverside walk. Charlestown is surrounded by a significant number of Protected Structures (2), Recorded Monuments (7) and Places Habitats and Ecological corridors. Knock Shrine, and Ireland West Airport Knock are in close proximity to Charlestown. A Community Futures Action Plan (2015-2020) has been prepared for Charlestown. The development strategy for Charlestown is to facilitate compact growth and re-population of the town core, together with providing a viable alternative to single rural housing within the surrounding countryside. Settlement patterns play a fundamental role in influencing how people travel, both the distances undertaken and the modal choice.</p>				
<p>Landuse zonings assessment</p> <p>Likely Significant Effects of Landuse Zoning (Positive or negative taking into account the sensitivity or importance of the receiving environment)</p> 	<p>PH1, 2 CH1-3 L1,2 AQ 3 AQ4 MA1, and 4</p>			

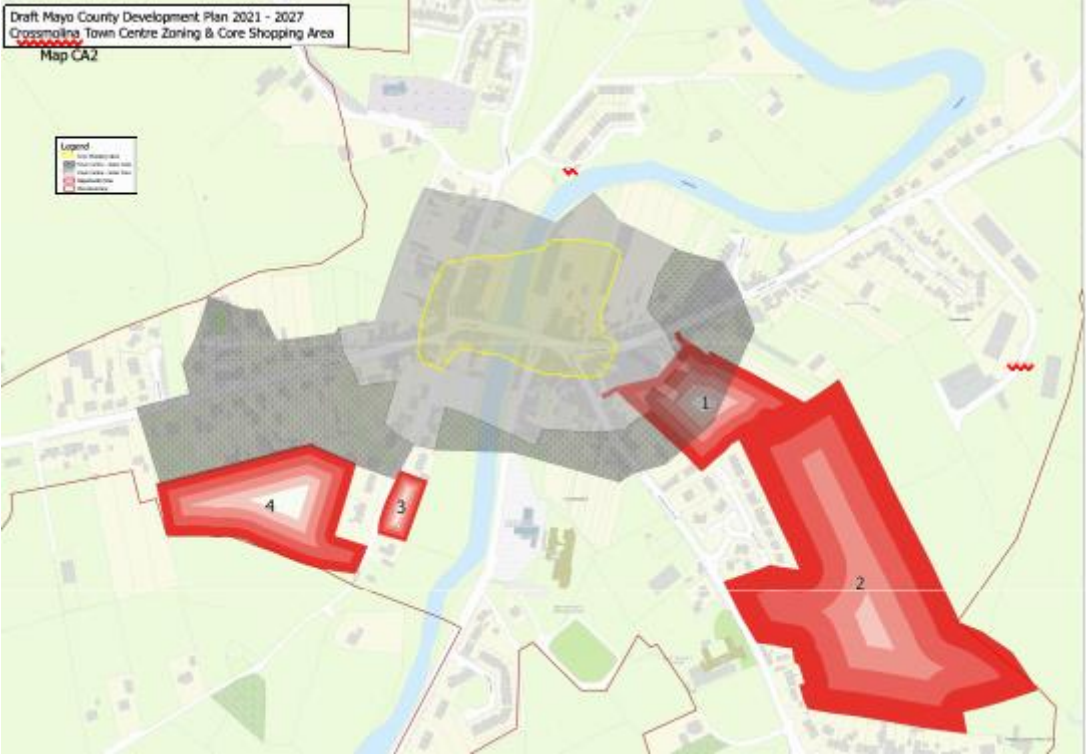
Tier III Settlements	(+)	(-)	(+/-)	(0)
Charlestown Policies				
CNP 1 Support community-led developments, where appropriate, including the implementation of Community Action Plan for Charlestown (2015-2020) or any amended or superseding Community Futures Plan for the town.	PH1, 2 CH1-3 L1,2 AQ 3 AQ4 MA1, and 4			
CNP 2 Promote and market Charlestown as an Enterprise Centre				
CNP 3 Support the reinstatement of the Western Rail Corridor, in particular actively seek and promote the re-opening of the Claremorris-Galway rail link, as well as a link to Sligo and to safeguard and protect these potential rail links from redevelopment for non-transport related purposes, in order not to preclude their future uses as an operational transportation network.	PH1, 2 CH1-3 L1,2,AQ 3 AQ4 MA1, and 4		Other SEOs	
Objectives				
CNO 1 Revitalise the town centre and encourage the redevelopment of the backland areas to the rear of Church Street and Main Street where it can be demonstrated the development will not have adverse effects on the integrity of the River Moy SAC.	PH1, 2, CH1-3 L1,2, AQ 3 AQ4 MA1, and 4			
CNO 2 Support and facilitate the construction of the N17 Knock to Collooney Atlantic Economic Corridor road project which includes the N17 Charlestown By-pass.			All SEOs	
CNO 3 Protect and enhance existing amenity facilities in Charlestown, particularly the fair green, bowling alley, football pitch and the river area.	All SEOs			
CNO 4 Protect and enhance areas considered unique and important in the town such as the church, the library, the Arts centre, the Town Hall, the railway line and railway station, Westpoint Business Centre and the health centre.	PH1, 2, CH1-3 L1,2, AQ 3 AQ4 MA1, and 4			

Tier III Settlements	(+)	(-)	(+/-)	(0)
CNO5 Secure sites for town centre parking.			All SEOs	
CNO 6 Protect the Mullaghanoe River as a salmonid status water course, and all water courses and surface waters within the area, their water quality, ecology and function as ecological corridors and as potential influences on the integrity of any Natura 2000 sites within an appropriate radial buffer zone	BFF 1 to 5 W1-3		Other SEOs	
CNO 7 Continue to work and co-operate with Sligo County Council to ensure that a coherent and consistent strategy continues to be applied for the overall development of the Charlestown- Bellaghy Area.	All SEOs			
CNO 8 Support local sports and community groups in delivering facilities, including the delivery of a new town park on a site identified adjacent to the Church.	PH1 PH2 Aq1 MA 5			
CNO 9 Improve and enhance the river walkway within the town and pedestrian linkages within the town.			All SEOs	
CNO 10 To encourage and facilitate the re-use and regeneration of derelict land and buildings for retail and other town centre uses with due cognisance to the Sequential Approach prescribed in the Retail Planning Guidelines 2012. (Refer to Map CN2)	. PH1, 2,CH1-3 L1,2,AQ 3 AQ4 MA1, and 4			
CNO 11 To support and facilitate the development of the two identified opportunity sites in Charlestown for residential development, as outlined in Section 12.10.10.	PH1, 2,CH1-3 L1,2,AQ 3 AQ4 MA1, and 4			
<p>SEA comment</p> <p>Two sites have been identified - Site 1 is located to the south of the town centre off the N17 at the rear of the Pine Grove residential estate. Site 2 is located to the south of Ballagh Street and fronts onto the N17 and 2 local roads. A review of aerial photography indicates that Site 1 includes grassland, built land and some mature trees and scrub at the eastern part of the lands, close to what appears to be an old outbuilding with corrugated roof. These features should be surveyed and retention of trees</p>				

Tier III Settlements	(+) (+)	(-) (-)	(+/-) (+/-)	(0) (0)
<p>should be part of development considerations. Bat survey is recommended on any old buildings that form part of this site.</p> <p>Site 2 comprises a large agricultural field, the southern boundary comprises a hedgerow and there may be some scrub emerging towards the north and eastern part of the site.</p> <p>The other settlement plan objectives are consistent with key objectives of the MCDP and RESS such as compact growth, sense of place, public realm and permeability.</p> <p>The upgrading of the WWTP will be required to ensure the town has capacity for wastewater treatment given the growth of the town over the past 20 years. As of 2016 population of the town was 1033. The town is on the Mayo/Sligo border and regard should be had to relevant measures in the Sligo CDP as appropriate. This is reflected in CNO7</p> <p>CNO 8 new town park should provide positive interactions at small scale should the application of measures in the All Ireland Pollinator Plan, and green and blue infrastructure measures inform the design of same.</p> <p>These are identified as consistent with the SEOS, and application of development management, SEA, AA and SFRA mitigation measures and MCDP policies and objectives will ensure that significant environmental effects are avoided.</p> <p>AA comment</p> <p>There are 10 Natura 2000 sites within 15km from the town of Charlestown. As a result of Mayo CPD there is potential for the River Moy SAC to be impacted via surface water, groundwater and land and air pathways due to the close vicinity of the site. QIs which could potentially be impacted include Otter, Salmon, Brook Lamprey and Sea Lamprey. 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.</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>				

Tier III Settlements	(+) (+)	(-) (-)	(+/-) (+/-)	(0) (0)
<p>SFRA comment</p> <p>As stipulated in the CFRAM management plan, the form and capacity of the existing river channels should not be altered and ensuring structures currently containing or diverting flows continue to do so. It will be necessary to apply the sequential approach and preserve Flood Zone A/B for water compatible use.</p> <p>Any new property within or adjacent to the Flood Zones, or near to a field drain should include a site specific Stage 3 FRA that specifically quantifies the water levels and climate change impacts. Risk can 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.</p>				
Crossmolina				
<p>Environmental Profile</p> <p>Crossmolina is situated on the Deel River, along the northern shores of Lough Conn, approximately 9 km west of Ballina. The town is located at the intersection of the N59 and the R315, a location from which there is ease of access to some of the most scenic places in Ireland, including Lough Conn, the Nephin Mountains and Ballycroy National Park. Crossmolina is the 2nd largest town in north Mayo and the 10th largest settlement in Mayo. The population of the town has marginally decreased (5.3%) over the last twenty years, from 1,103 persons in 1996 (Census figures) to 1,044 persons in 2016 (Census figures).</p> <p>Crossmolina derives its name from the Irish Crois Ui Mhaoiliona meaning “Cross of Mullany.” This name is said to be in memory of O’ Maolfhiona, a chieftain of the ancient rulers of Clan Fiachra.. In terms of form, the town has developed on both the eastern and western banks of the River Deel, resulting in a split urban core. The street layout of Crossmolina reflects the historical pattern of growth since the early 19th century configuration. This morphology is characterised by strong built edges and varying plot widths. In more recent times, the town has expanded in a linear form, along all approach roads, but most especially along the Ballina Road.</p> <p>Crossmolina is situated within the Ballina Municipal District. The town functions primarily as a service town and provides a range of services and facilities to meet the needs of the local population. Community services within and close to Crossmolina include a national school, two secondary schools. St. Tiernan’s College also provides adult education courses in the form of PLCs.</p> <p>Crossmolina is served by the N59 and R315 road network, which directly connects the town to the large urban centres of Ballina and Castlebar. It is served by an existing municipal wastewater treatment plant (3,150PE) and a water supply from the Lough Conn and Tobermore Well and there is sufficient capacity in this infrastructure, to accommodate additional population increases in the town over the plan period. The town has high speed broadband and has been selected as a location for the provision of free outdoor public Wi-Fi hotspots under the European Commission Wifi4EU scheme.. In recent times Crossmolina has come to national attention due to incidences of flooding and a Flood Relief Scheme by the OPW is currently planned for the town and will be constructed over the lifetime of the plan.</p>				

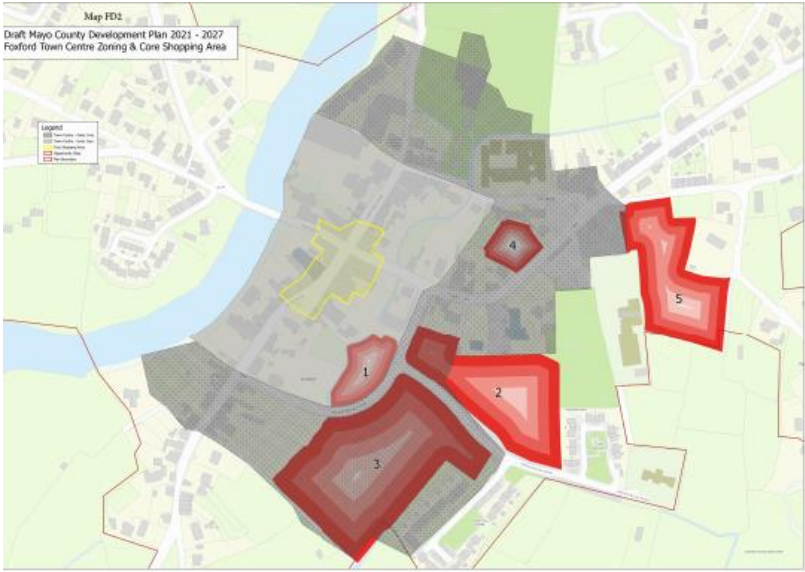
Tier III Settlements	(+)	(-)	(+ / -)	(0)
<p>There are two protected structures in Crossmolina, namely St. Tiernan’s Church and the Church of Ireland, however, there are many more structures included in the NIAH, all of which contribute to its sense of place and character. The town also has a rich industrial heritage as a result of its links with the former Bord na Mona peat fuelled power plant at Bellacorrick.. In terms of natural heritage, Mayo County Council have identified Local Biodiversity Areas within the plan area of the town and have set out a strategy for management of biodiversity at a local level. The new a linear park and boardwalk along the banks of the Deel is an important, local amenity. In terms of tourism, owing to its strategic location on the River Deel, proximity to Lough Conn, the Nephin Beg Mountain range, and the Erris Peninsula, Crossmolina has considerable potential for tourism development.</p>				
<p>Landuse zonings assessment</p> <p>Likely Significant Effects of Landuse Zoning (Positive or negative taking into account the sensitivity or importance of the receiving environment)</p> <p>Site A: Infill Site off “The Boreen”</p> <p>Site B: Infill site to rear of Fire Station</p>				

Tier III Settlements	(+) (+)	(-) (-)	(+/-) (+/-)	(0) (0)
				
<p>Crossmolina Settlement Plan Policies</p> <p>CAP 1 To investigate proposals for the enhancement of the public realm within the town core.</p>	<p>PH1, 2CH1-3 L1,2AQ 3 AQ4 MA1, and 4</p>		<p>Other SEOS</p>	
<p>CAP 2 Support community-led developments, where appropriate, including the implementation of Community Action Plan for Crossmolina (2015-2020) or any amended or superseding Community Futures Plan for the town.</p>	<p>PH1 PH2</p>			<p>Other SEOs</p>

Tier III Settlements	(+)	(-)	(+/-)	(0)
<p>Crossmolina Settlement Plan Objectives</p> <p>CAO 1 To retain and enhance the distinctive character and layout of Crossmolina town, which reflects the historical street pattern of growth since the early nineteenth century configuration and to promote this as part of the town's unique identity.</p>	<p>PH1, 2 CH1-3 L1, 2</p>		<p>Other SEOs</p>	
<p>CAO 2 To investigate the possible designation of built-up areas of special interest and importance in the town, such as an Architectural Conservation Areas (ACA).</p>	<p>PH1, 2CH1-3 L1, 2</p>			<p>Other SEOS</p>
<p>CAO 3 To support the local community in exploring the creation of a Cultural and Heritage Centre in the town, as resources permit.</p>	<p>PH1, 2CH1-3 L1, 2</p>			<p>Other SEOs</p>
<p>CAO 4 To support and facilitate the full implementation of the Office of Public Work's Flood Relief Scheme for Crossmolina.</p>			<p>All SEOS</p>	
<p>CAO 5 To sustain, enhance and consolidate the retail and services offer within the core areas of Crossmolina and harness and develop the potential of heritage and tourism assets.</p>	<p>PH1, 2 CH1-3 L1, 2</p>		<p>Other SEOs</p>	
<p>CAO 6To encourage and facilitate the re-use and regeneration of derelict land and buildings for retail and other town centre uses with due cognisance to the Sequential Approach prescribed in the Retail Planning Guidelines 2012. (Refer to Map CA2).</p>	<p>PH1, 2,CH1-3 L1,2,AQ 3 AQ4 MA1, and 4</p>			
<p>CAO 7 To support and facilitate the development of the four identified opportunity sites in Crossmolina for residential development, as outlined in Section 12.11.10.</p>	<p>PH1, 2,CH1-3 L1,2,AQ 3 AQ4 MA1, and 4</p>			
<p>Duration and determination if mitigation is required</p> <p>SEA comment</p>				

Tier III Settlements	(+)	(-)	(+ / -)	(0)
<p>The four opportunity sites identified for Crossmolina have been reviewed using aerial photography.</p> <p>Site 1 is at the southeast of the town centre and comprises backlands and habitats present appear to be grassland with some intact hedgerows associated with linear field boundaries, there appears to be a small number of sheds/outbuildings as well as some built land.</p> <p>Retention and incorporation of these linear ecological features is recommended as well as bat surveys on these buildings to determine potential use by bat species.</p> <p>Site 2 is a larger site again southeast of the town and aerial photography indicates habitats present are agricultural grassland with intact hedgerows. As above, retention and incorporation of these hedgerows is recommended.</p> <p>Site 3 A small site west of the River with habitats indicated as grassland with hedgerows. AS above..</p> <p>Site 4 A larger site west of the river with habitats present indicated as grassland with some intact hedgerows. As above.</p> <p>Flood relief works could potentially have direct and/or indirect impacts on the Natura 2000 network through fragmentation or loss of habitats, disturbance or fragmentation of species, or changes in key indicators of conservation value, such as changes in water quality and quantity, and air quality.</p> <p>The other settlement plan objectives are consistent with key objectives of the MCDP and RESS such as compact growth, sense of place, public realm and permeability. Reuse of building is positive and increased town centre viability and populations are positive across a number of SEOS relating to PHH, MA and AQ in particular. These can be long term and in combination. For many of the other SEOS effects are addressed through development management and measures in the MCDP.</p> <p>AA comment:</p> <p>There are 8 Natura 2000 sites within 15km from the town of Crossmolina. 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. 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.</p>				

Tier III Settlements	(+) (+)	(-) (-)	(+/-) (+/-)	(0) (0)
<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 comment</p> <p>The pre-scheme Flood Zones and levels should be used to manage flood risk in Crossmolina as the construction works are yet to commence for the FRS. Post-scheme the CFRAM flood levels will offer a robust residual risk scenario against which to derive suitable floor levels (see Section 7 of this document for further guidance) and the FRS should not be used as a driver to develop previously greenfield lands adjacent to the channel, these should be safeguarded as a riparian zone and the Justification Test strictly applied to achieve this standard.</p> <p>Any new property adjacent to the Flood Zones, or re-development/extensions within the Flood Zones, should include a site specific FRA that draws on water level details from the pre-scheme CFRAM flood data. The sequential approach should be applied, and Flood Zone A/B preferentially avoided for any highly or less vulnerable development. It is noted that the Flood Zone mapping for the PFRA watercourse to the north of the settlement is indicative and further detailed modelling under a Stage 3 FRA would improve the quality and reliability of the assessment.</p> <p>Risk can 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.</p>				
Foxford				
<p>Environmental Profile</p> <p>Foxford is located in north-east Mayo, at the intersection of the N26 and N58, national routes, on the River Moy, approximately 16 km south of Ballina. Foxford is the 8th largest settlement in Mayo and the population of the town has significantly increased (39.3%) over the last twenty years, from 944 persons in 1996 (Census figures) to 1,315 persons in 2016 (Census figures). Foxford is located on the site of an ancient settlement that grew around a crossing point on the River Moy.. The modern town of Foxford is inextricably linked with and shaped by the fortunes of the Providence Woollen Mills. The opening of an inner-relief road in the 2002, connecting the Swinford Road to the southern section of Main Street, has greatly lessened traffic congestion and has presented development opportunities to the rear of the commercial core.</p> <p>Employment in Foxford is dominated by O' Hara's Bakery located on the western outskirts of the town. Other smaller scale employers in the town include CPAC Foods and the Foxford Woollen Mills Visitor Centre. Swinford is the retail centre and employment base for a larger, rural catchment area and provides a range of services, social</p>				


Tier III Settlements	(+)	(-)	(+ / -)	(0)
<p>amenities and community facilities, including a national and secondary school, childcare facilities, a playground, hotel, post office, leisure centre, shops, restaurants, food outlets, public houses and a range of community, voluntary, arts and sporting clubs.</p> <p>Foxford is served by the N26 and N58 national road network, which directly connects the town to the large urban centres of Ballina and Castlebar, respectively. The town is served by an existing municipal wastewater treatment plant, which is being upgraded by Irish Water to increase its capacity (1,360 PE to 3,500PE). The water supply serving the town is drawn from Lough Muck. On completion of the upgrade works to the wastewater treatment plant, there will be sufficient capacity to accommodate additional population increase in the town. Foxford is also served by rail and a regular bus service. Foxford experiences regular flood events in recent years and appropriate measures need to be examined to manage this flood risk for the town, in order for it to develop in a consolidated fashion.</p> <p>The history of Foxford and heritage of Foxford, both built and natural, are inextricably linked with the form and function of the existing settlement. There are four protected structures in Foxford, namely the Foxford bridge, St. Mary and Michael’s R.C. Church, Church of Ireland and St. Mary’s Convent. However, there are many more buildings and structures included in the NIAH, all of which contribute to the sense of place and character of the town. The consolidation and revitalisation of the town core will simultaneously strengthen the historic character of the town and enhance the tourist experience. The River Moy divides the town physically but attracts many visitors to the town each year. Considerable potential exists to improve access to the river within the town, in conjunction with the relevant environmental agencies, thereby, building on its amenity value for both locals and visitors.</p>				
				

Tier III Settlements	(+) (+)	(-) (-)	(+/-) (+/-)	(0) (0)
Foxford Settlement Plan Policies				
FDP 1 To investigate proposals for the enhancement of the public realm within the town core	PH1, 2,CH1-3, L1,2,AQ 3 AQ4 MA1, and 4			
FDP 2 Support community-led developments, where appropriate, including the implementation of Community Action Plan for Foxford (2017-2022) or any amended or superseding Community Futures Plan for the town.	PGH1 PH2			Other SEOS
Foxford Settlement Plan Objectives				
FDO 1 To retain and enhance the distinctive character and layout of Foxford town, which reflects the historical street pattern of growth since the early nineteenth century configuration and to promote this as part of the town's unique identity.	PH1, 2,CH1-3 L1,2,AQ 3 AQ4 MA1, and 4			
FDO 2 To support the local community in exploring the creation of a river walk in the town, as resources permit and in a manner that will not adversely affect the integrity of the River Moy candidate Special Area of Conservation.	PH1, 2, BFF1-5 AQ1 W1, CH1-3 L1,2, AQ 3 AQ4 MA1, and 4		Other SEOs	
FDO 3 To support the further investigation by the Office of Public Work's of the necessity of flood relief scheme for Foxford.			All SEOs	
FDO 4 To sustain, enhance and consolidate the retail and services offer within the core areas of Foxford and harness and develop the potential of heritage and tourism assets.	PH1, 2,CH1-3 L1,2,AQ 3 AQ4 MA1, and 4			
To encourage and facilitate the re-use and regeneration of derelict land and buildings for retail and other town centre uses with due cognisance to the Sequential Approach prescribed in the Retail Planning Guidelines 2012. (Refer to Map FD2).	PH1, 2,CH1-3 L1,2,AQ 3 AQ4 MA1, and 4			

Tier III Settlements	(+)	(-)	(+/-)	(0)
To support and facilitate the development of the five identified opportunity sites in Foxford for residential development, as outlined in Section 12.12.10.	PH1, 2,CH1-3 L1,2,AQ 3 AQ4 MA1, and 4			
<p>SEA comment</p> <p>Opportunity Site 1 To rear of commercial/residential properties along Davitt Street and west of Morrigh Bernard Road. Aerial photography indicates habitats present are rough ground (recolonising bare ground potentially or rough grassland), hedgerow/treelines and built land..</p> <p>Opportunity Site 2 Lands to south of Admiral Browne Road. Site comprises agricultural land and field boundaries comprising hedgerow/treelines. Retention of the easter and southwestern hedgerows is important and recommended.</p> <p>Opportunity Site 3 Site to rear (south) of properties on Chapel Street and east of Morrigh Bernard Road. Larger site comprising primarily grassland with a hedgerow in the central area extending nw to se. A stream runs along the southern boundary and potential effects including surface water run should be considered in addition to additional riparian planting and boundary planting for screening, green infrastructure, biodiversity and landscape enhancement.</p> <p>Opportunity Site 4 Backlands comprising built land, grassland and some mature trees.</p> <p>Opportunity Site 5 habitats present appear to be grassland with an intact hedgerow along the eastern boundary that should be retained.</p> <p>The town is served by an existing municipal wastewater treatment plant, which is being upgraded by Irish Water to increase its capacity (1,360 PE to 3,500PE). The water supply serving the town is drawn from Lough Muck. On completion of the upgrade works to the wastewater treatment plant, there will be sufficient capacity to accommodate additional population increase in the town</p> <p>Ensure that, prior to the commencement of any development; future development can be serviced by wastewater treatment which complies with the Water Framework, the EU Urban Wastewater and the Birds and Habitats Directive</p> <p>Flood relief works could potentially have direct and/or indirect impacts on the Natura 2000 network through fragmentation or loss of habitats, disturbance or fragmentation of species, or changes in key indicators of conservation value, such as changes in water quality and quantity, and air quality.</p>				

Tier III Settlements	(+)	(-)	(+/-)	(0)
<p>Support for retail and heritage is positive and reflects the distinctive history and character of this town with accompanying positive effects relating to PHH, AQ, MA and CH SEOs over the longer term,. This can further contribute to viability and local employment at town level.</p> <p>AA Comment</p> <p>There are three Natura 2000 sites within 15km from the town of Foxford (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. 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.</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 Comment</p> <p>Any new property, or renovations/extensions within or adjacent to the Flood Zones should include a site specific FRA that uses the CFRAM water levels as a basis for the management of flood risk. For undeveloped lands the sequential approach should be applied, and Flood Zone A/B preferentially avoided for any highly or less vulnerable development. For further development within the area of predicted pluvial flood risk to the south of the development a detailed Stage 3 FRA would be required at development management stage.</p> <p>Once the Flood Forecasting and Monitoring System is set up then this information should be used as part of a warning and preparedness approach for at risk property.</p> <p>Risk can 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.</p>				
Killala				

Tier III Settlements	(+)	(-)	(+ / -)	(0)
<p>Killala is a coastal town in north Mayo, along the R314 regional route linking Ballina to Ballycastle. It is situated approximately 13km north of Ballina overlooking Killala Bay. Killala is the 16th largest settlement in Mayo. The population of the town has gradually decreased (14.5%) over the last twenty years, from 657 persons in 1996 (Census figures) to 562 persons in 2016 (Census figures). The focus of the settlement plan is to encourage job creation and population growth within the built-up footprint of the town, combined with increased service provision and attracting investment into the town.</p> <p>The name Killala is derived from the Irish 'Cill Ala', meaning "the mottled church". The origins of Killala diocese date back to the time of St Patrick. The town is dominated by a round tower, which dates from the 12th century. The tower marks Killala's historic distinction as an important centre of ecclesiastical politics.</p> <p>Killala is located in the Ballina Municipal District and is designated as a Self-Sustaining Tier 3 town, which functions as a commuter area primarily for Ballina. It also functions as an important local service centre, providing retail, residential, service and amenity functions for locals and the rural hinterlands, while supporting the upper tier towns of the Settlement Hierarchy. The scale and range of commercial facilities in the town make it a significant centre of services and employment for the surrounding rural hinterland. Independent traders include a butcher, a chemist, a draper, confectioners and a petrol station with convenience shop. Community Services within and close to Killala include a national school and Community centre. Other services available in the town include a creche, post office, medical clinic, Garda station and ATM.</p> <p>Killala is served by the R314 regional route which directly connects the town to Ballina. A new municipal wastewater treatment plant (3,155PE) is planned for Killala with an expected completion date of 2020/2021. The new plant will bring benefits to Killala, 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. Killala 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>Killala has a rich and diverse built heritage, containing protected structures (6), structures included in the NIAH (22) and recorded monuments (10), all of which contribute to the historical development, sense of place and character of the town. The round tower is the most distinguishable structure of the town, by reason of its elevated location, overlooking Killala Bay. Mayo County Council have completed a comprehensive analysis of the historic development of Killala, its setting and built heritage to identify the town's unique character and recommendations on how that character can be enhanced, such as the need for an ACA.</p> <p>Killala, due to its location, is a popular tourist destination. Its nearest beach, Ross Beach, is a Blue Flag beach, which is excellent for swimming, surfing and sailing. A strong tradition of fishing prevails in the area and Killala Harbour is a focal point for visiting fishermen and locals alike. In addition to natural resources Killala's built heritage also constitutes a valuable tourist resource.</p>				


Tier III Settlements	(+)	(-)	(+/-)	(0)
				
Policies				
<p>KAP 1 To support appropriate enterprise/employment uses that are sympathetic to and supportive of maintaining the architectural character and setting of Killala House (a Protected Structure) and adjacent lands (zoned Enterprise & Employment).</p>	<p>PH1, 2,BFF1-5 SG1,AQ1 W1 CH1-3,L1,2 AQ 3 AQ4 MA1, and 4</p>			
<p>KAP 2 To support the linkage of the Western Way with various local walking/cycling trails in the area including the Great Western Greenway.</p>	<p>PH1, 2,AQ1 CH1-3,L1,2 AQ 3 AQ4 MA1, and 4</p>		Other SEOS	

Tier III Settlements	(+)	(-)	(+/-)	(0)
KAP 3 Support community-led developments, where appropriate, including the implementation of Community Action Plan for Killala (2015-2020) or any amended or superseding Community Futures Plan for the town.	PH1 PH2			Other SEOs
Killala Settlement Plan Objectives KAO 1 To work with existing service providers and relevant interests to promote Killala as one of the key tourist locations within County Mayo, in accordance with the objectives contained within this Plan	PH1, 2,BFF1-5 AQ1 W1,CH1-3 L1,2,AQ 3 AQ4 MA1, and 4			
KAO 2 To protect and enhance the character of the pier area and to provide for the development of appropriate commercial, tourism, leisure uses and ancillary works such as car parking and navigation.	PH1, 2,BFF1-5 AQ1 W1,CH1-3		Other SEOS	
KAO 3 To promote greater public accessibility to existing tourist attractions in the town	PH1 PH2			Other SEOs
KAO 4 To investigate the provision of a bypass around the town and to improve traffic management through the provision of the inner relief road and the development of a town centre car park, subject to no significant adverse effects on the environment, including the integrity of the Natura 2000 network.			All SEOS	
KAO 5 To support and facilitate the provision of a wastewater treatment plant and associated works for the town.	PH1 PH2 MA 5 W1 , W3 and W4		Other SEOS	
KAO 6 To ensure that the historic architectural character of Killala is protected and enhanced.	PH1, 2,CH1-3 L1, 2			
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, William Street, Georges Street, and Ballina Road (R314) and the coastline to the pier.	PH1, 2,CH1-3 L1, 2			

Tier III Settlements	(+)	(-)	(+/-)	(0)
KAO 8 To protect Killala Bay/Moy Estuary Special Area of Conservation (Site Code 000458) and Special Protection Area (Site Code 004036). Development proposals will be required to demonstrate that the development will not have an adverse effect on the integrity of the sites.	BFF1-5,W1-5 Aq1			
KAO 9 To retain the tourist accommodation function of the holiday cottages at Steeple Hill	PH1, 2,CH 1-3 L1,2,SG1			Other SEOs
KAO 10 To encourage and facilitate the re-use and regeneration of derelict land and buildings for retail and other town centre uses with due cognisance to the Sequential Approach prescribed in the Retail Planning Guidelines 2012. (Refer to Map KA2).	PH1, 2,CH1-3 L1,2,AQ 3 AQ4 MA1, and 4			
KAO 11 To support and facilitate the development of the three identified opportunity sites in Killala for residential development, as outlined in Section 12.13.10.	PH1, 2,CH1-3 L1,2,AQ 3 AQ4 MA1, and 4			
<p>SEA Comment:</p> <p>Site 1 – based on review of aerial photography comprises grassland habitat with a mature treeline present close to the western boundary.</p> <p>Site 2 – based on review of aerial photography comprises grassland habitat.</p> <p>Site 3 based on review of aerial photography habitats present indicated by grassland with some trees (potential orchard?). the proximity of this site to the seawall and bay increases overall sensitivity and consideration of potential landscape, biodiversity, surface water effects associated with any development would be required.</p> <p>A new municipal wastewater treatment plant (3,155PE) is planned for Killala with an expected completion date of 2020/2021.</p> <p>Objectives could lead to increased development. Any development within the county could potentially have direct and/or indirect impacts on the Natura 2000 network through fragmentation or loss of habitats, disturbance or fragmentation of species, or changes in key indicators of conservation value, such as changes in water quality and quantity, and air quality.</p>				

Tier III Settlements	(+) (+)	(-) (-)	(+/-) (+/-)	(0) (0)
<p>Positive longer term interactions regarding cultural heritage, permeability, town centre, Killala Bay/Moy Estuary SAC in terms of Water, BFF SEOs and indirectly landscape SEOs</p> <p>For KAP 2 linking great western greenway application of mitigation measures through the SEA and AA as outlined in Chapter 8 and other environmental protection measures will be applied to avoid significant adverse effects.</p> <p>Ensure that, prior to the commencement of any development; future development can be serviced by wastewater treatment which complies with the Water Framework, the EU Urban Wastewater and the Birds and Habitats Directive</p> <p>AA Comment: There are seven Natura 2000 sites within 15km from the town of Killala 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.</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 impact.</p> <p>SFRA comment</p> <p>The tidal flood impacts are quite well defined and the sequential approach should be applied, and Flood Zone A/B preferentially avoided for any highly or less vulnerable development. Any new development close to the tidal Flood Zones should undertake a site specific FRA and consider the potential impacts of climate change.</p> <p>Risk can 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.</p>				
Kiltimagh				

Tier III Settlements	(+)	(-)	(+/-)	(0)
<p>Environmental profile</p> <p>Kiltimagh is centrally located within County Mayo, approximately 20km east of Castlebar and southwest of Ireland West Airport Knock. The town is set at an elevated location, with the highest point being 70 metres above sea-level. The Sliabh Cairn Mountain range provides a backdrop from the northwest to the southwest and forms an attractive landscape setting for the town. The Pollagh, Glore and Yellow rivers, which are located in close proximity to the town also constitute significant natural amenities. Kiltimagh is the 9th largest settlement in Mayo. The population of the town has gradually increased (16.6%) over the last twenty years, from 917 persons in 1996 (Census figures) to 1,069 persons in 2016 (Census figures).</p> <p>The town was first recorded in 1617 and the Irish place name for Kiltimagh is Coillte Mach, which translates as “<i>the woods of Maghach</i>”. Kiltimagh, as we know it today, developed as an artisan village around the late 19th century. Kiltimagh is located in the Claremorris-Swinford Municipal District. The town provides an important economic focus, providing retail, residential, education, service and amenity functions for locals and the wider rural hinterlands, whilst supporting the upper tier towns of the Settlement Hierarchy. The plan provides an opportunity to maximise the potential of the town’s strategic central location within the county and along the Western Rail Corridor. Kiltimagh is an important local service town for the wider agricultural hinterland of the Kiltimagh area and provides a wide range of services and facilities to meet the daily needs of the local population.</p> <p>Kiltimagh is strategically located in the centre of Mayo and is served by a range of important regional routes linking the town directly to the nearby settlements of Swinford, Balla, Knock, Bohola and Kilkelly. The town is also within 20-minute drive of Ireland West Airport Knock and located along the Western Rail Corridor (WRC), with potential future links to Limerick and Sligo. The town is served by an existing municipal wastewater treatment plant (3,333PE) and a water supply from the Kiltimagh Public Water Supply source from the Glore River. The town also benefits from fibre optic broadband infrastructure (Metropolitan Area Network).</p> <p>Kiltimagh has retained much of its 19th century character and its townscape has a distinctive character with a considerable number of Victorian buildings and artisan terraces. The town is a historic market town and is signified by Market Square and the collection of associated buildings along Main Street, Aiden Street, Chapel Street and Thomas Street. Kiltimagh contains protected structures (5), NIAH structures (15), recorded monuments (8) and other local vernacular buildings, all of which are reflective of the historical development, sense of place and character of the town. The town also contains a Sculpture Park and Railway Station Museum, with a station containing on-track carriages from the WRC era. Mayo County Council have also identified Local Biodiversity Areas in the town and there are plans to enhance the existing Kiltimagh Amenity Park.</p>				


Tier III Settlements	(+)	(-)	(+ / -)	(0)
	PH1 PH2 MA4 AQ3 AQ4		Other SEOs	
Kiltimagh Policies				
KTP 1 Support the reinstatement of the Western Rail Corridor, in particular actively seek and promote the re-opening of the Claremorris-Galway rail link, as well as a link to Sligo and to safeguard and protect these potential rail links from redevelopment for non-transport related purposes, in order not to preclude their future uses as an operational transportation network.	PH1, 2, MA4 AQ2,3 and 4, CH 1-3 L1,2, SG1			
KTP 2 Support the work of IRD Kiltimagh Ltd., in providing essential community services for the elderly and marginal groups of Kiltimagh	PH1 PH2			Other SEOs

Tier III Settlements	(+)	(-)	(+/-)	(0)
KTP 3 Support the creation of an Arts residency programme with revolving art residency spaces	PH1 PH2, CH3 L2			Other SEOs
KTP 4 Promote more frequent bus services to Kiltimagh allowing increased connectivity and accessibility for tourists and residents alike.	PH1 PH2, MA4 AQ3 AQ4			
KTP 5 Support community-led developments, where appropriate, including the implementation of Community Action Plan for Kiltimagh (2019-2024) or any amended or superseding Community Futures Plan for the town.	PH1 PH2			
Kiltimagh Settlement Plan Objectives KTO 1 Protect and enhance existing amenity facilities in Kiltimagh, particularly the Pollagh River, the playground, amenity park, GAA pitch, wetland park and sculpture trail. KTO 2 Protect existing public sculptures throughout the town and support the provision of additional sculptures at appropriate locations throughout the town.	PH1, Ph2 Ph1 PH2 Ch1-3 L1, 2			Other SEOs
KTO 3 Support and facilitate pedestrian mobility and safety in the town by introducing traffic calming measures and pedestrian crossings	PH1 PH2, MA4 AQ3 AQ4			Other SEOs
KTO 4 Maintain and further develop walking routes and linkages to the walking routes throughout the town.	PH1 PH2, MA4 AQ3 AQ4, L1		Other SEOS	
KTO 5 Implement effective vehicular linkages within and around the town, subject to further feasibility studies, detailed design and traffic impact assessment	PH1 PH2, MA4 AQ3 AQ4			
KTO 6 To encourage and facilitate the re-use and regeneration of derelict land and buildings for retail and other town centre uses with due cognisance to the Sequential Approach prescribed in the Retail Planning Guidelines 2012. (Refer to Map KT2).	PH1, 2,CH1-3 L1,2,AQ 3 AQ4 MA1, and 4			

Tier III Settlements	(+)	(-)	(+/-)	(0)
<p>KTO 7 To support and facilitate the development of the three identified opportunity sites in Kiltimagh for residential development, as outlined in Section 12.14.10.</p>	<p>PH1, 2,CH1-3 L1,2,AQ 3 AQ4 MA1, and 4</p>			
<p>SEA comment</p> <p>Site 1 west of the town main street, this site comprises grassland and appears to have a good intact field boundary network comprising hedgerows. Retention of these and connectivity to wider area would benefit biodiversity and landscape in particular.</p> <p>Site 2 smaller site that appears to comprise predominantly rough grassland and no boundaries.</p> <p>Site 3 a mix of open ground, grassland, built land and occasional tree/scrub and hedgerow. Additional tree planting close to the railway boundary would benefit and provide screening as well as biodiversity benefits.</p> <p>.</p> <p>Existing Wastewater treatment and water supply have additional capacity</p> <p>Measures from the SEA included in the MCP such SO 8 and TRP 9 will apply relating to KTO1 and PTO4.</p> <p>Support for community services and artists residencies, as well as support for sculpture can all contribute to engaging with the town and contributing to a sense of place. Other measures around permeability, walking trails and the reinstatement of the Western Rail Corridor are all positive in relation to AQ and MA SEOS.</p> <p>AA Comment:</p> <p>There are four Natura 2000 sites within 15km from the town of Kiltimagh. 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. 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.</p>				

Tier III Settlements	(+)	(-)	(+ / -)	(0)
<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 comment</p> <p>Any new development adjacent to the OPW Drainage channel should include a site specific FRA that specifically quantifies the water levels and risk. The sequential approach should be applied, and Flood Zone A/B preferentially avoided for any highly or less vulnerable development. It is noted that the Flood Zone mapping is indicative and further detailed modelling under a Stage 3 FRA would improve the quality and reliability of the assessment.</p> <p>Risk can 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.</p>				
<p>Knock</p>				
<p>The town of Knock is located in east Mayo and is an international place of pilgrimage and prayer where over one and a half million pilgrims visit each year. It is located approximately 11km northeast of both Claremorris and Ballyhaunis, respectively. Knock is the 13th largest settlement in Mayo. The population of the town has significantly increased (69%) over the last twenty years, from 575 persons in 1996 (Census figures) to 972 persons in 2016 (Census figures).</p> <p>Knock comes from the Irish word "cnoc" meaning hill, historical evidence shows the village had been named that as far back as 1625. The structure of the town is well defined and consists of a linear settlement form, with housing developments constructed along the approach roads to the town. Knock is located within the Claremorris-Swinford Municipal District. The town functions as an important economic focus, providing retail, residential, service and amenity functions for locals and the rural hinterlands, while also supporting the upper tier towns of the Settlement Hierarchy. Knock is predominantly a place of international pilgrimage and prayer and as a result has developed into a tourist town. Community services within and close to Knock include a national school and community centre. Other services include a creche, post office, medical clinic, nursing home, Garda station and ATM. Knock also has numerous communities, sporting and social clubs, however it has few recreational facilities.</p> <p>Knock is served by the N17, R323 and R329 road network, which directly connects the town to the large urban centres of Claremorris and Balluhaunis. It also has a regular daily bus service. The town is served by an existing municipal wastewater treatment plant (6,200PE) and a water supply from the Lough Mask Regional Water Supply Scheme. There is sufficient capacity to in this infrastructure to accommodate additional population increases in the town over the plan period. Ireland West Airport Knock is located approximately 21km northeast of Knock village, which was originally built to bring people to the Knock Shrine.</p>				

Tier III Settlements	(+)	(-)	(+/-)	(0)
<p>Knock has a rich cultural heritage, which has given the town a sense of identity. It has developed into a major pilgrimage centre for national and international groups. It is the second largest Marian Shrine in the world and surpasses all Fáilte Ireland destination sites at a national level, in terms of footfall, attracting one and a half million tourists annually.</p>				
<p>Landuse zonings assessment</p> <p>Four Opportunity sites have been identified in the town (map ref) for mixed-use and residential purposes to further contribute to the rejuvenation and revitalisation of Knock and to contribute to the overall improvement of the public realm and visual amenity of the area. Proposals for development within the Opportunity Sites should be accompanied by a site brief and should comply with national guidelines that seek to achieve sustainable compact development and to integrate principles of good urban design and placemaking.</p>	<p>PH1 PH2 MA4 AQ3 AQ4</p>		<p>Other SEOs</p>	

Tier III Settlements	(+) (+)	(-) (-)	(+/-) (+/-)	(0) (0)
 <p>Knock Policies</p>				
<p>Knock Settlement Plan Policies</p> <p>KKP 1 To support and promote the development of Knock as a world-renowned religious tourist destination</p>	<p>PH1 PH2 CH 3</p>			<p>Other SEIS</p>
<p>KKP 2 To support the provision of amenity walkways with dedicated pedestrian and cycle ways, planting and picnic areas in the town.</p>	<p>PH1 PH2 L2 MA4 AQ3 AQ4</p>		<p>Other SEOs</p>	

Tier III Settlements	(+)	(-)	(+/-)	(0)
KKP 3 To promote greater public accessibility to existing tourist attractions in the town	PH 1, Ph2 CH3			Other SEOs
KKP 4 Support community-led developments, where appropriate, including the implementation of Community Action Plan for Knock (2016-2021) or any amended or superseding Community Futures Plan for the town.	PH 1, PH2		Other SEOs	
Knock Settlement Plan Objectives KKO 1 To facilitate the development of the town’s religious tourism products to the highest international standards, in a manner that respects, builds on, protects and enhances the cultural, built and natural heritage and local amenities of the town.	PH1 PH2 CH 1-3 L 1, 2		Other SEOs	
KKO 2 To work with existing service providers and relevant interests to promote Knock as one of the key tourist locations within County Mayo, in accordance with the objectives contained in this Plan.	PH1, PH2		Other SEOs	
KKO 3 To ensure that all new development makes a positive contribution to the built and natural environment of the Plan area, by ensuring that it is absorbed into the surrounding streetscape/landscape, so that it does not impinge in any significant way on the character, integrity or uniformity of the town and does not undermine or interfere with the iconic status of Knock Basilica.	PH1, PH2 L1,2 CH 1-3		Other SEOs	
KKO 4 To safeguard and protect the Knock By-Pass from development for non-infrastructure related purposes.			All SEOs	
KKO 5 To encourage and facilitate the re-use and regeneration of derelict land and buildings for retail and other town centre uses with due cognisance to the Sequential Approach prescribed in the Retail Planning Guidelines 2012. (Refer to Map KK2).	PH1, 2,CH1-3 L1,2,AQ 3 AQ4 MA1, and 4			
KKO 6 To support and facilitate the development of the three identified opportunity sites in Knock for residential development, as outlined in Section 12.15.10.	PH1, 2,CH1-3 L1,2,AQ 3 AQ4 MA1, and 4			

Tier III Settlements	(+)	(-)	(+ / -)	(0)
<p>SEA Comment</p> <p>Site 1 A review of aerial photography indicates two open fields no boundaries, comprising grassland.</p> <p>Site 2 A larger site with grassland, and more intact hedgerows present at the southern and western boundaries. Retention of these are recommended.</p> <p>The town is served by an existing municipal wastewater treatment plant (6,200PE) and a water supply from the Lough Mask Regional Water Supply Scheme. There is sufficient capacity to in this infrastructure to accommodate additional population increases in the town over the plan period.</p> <p>KKO4 relating to protection of Knock Bypass from non infrastructure related purposes, is more consistent with road safety and PH SEOs.</p> <p>KKO4 tourism will be subject to the existing provisions of the Tourism Chapter including the recommended SEA mitigation measures that have been integrated to the MCDP.</p> <p>Negative effects relating to AQ and MA SEOs if road schemes result in increasing private car transport with accompanying adverse effects at local level relating to permeability, potential localised air quality and human health.</p> <p>Positive long to medium term interactions relating to town centre use and revitalisation. Long term positive direct interactions with PHH, CH, L SEOs. Indirect positive interactions relating to compact growth, enhanced public realm with accompanying interactions in terms of permeability, walkability and modal shift.</p> <p>For other SEOs, existing provisions in development management will apply</p> <p>AA comment:</p> <p>There are five Natura 2000 sites within 15km from the town of Knock. 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. 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.</p>				

Tier III Settlements	(+)	(-)	(+ / -)	(0)
<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 impact.</p> <p>SFRA</p> <p>Any new development adjacent to the OPW Drainage channel should include a site specific FRA that specifically quantifies the water levels and risk. The sequential approach should be applied, and Flood Zone A/B preferentially avoided for any highly or less vulnerable development. It is noted that the Flood Zone mapping is indicative and further detailed modelling under a Stage 3 FRA would improve the quality and reliability of the assessment.</p> <p>Risk can 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.</p>				
Louisburgh				
<p>Louisburgh is a coastal town on southern coast of Clew Bay along the R335 and R378 regional roads, approximately 21km west of Westport. Louisburgh is the 18th largest settlement in Mayo and its coastal location has influenced the development of the town in recent years. The population of the town has nearly trebled (189%) over the last twenty years, from 150 persons in 1996 (Census figures) to 434 persons in 2016 (Census figures). Louisburgh was founded in 1795 by Lord Altamont and is a planned town. It was designed to encapsulate a four-street system converging at a central crossroads known locally as “The Square”, which provides a strong focal point to the town. Each corner building on the square has been specifically designed to orientate towards the square. There is a significant level of development on the outskirts of the town, including numerous holiday homes. The Bunowen River lies to the south of the village influencing the shape and form of the town.</p> <p>Louisburgh is located in the Westport-Belmullet Municipal District. The town provides a wide range of services to meet the daily needs of the local population and rural hinterland. Its coastal location and proximity to other natural amenities, such as Croagh Patrick, make Louisburgh a popular destination for holiday makers. Louisburgh is predominantly a coastal tourist service town but has other forms of employment, including an established manufacturing base, Nomadic. A range of medium to small retail outlets, together with tourist accommodation, public houses and restaurants, provide important employment. Louisburgh is also an important service town for the islands of Inishturk and Clare Island and for the wide agricultural hinterland in South West Mayo and into County Galway.</p> <p>Louisburgh provides a range of services, social and community facilities, including a post office, medical centre, pre-school, primary school, secondary school, parish hall, 2 churches (Roman Catholic and Church of Ireland), the Grainne Mhaol Centre, retail outlets, restaurants and public houses. Louisburgh also has numerous community, sporting and social clubs. Sports and recreational facilities in the town include the GAA club and children’s playground.</p>				


Tier III Settlements	(+)	(-)	(+ / -)	(0)
<p>Louisburgh is served by the R335 and R3784 regional routes which provide direct connection to Westport. Louisburgh is along the regular bus route between Kiladoon and Westport, while a local community bus service operated by the Mayo Rural 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. The town is served by a water supply sourced from the Bunnahowan River, while the existing wastewater treatment plant (WWTP) is operating at capacity. In this regard, the Plan supports an increased capacity of the plant, in order to accommodate additional growth over the plan period and beyond. The town has good access to internet including broadband, which gives it with great opportunity potential.</p> <p>Louisburgh’s built heritage consists of its planned form, protected structures (2), NIAH structures (6) and local vernacular buildings, all of which are reflective of the historical development, sense of place and character of the town. The Bunowen River is the main natural asset in the town. Along the river there is an informal riverside walk where tree groups and meadows are located and provide appealing views towards the mountains and the sea. The village also contains pockets of significant trees, especially along Church Road and south of the river at the end of Bridge Street. Louisburgh is a popular tourist destination due to its coastal location, access to blue flag beaches and proximity to Westport, Croagh Patrick, Clare Island, Inishturk and Connemara, with tourist accommodation and holiday homes plentiful in the town.</p>				
				
<p>Policies</p>				

Tier III Settlements	(+)	(-)	(+/-)	(0)
LHP 1 Support the promotion of Louisburgh as a key tourist destination in the county and along the Wild Atlantic Way.	PH1 PH2		Other SEOs	
LHP 2 Support community-led developments, where appropriate, including the implementation of Louisburgh Community Action Plan for Knock (2016-2021) or any amended or superseding Community Futures Plan for the town	PH1 PH2		Other SEOs	
<p>Louisburgh Settlement Plan Objectives</p> <p>LHO 1 To actively work with Irish Water to increase the capacity/upgrade Louisburgh wastewater treatment plant. .</p>			All SEOs	
LHO 2 Re-establish a village green on Church Street	PH1 Ph2 C1 -3 L1		Other SEIS	
LHO 3 Establish a pedestrian link between the town and Carrowmore Beach.	PH1 PH2		Other SEOs	
LHO 4 Encourage the development of a Bunowen River walkway and to safeguard the value of the river as an ecological “green corridor”. Riverside walkway provisions should be incorporated into development proposals bounding the river, where appropriate.			All SEOs	
LHO 5 Protect the water quality and riparian zone of the Bunowen River. Any proposed developments adjacent to or close to watercourses shall be carefully assessed to ensure that there is no adverse impact to the water course, its riparian zone or to any waterbody into which it flows.	All SEOs			
LHO 6 Support and, where possible, implement measures to create interpretative walking routes in and around the town, linking the town’s special features of built and natural heritage interest.	PH1 PH 2 CH 1-3		Other SEOS	
LHO 7 To encourage and facilitate the re-use and regeneration of derelict land and buildings for retail and other town centre uses with due cognisance to the Sequential Approach prescribed in the Retail Planning Guidelines 2012. (Refer to Map LH2).	PH1, 2, CH1-3 L1,2, AQ 3 AQ4 MA1, and 4			

Tier III Settlements	(+)	(-)	(+/-)	(0)
LHO 8To support and facilitate the development of the three identified opportunity sites in Louisburgh for residential development, as outlined in Section 12.16.10.	PH1, 2,CH1-3 L1,2,AQ 3 AQ4 MA1, and 4			
<p>Duration and determination if mitigation is required</p> <p>Site 1 is located north of the town centre close to Santa Maria College and has dual access from the R335 and the local parallel road.</p> <p>Site 2 is located off a local road to the west of the R335 adjacent to the Crannogs residential development.</p> <p>Site 3 is located east of the town centre along Chapel Street adjacent to the primary schoolThe town is served by a water supply sourced from the Bunnahowan River, while the existing wastewater treatment plant (WWTP) is operating at capacity. In this regard, the Plan supports an increased capacity of the plant, in order to accommodate additional growth over the plan period and beyond.</p> <p>Wastewater capacity will be required to be upgraded to avoid continued adverse effects on emissions to water quality, particularly significant given the proximity of the settlement to the West Connaught Coast SAC. Given its established tourism role, additional development would be guided by the mitigation measures in the MCDP and the additional SEA measures provided in Chapter Eight of this SEA ER.</p> <p>Ensure that, prior to the commencement of any development; future development can be serviced by wastewater treatment which complies with the Water Framework, the EU Urban Wastewater and the Birds and Habitats Directive.</p> <p>The other policies/objectives should be addressed through development management measures in the MCDP.</p> <p>AA Comment:</p> <p>There are nine Natura 2000 sites within 15km from the town of Louisburgh. As a result of Mayo CPD there is potential for impacts to occur to West Connacht Coast SAC via surface water, groundwater and land and air pathways due to the close vicinity of the Natura 2000 site. Additionally, there is potential for impacts to Oldhead Wood SAC via land and air pathways. Other Natura 2000 sites within</p>				

Tier III Settlements	(+)	(-)	(+ / -)	(0)
<p>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 impact.</p> <p>SFRA comment:</p> <p>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 through the centre of the settlement.</p> <p>An FRA is required for any new development adjacent to the Flood Zones and this must include consideration of climate change impacts.</p> <p>Risk can 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.</p>				
Newport				
<p>Newport is a coastal town located on the northeast corner of Clew Bay, along the N59, national route. It is located approximately 14km north of Westport and 18km west of Castlebar. The town is located along the Wild Atlantic Way and is well located for easy access to some of the most scenic areas in Ireland. Newport is the 15th largest settlement in Mayo and the population of the town has gradually increased (10.4%) over the last twenty years, from 567 persons in 1996 (Census figures) to 626 persons in 2016 (Census figures). Newport (Baile Úi Fhiacháin) was founded in the early years of the 18th century and was formerly known as Ballyveaghan. The combination of its coastal location on the shores of Clew Bay, intersected by and at the mouth of the Newport River, its distinctive topographical features and changing economic and social fortunes over time have shaped the urban form of Newport, giving it a unique and distinctive character of its own. The town has varying backdrops of mature woodland, seascape and key landmark structures such as the seven arch railway viaduct, St Patrick's Catholic Church and Newport House. The town has a relatively compact form, though there are existing residential developments located at a remove from the town core, with limited footpath and public lighting linkages.</p> <p>Newport is located in the Westport-Belmullet Municipal District. The town provides an important economic focus, providing retail, residential, service and amenity functions for locals and the wider rural hinterlands, while and supporting the upper tier towns of the Settlement Hierarchy. The plan supports opportunities to maximise the potential of Newport, along the Great Western Greenway and the Wild Atlantic Way. Newport is an important service town for the wider agricultural hinterland of the Newport / Mulranny area and provides a range of services and facilities to meet the daily needs of the local population. Newport provides a range of services, social</p>				

Tier III Settlements	(+)	(-)	(+/-)	(0)
<p>and community facilities, including a post office, medical centre, pre-school, primary school, parish hall, church, retail shops, butchers, bicycle rental shops, hotels, restaurants and public houses.</p> <p>Newport is served by the N59 and R311 and R317 road network, which directly connects the town to Westport, Castlebar and Achill, respectively. A new municipal wastewater treatment plant (1,800PE) is planned for the town with an expected completion date of 2024. The town draws its water supply from the Newport water supply scheme, which is sourced from the Newport River. The town has high speed broadband and has been selected as a location for the provision of free outdoor public Wi-Fi hotspots under the European Commission Wifi4EU scheme</p> <p>The Newport River (also known as the Black Oak River) flows through the centre of the town and there are walking paths along its banks. The Westport-Achill Greenway also traverses the centre of the settlement and is an important recreational asset for local residents and tourist alike. Mayo County Council has also carried out habitat mapping in Newport, which has informed the identification of Local Biodiversity Areas in the town, while an Action Plan has been prepared for Newport, aimed at conserving and enhancing the natural heritage of the town. Newport also contains many protected structures (8), NIAH structures (24), a recorded monuments and other local vernacular buildings, all of which are reflective of the historical development, sense of place and character of the town.</p> <p>Newport is a strong tourist destination due to its coastal location and proximity to Westport, Castlebar, Croagh Patrick, Achill Island and other areas of the west Mayo coastline.</p>				

Tier III Settlements	(+)	(-)	(+ / -)	(0)
				
Policies				
NTP 1 To have regard to the findings and provisions set out in the Newport Character Study.	PH 1 PH2			Other SEOS
NTP 2 Support the promotion of Newport as a key tourist destination in the county and along the Wild Atlantic Way, with emphasis on cultural heritage, sailing, angling, fishing and walking/cycling.	PH 1 PH2		All SEOS	
NTP 3 Promote more frequent bus services to Castlebar/Westport allowing increased connectivity and accessibility for tourists and residents alike.	PH 1 PH2 MA4 AQ2 AQ3		Other SEOS	

Tier III Settlements	(+)	(-)	(+/-)	(0)
<p>NTP 4 Support the favourable conservation status of the Freshwater Pearl Mussel (<i>Margaritifera margaritifera</i>) population located in Newport River, in accordance with the programme of measures contained in the Newport Sub-basin Management Plan. In this regard, development will only be permitted where it can be demonstrated that the proposed development will not have an adverse effect on the Freshwater Pearl Mussel population or its habitat, by virtue of their conservation objectives</p>	All SEOs			
<p>Objectives</p> <p>NTO 1 To Protect and enhance existing amenity areas/facilities in Newport, particularly the river/estuary, the playground, the tennis courts, the sporting pitches, Grace Kelly Amenity Park and the Great Western Greenway.</p>	PH1, 2 MA4 L2			Other SEOs
<p>NTO 2 To Support and facilitate pedestrian mobility and safety in the town, by introducing traffic calming measures and pedestrian crossings.</p>	PH1, 2 MA4 L2		Other SEOs	
<p>NTO 3 To Identify an appropriate site within the town for the development of a new community hall.</p>	PH1 PH2 MA4		Other SEOs	
<p>NTO 4 To Protect the water quality and riparian zone of the Newport River and all water courses and surface waters within the area, their water quality, ecology and function as ecological corridors. In this regard, development will only be permitted where it can be demonstrated that the proposed development will not have an adverse effect on the integrity of the Natura 2000 sites including the Clew Bay Complex (Site Code 001482) and Newport River (Site Code 002144) candidate Special Areas of Conservation.</p>	PH1 Ph2, BFF1-5 W1-4 SG2, AQ1		Other SEOs	
<p>NTO 5 Seek to make Tree Preservation Orders for individual and groups of trees in the town, particularly those located at Newport House, Grace Kelly Amenity Park and along the Newport River</p>	BFF1, 3,5 PH1, W1 Aq1, L1, L2, CH3			Other SEIs
<p>NTO 6 To support and facilitate the provision of a wastewater treatment plant and associated works for the town</p>	PH1,2 W1, 2		Other SEOs	

Tier III Settlements	(+)	(-)	(+/-)	(0)
	MA5			
NTO 7 To encourage and facilitate the re-use and regeneration of derelict land and buildings for retail and other town centre uses with due cognisance to the Sequential Approach prescribed in the Retail Planning Guidelines 2012. (Refer to Map NT2).	PH1, 2,CH1-3 L1,2,AQ 3 AQ4 MA1, and 4			
NTO 8 To support and facilitate the development of the identified opportunity site in Newport for residential development, as outlined in Section 12.17.10.	PH1, 2,CH1-3 L1,2,AQ 3 AQ4 MA1, and 4			
<p>Comment:</p> <p>Site 1: large site that based on aerial photography comprises improved agricultural grassland, rough grassland. A drainage ditch bisects the site and development proposals will need to assess potential effects on development with this ditch and European Sites. Consideration of additional planting and blue infrastructure measures would enhance this stie.</p> <p>Site 2:Aerial photography indicates grassland with two linear intact hedgerows running north south. Retention of this plus consideration of potential effects to wetland area west of this site is recommended.</p> <p>Site 3 Aerial photography indicates primarily grassland with some intact hedgerows and a strip of woodland/mature treeline present also. Retention of these are recommended.</p> <p>NTP2 relating to tourism will be subject to the environmental protection policies in the MCDP as well as the additional tourism measures recommended through the SEA and AA. The environmental sensitivities of Newport particularly in relation to receiving waters, the presence of the freshwater pearl mussel and the absence of wastewater capacity in the town increases the vulnerability to landuse effects. Strict application and adherence to environmental protection measures inter alia NTP4, NTO4 and SO8 amongst others is important to avoid adverse environmental effects.</p> <p>AA comment:</p> <p>There are five Natura 2000 sites within 15km from the town of Newport . 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 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>				

Tier III Settlements	(+) (+)	(-) (-)	(+/-) (+/-)	(0) (0)
<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> <p>SFRA Comment:</p> <p>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.</p> <p>An FRA is required for any new development adjacent to the Flood Zones and this must include consideration of climate change impacts.</p> <p>Risk can 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.</p>				

Rural Settlement and Village Settlement Plan Policies	(+) (+)	(-) (-)	(+/-) (+/-)	(0) (0)
RSVP 1 To promote the development of rural settlements and villages to meet the needs of these established communities and to provide an alternative choice for those seeking to live in a more rural setting, while supporting existing local services and facilities	PH 1 PH2 MA4 MA 5 BFF1 SG1		All other SEOs	
RSVP 2 To support the consolidation of Mayo’s rural settlements and villages, by promoting proposals that contribute to the sustainable and sequential development of serviceable lands.	PH 1 PH2 MA4 MA 5 BFF1			
RSVP 3 To encourage in-depth residential development in rural settlements and villages, of an appropriate scale, design and density, compatible with the intrinsic character and scale of those settlements/villages	PH 1 PH2 MA4 MA 5 SG1 BFF1, L1-3 cH2 AQ4			
RSVP 4 To support, promote and encourage the appropriate development of infilling, brownfield or the use of derelict or under-utilised land or premises, subject to siting, design, protection of residential amenities and normal planning considerations.	PH 1 PH2 MA4 MA 5 BFF1, L1-3 SG1 cH2 AQ4			
RSVP 5 To encourage the re-use of existing vacant buildings for commercial or residential purposes and the development of infill sites to create compact, vibrant rural settlements and villages.	PH 1 PH2 MA4 MA 5 BFF1, L1-3 SG1 cH2 AQ4			

RSVP 6 To support public realm enhancements in rural settlements and villages, including signage, public lighting (Dark Sky Friendly), public seating, hard and soft landscaping and improvements to the road and footpath network, where appropriate	PH 1 PH2 MA4 MA 5 BFF1, L1-3 cH2 AQ4 BFF1			
RSVP 7 To support rural settlements and villages in their role as local rural service centres for their population and its rural hinterland.	PH1, PH2			
RSVP 8 Support community-led developments in rural settlements/villages, where appropriate, including the implementation of Mayo Community Futures' Community Action Plans.	PH1, PH2			
RSVP 9 To support the development of a "New Homes in Small Towns and villages" initiative which would augment the delivery of actions by Local Authorities, Irish Water, communities and other stakeholders, in the provision of services and serviced sites to create "build your own home" opportunities, within the existing footprint of rural settlements and villages, in order to provide new homes to meet housing demand.	PH 1 PH2 MA4 MA 5 BFF1, L1-3 Sg1 cH2 AQ4			
RSVP 10 To liaise and work in conjunction with Irish Water in the delivery of an adequate level of water and wastewater services in rural settlements and villages, including pursuing wastewater treatment upgrades, where appropriate, through Irish Water's Small Towns and Villages Growth Programme.	PH 1 PH2 MA4 MA 5			
RSVP 11 Support the creation of cycling infrastructure within the rural villages and settlements, their hinterlands and at areas of interest and attractions.	PH 1 PH2 MA4 MA 5			
Rural Settlement and Village Settlement Objectives				

<p>RSVO 1 To ensure that future housing occurs in rural settlements and villages within the settlement/village boundary (based on the sequential approach), where serviced lands are available.</p>	<p>PH 1 PH2 MA4 MA 5 BFF1, L1-3 cH2 AQ4, SG1</p>			
<p>RSVO 2 To ensure that all rural settlements and villages develop in a self-sufficient manner, utilising existing physical and social infrastructure, where appropriate</p>	<p>PH 1 PH2 MA4 MA 5 BFF1, L1-3 cH2 AQ4</p>			
<p>RSVO 3 To promote and facilitate residential development commensurate with the nature and scale of the particular rural village or settlement, utilising brownfield and infill opportunities in order to regenerate and consolidate the rural settlements and villages.</p>	<p>PH 1 PH2 MA4 MA 5, SG1 BFF1, L1-3 cH2 AQ4</p>			
<p>RSVO 4 To support the development of appropriate housing in rural settlements and villages, in order to provide a choice for those who wish to live in a rural setting but not in the rural countryside, subject to a limited scope for individual small-scale multi-house developments of up to 12 houses only or 10% of the existing housing stock, unless it can be demonstrated to the satisfaction of the Planning Authority that local infrastructure, such as schools, community facilities and water services, are sufficiently developed to cater for a larger residential development</p>	<p>PH 1 PH2 MA4 MA 5 BFF1, L1-3 cH2 AQ4</p>			
<p>RSVO 5 To facilitate the expansion of and provision of new mixed-use and employment-generating development within rural settlements and villages at an appropriate size and scale, subject to normal planning requirements and the “good neighbour” principle.</p>	<p>PH 1 PH2 MA4 MA 5 BFF1, L1-3 cH2 AQ4</p>			

RSVO 6 To seek the improvement, consolidation and expansion of the public lighting and footpath network in rural settlements and village, including a footpath / cycle link, where appropriate and feasible	Ph1, 2 MA4		Other SEOS	
RSVO 7 To facilitate the expansion of the employment and service base in the village	PH1 Ph2 MA4		Other SEOs	
RSVO 8 To actively support the objectives of the 'Rebuilding Ireland' Strategy to address the shortage of housing.	PH1 Ph2 MA4 SG1		Other SEOs	
RSVO 9 To protect groundwater resources within Source Protection Zones	All SEOs			
RSVO 10 To improve recreational/community/social facilities in rural settlements and villages, where appropriate and as resources allow	PH1 Ph2 L1, CH3			
RSVO 11 To facilitate additional community facilities and services within the rural settlement and village envelope, where possible	PH1 Ph2 L1, CH3			
RSVO 12 To promote and facilitate development that is commensurate with the nature and extent of the existing settlement to support their role as local service centres.	PH1 Ph2 L1, CH3			
RSVO 13 To ensure new developments do not adversely impact on the setting and/or integrity of the built or natural heritage in or adjacent to rural settlements and villages.	PH1 Ph2 L1, CH3 BFF1-5			
RSVO 14 To facilitate the provision of gateway features and natural edges on the key approaches to rural settlements and villages	PH1 Ph2 L1, CH3			

<p>RSVO 15 To facilitate public realm improvements in rural settlements and villages, including signage, public seating, hard and soft landscaping and improvements to the road and footpath network, where appropriate and feasible.</p>	<p>PH 1 PH2 MA4 MA 5 BFF1, L1-3 cH2 AQ4 BFF1</p>			
<p>RSVO 16 To consider proposals for small scale, clustered residential development in rural settlements and villages that are not serviced by a wastewater treatment plant. Subject to complying with the most up-to-date EPA Code of Practice for Wastewater Treatment and Disposal Systems Serving Single Houses and/or Small Communities Manuals.</p>			<p>All SEOs</p>	
<p>Comment: positive effects in relation to PH SEOS long term and directly through support for existing rural settlements and villages, particularly where infrastructure can be provided in advance and the need for additional green field or rural housing provision is minimised. This supports compact growth at small scale and can help with service provision both in terms of material assets such as water supply and wastewater but also viability of community and educational services.</p> <p>Long term positive effects relating to soil and geology by promoting village centre and brownfield reducing pressure on greenfield development lands.</p> <p>RSVO 16 will require careful consideration and ensure that appropriated designed and maintained wastewater treatment plants can be achieved for such settlements as outlined.</p>				

Annex B: Review of relevant plans and programmes and in combination

(+) reflects a potential positive in combination effect
(-) reflects a potential negative effect
+/- reflects that positive and negative effects are likely or that in the absence of further detail the effect is unclear
(0) reflects a neutral or uncertain effect

		(+)	(-)	+/-	(0)
Sustainable Development					
UN convention of Biological Diversity, 1992	The UN convention of Biological diversity was opened for signature at the Earth Summit in Rio de Janeiro on 5 June 1992 and entered into force on 29 December 1993. To date, there are 193 Parties signed up. The CBD is often seen as the key international instrument for sustainable development. The Ecosystem Approach, an integrated strategy for the management of resources, is the framework for action under the Convention.	Yes			
EU Environmental Action Programme to 2020	The 7 th EU Environmental Action Programme is more strategic in nature and identifies three main areas to guide EU environmental policy and research. The three thematic priority objectives are intended to: <ul style="list-style-type: none"> • Protect nature and strengthen ecological resilience • Boost sustainable resource-efficient low-carbon growth, and • Effectively address environment-related threats to health. 	Yes			
EU Green Infrastructure Strategy	Aims to create a robust enabling framework in order to promote and facilitate Green Infrastructure (GI) projects	Yes			
UN Kyoto Protocol (2ND)	The UN Kyoto Protocol set of policy measures to reduce greenhouse gas emissions The Second European Climate Change Programme (ECCP II) aims	Yes			

		(+)	(-)	+/-	(0)
Kyoto Period), the Second European Climate Change Programme (ECCP II), Paris climate conference (COP21) 2015	to identify and develop all the necessary elements of an EU strategy to implement the Kyoto Protocol				
Environmental Assessment					
SEA Directive - Assessment of the effects of certain plans and programmes on the Environment, (2001/42/EC) 2001	This Directive requires plan-makers to carry out an assessment of the likely significant environmental effects of implementing a plan or programme before the plan or programme is adopted.	Y			
Environmental Impact Assessment Directive (85/337/EEC) .	The EIA Directive (85/337/EEC) came into force in 1985 and applies to a wide range of defined public and private projects, which are defined in Annexes I and II of the Directive. This has been amended with Directive 2011/92/EU and the 2014 Directive (see below).	Y			
Environmental Impact Assessment Directive (2014/52/EC)	. The Directive now applies from May 2017.	Y			
Biodiversity, Flora and Fauna					

		(+)	(-)	+/-	(0)
The Convention on Wetlands of International Importance (The Ramsar Convention) 1971 and subsequent amendments	Protection and conservation of wetlands and habitats of importance to waterfowl	Y			
EU Biodiversity Strategy to 2020	In 2011 the European Commission adopted a new strategy to halt the loss of biodiversity and ecosystem services in the EU by 2020. There are six main targets, and 20 actions to help Europe reach its goal. The six targets cover: <ul style="list-style-type: none"> · Full implementation of EU nature legislation to protect biodiversity. · Better protection for ecosystems, and more use of green infrastructure. · More sustainable agriculture and forestry. · Better management of fish stocks. · Tighter controls on invasive alien species. · A bigger EU contribution to averting global biodiversity loss. 				
EU Directive on the Conservation of Wild Birds, (2009/147/EC) 1979. Known as the Birds Directive	This Directive ensures far-reaching protection for all of Europe's wild birds, identifying 194 species and sub-species among them as particularly threatened and in need of special conservation measures. Member States are required to designate Special Protection Areas (SPAs) for 194 particularly threatened species and all migratory bird species. SPAs are scientifically identified areas critical for the survival of the targeted species, such as wetlands. They are part of the Natura 2000 ecological network established under the Habitats Directive 92/43/EEC.	Y			
EU Directive on the Conservation of Natural	The main goal of the Directive is to promote the maintenance of biodiversity by requiring Member States to take measures to maintain, protect or restore natural habitats, animal and plant species to a	Y			

		(+)	(-)	+/-	(0)
Habitats and of Wild Flora and Fauna, (92/43/EEC), 1992 known as the Habitats Directive	favourable conservation status, introducing robust protection for those habitats and species of European importance. For Ireland, these habitats include raised bogs, active blanket bogs, turloughs, sand dunes, machair (flat sandy plains on the north and west coasts), heaths, lakes, rivers, woodlands, estuaries and sea inlets. The Directive provides for a network of protected sites known as The Natura 2000 network, which limits the extent and nature of development which may have a detrimental effect on the flora or fauna identified therein.				
European Communities (Birds and Natural Habitats) Regulations 2011	<p>These regulations consolidate the European Communities (Natural Habitats) Regulations 1997 to 2005 and the European Communities (Birds and Natural Habitats)(Control of Recreational Activities) Regulations 2010, as well as addressing transposition failures identified in the CJEU judgements.</p> <p>Articles 6(1) and (2) of the Regulations require Member States to take appropriate conservation measures to maintain and restore habitats and species, for which a site has been designated, to a favourable conservation status. Furthermore the Regulations require Member States to avoid damaging activities that could significantly disturb these species or deteriorate the habitats of the protected species or habitat types. Under these regulations any plan or project likely to have a significant effect on a Natura 2000 site, either individually or in combination with other plans or projects, shall undergo an Appropriate Assessment to determine its implications for the site. The competent authorities can only agree to the plan or project after having ascertained that it will not adversely affect the integrity of the site concerned. In exceptional circumstances, a plan or project may still be allowed to go ahead, in spite of a negative assessment, provided there are no alternative solutions and the plan or project is considered to be of overriding public interest.</p>	Y			

		(+)	(-)	+/-	(0)
Green Infrastructure Strategy	The European Commission in May 2013 adopted a Green Infrastructure Strategy, 'to promote the deployment of green infrastructure in the EU in urban and rural areas'. This is a key step in implementing the EU 2020 Biodiversity Strategy and specifically Target 2 that requires that 'by 2020, ecosystems and their services are maintained and enhanced by establishing green infrastructure and restoring at least 15% of degraded ecosystems'. Green Infrastructure (GI) is contributing to all other targets of the EU Biodiversity strategy – in particular the full implementation of the Birds and Habitats Directive (target 1) – and to maintain and enhance biodiversity in the wider countryside and the marine environment (targets 3 and 4).				
Population and Human Health					
The Stockholm Convention	The Stockholm Convention on Persistent Organic Pollutants is a global treaty to protect human health and the environment from chemicals that remain intact in the environment for long periods, become widely distributed geographically, accumulate in the fatty tissue of humans and wildlife, and have adverse effects to human health or to the environment.				Yes
Several environmental parameters interact and impact on human health including water quality, infrastructure, air quality, soil, cultural heritage and landscape; the plans, policies and programmes associated with these are presented under thematic headings as appropriate.					
Geology and Soil					
EU Soil Thematic Strategy	In September 2006, the European Commission published the final Thematic Strategy for Soil Protection (COM(2006)231 final) and a proposal for a Directive establishing a framework for the protection of soil across the EU (COM(2006)232). The objective of the strategy is to protect and ensure the sustainable use of soil, based on the guiding principles of preserving soil functions, preventing further degradation and restoring degraded soils to a level of functionality consistent with				

		(+)	(-)	+/-	(0)
	current and intended use. Once adopted the European Soil Thematic Strategy will guide and frame Ireland's approach to developing its own soil protection strategy.				
Water Resources					
Water Framework Directive (2000/60/EC) as amended	<p>The Water Framework Directive (WFD) was adopted in 2000 in an effort to establish a framework for the protection of waterbodies within the EU including:</p> <ul style="list-style-type: none"> inland surface waters; groundwater; transitional waters; and coastal waters. <p>The key aims of the WFD are:</p> <ul style="list-style-type: none"> expanding the scope of water protection to all waters, surface waters and groundwater; achieving "good status" for all waters by a set deadline water management based on river basins; "combined approach" of emission limit values and quality standards. getting the prices right; getting the citizen involved more closely, and streamlining legislation. <p>Its ultimate objective is to achieve "good ecological and chemical status" for all Community waters by 2015.</p>				
Floods Directive (2007/60/EC)	The Directive aims to establish a common framework for assessing and reducing the risk that floods within the European Union pose to human health, the environment, property and economic activity.				
The Drinking Water Directive (DWD), (98/83/EC) 1998	This Directive is intended to protect human health by laying down healthiness and purity requirements which must be met by drinking water within the Community.				

		(+)	(-)	+/-	(0)
Groundwater Directive, (2006/118/EC) 2006	This directive establishes a regime which sets underground water quality standards and introduces measures to prevent or limit inputs of pollutants into groundwater.				
EC Bathing Water Quality Directive, (2006/7/EC) 2006	This Directive strengthens the rules guaranteeing bathing water quality It supplements Directive 2000/60/EC on water protection and management. Each year, the Member States are required to identify the bathing waters in their territory and define the length of the bathing season. They shall establish monitoring at the location most used by bathers or where the risk of pollution is greatest.				
Climate and Air Quality					
Paris (Climate Change) Agreement	The Paris Agreement is an agreement within the United Nations Framework Convention on Climate Change (UNFCCC), dealing with greenhouse-gas-emissions mitigation, adaptation, and finance, starting in the year 2020. There are 197 parties signed to the agreement, The main aim is to reduce the impacts of climate change through setting emission reduction Plans & guidelines.				
Kyoto Protocol	The Protocol was initially adopted on 11 December 1997 in Kyoto, Japan, and entered into force on 16 February 2005. To date 191 states have signed and ratified the protocol. Following the Conference of Parties to the Climate Change Convention (COP) meeting in Copenhagen 2009, the EU revised its commitment to reducing greenhouse gases by increasing the target to 20% reduction on 1990 levels by 2020.				
The Ambient Air Quality and Cleaner Air for Europe (CAFE) Directive	The EU objective in relation to air quality is 'to achieve levels of air quality that do not result in unacceptable impacts on, and risks to, human health and the environment'.				
Material Assets					

		(+)	(-)	+/-	(0)
EU Directive on Waste, (2006/12/EC), 2006	This Directive requires EU States to publish waste management plans. It requires a system of permits and registrations to be put in place to authorise all waste management infrastructure, as well as setting down the basic requirements that need to be satisfied for these statutory authorisations to be issued.			project level interactions	
EU Directive on Waste (2008/98/EC), 2008	This Directive establishes a legal framework for the treatment of waste within the Community. It aims at protecting the environment and human health through the prevention of the harmful effects of waste generation and waste management. The Directive requires Member States to take measures for the treatment of their waste in line with the following hierarchy which is listed in order of priority:· prevention;· preparing for reuse;· recycling;· other recovery, notably energy recovery;· disposal.			project level interactions	
EU Urban Waste Water Treatment Directive (91/271/EEC), 1991	The aim of the Urban Waste Water Directive is to protect inland surface waters from the adverse effects of discharges of urban wastewater and discharge of certain biodegradable industrial waste water (particularly from the agro-food industry).				
Directive 2009/28/EC on the promotion of the use of energy from renewable sources	Directive 2009/28/EC on the promotion of the use of energy from renewable sources establishes the basis for the achievement of the EU's 20% renewable energy target by 2020. Under the terms of the Directive, each Member State is set an individually binding renewable energy target, which will contribute to the achievement of the overall EU goal. Each Member State is required to adopt a national renewable energy action plan.				
Cultural Heritage Archaeology and Built Heritage					

		(+)	(-)	+/-	(0)
The World Heritage Convention	<p>The World Heritage Convention was adopted by the United Nations Educational, Scientific and Cultural Organisation (UNESCO) in November 1972. The World Heritage Convention aims to promote cooperation among nations to protect heritage around the world that is of such outstanding universal value that its conservation is important for current and future generations..</p> <p>The following sites are on the tentative list for World Heritage Site Designation in the county: Inis Cealtra and the Burren.</p>				y
European Convention on the Protection of the Archaeological Heritage, 1992 (The Valletta Convention)	<p>This Convention was ratified by Ireland in 1997 and as such the Planning Authority is legally bound by it. The aim of the Convention is to ‘protect the archaeological heritage as a source of the European collective memory and as an instrument for historical and scientific study’. It requires that appropriate consideration be given to archaeological issues at all stages of the planning and development process.</p>				
Convention for the Protection of the Architectural Heritage of Europe, 1985 (Granada Convention)	<p>Ratified by Ireland in 1997, the 1985 Convention for the Protection of the Architectural Heritage of Europe is intended to reinforce and promote policies for the conservation and enhancement of Europe’s heritage. The Convention is dual purpose, involving the promotion of architectural heritage policies while fostering European-wide co-operation measures. Covering monuments, groups of buildings and sites of importance, the Convention requires a national inventory of architectural heritage to be developed. Legal protection measures must be established, with a system of formal authorisation required for works affecting protected sites and structures. Architectural heritage conservation considerations are required to feature in the Convention signatories’ town and Regional planning processes.</p>				

		(+)	(-)	+/-	(0)
Landscape					
The European Landscape Convention 2000	The 2000 European Landscape Convention, adopted in Florence (and was ratified by Ireland in 2002), requires a commitment to introduce policies on landscape protection and management. It promotes the protection, management and planning of EU landscapes as a response to European-wide concerns that the quality and diversity of landscapes were deteriorating. The underlying purpose of the Convention is to encourage public authorities to adopt policies and measures at local, Regional, National and International level to protect and manage landscapes throughout Europe.				
Other relevant conventions, plans, policies and programmes					
The Aarhus Convention	The Aarhus Convention establishes a number of rights of the public (individuals and their associations) with regard to the environment. The Parties to the Convention are required to make the necessary provisions so that public authorities (at national, regional or local level) will contribute to these rights to become effective.				
Environmental Liability Directive 2004/35/EC	The overall objective of the Directive and the Regulations is to prevent and remedy environmental damage by holding operators whose activities have caused environmental damage financially liable for remedying the damage. The Environmental Liability Regulations 2008 define environmental damage under three categories: Damage to natural habitats and protected species - any damage that has significant adverse effects on reaching or maintaining the favourable conservation status of European designated habitats or species (i.e. those covered by the Habitats Directive (92/43/EEC) and Birds Directive (79/409/EEC)). Water damage - damage which significantly adversely affects the ecological, chemical and/or quantitative status and/or ecological potential of waters covered in the Water Framework Directive (2000/60/EC). Land damage - any contamination that creates a significant				

		(+)	(-)	+/-	(0)
	risk of human health being adversely affected as a result of the direct or indirect introduction in or under the land of substances, preparations, organisms or micro-organisms.				

NATIONAL LEVEL

		(+)	(-)	+/-	(0)
Sustainable Development					
Our Sustainable Future A framework for sustainable development in Ireland	Our Sustainable Future timeframe is to 2020 to tie in with other national and international frameworks, but a longer-term horizon to 2050 is also taken where appropriate, to provide a framework for guiding and reporting on long-term broad development trends such as on climate change.				
Water Framework Directive River basin management plans 2018	On April 17th 2018 the Government published the River Basin Management Plan for Ireland 2018-2021. The Plan sets out the actions that Ireland will take to improve water quality and achieve 'good' ecological status in water bodies (rivers, lakes, estuaries and coastal waters) by 2027.				
National Mitigation plan	The National Mitigation Plan contains a series of mitigation measures and actions to address the immediate challenge of climate change to 2020 and to prepare for the EU targets that Ireland will take on for 2030. It will also begin the development of work to meet the objectives of the National Policy Position for 2050. The National Mitigation Plan covers greenhouse gas emissions in the Electricity Generation, Built Environment, Transport, and Agriculture, Forest and Land Use sectors, Environmental analysis was undertaken as part of the development of the Plan with appropriate assessment and environmental assessment taking place.				
Sectoral Climate Adaptation Plans 2018	Sectoral Planning Guidelines for Climate Change Adaptation have been developed for, and are primarily intended for the use of, the sectors required to prepare statutory sectoral adaptation plans under the Framework(NAF). The guidelines aim to ensure that a coherent and consistent				

		(+)	(-)	+/-	(0)
	approach to adaptation planning is adopted by the key sectors in Ireland. With each specific region having a plan tailored to their specifics				
Local Authority Adaptation strategy development Guidelines, EPA 2016	<p>The guidelines are based on a staged and proportionate approach to adaptation planning and are structured around a 6-step planning cycle, these are:</p> <ol style="list-style-type: none"> 1) Preparing the Ground; 2) Climate Impact Screening; 3) Prioritisation; <p>Executive Summary - Sectoral Planning Guidelines for Climate Change Adaptation iii</p> <ol style="list-style-type: none"> 4) Priority Impact Assessment; 5) Develop your Plan; 6) Implement, Evaluate and Review 				
The National Planning Framework 2040	<p>Is a national document that will guide at a high-level strategic planning and development for the country over the next 20+ years, so that as the population grows, that growth is sustainable (in economic, social and environmental terms).</p> <p>Finalisation of the NPF alongside the ten-year National Development Plan will put together one plan to guide strategic development and infrastructure investment at national level.</p> <p>The NPF with the National Development Plan will also set the context for each of Ireland's three regional assemblies to develop their Regional Spatial and Economic Strategies taking account of and co-ordinating local authority County and City Development Plans in a manner that will ensure national, regional and local plans align.</p>				
Biodiversity, Flora and Fauna					
Actions for Biodiversity 2017 – 2021, Ireland's 3rd National Biodiversity Plan	<p>The National Biodiversity Plan is intended to play a central part in Ireland's efforts to halt biodiversity loss and was developed as in line with the EU and International Biodiversity strategies and policies. It sets out the strategic objectives of the government in relation to biodiversity</p> <p>They include:</p> <ol style="list-style-type: none"> 1. mainstreaming biodiversity across the decision making process in the State; 2. strengthening the knowledge base underpinning work on biodiversity issues; 3. increasing public awareness and participation; 				

		(+)	(-)	+/-	(0)
	<ul style="list-style-type: none"> 4. ensuring conservation of biodiversity in the wider countryside; 5. ensuring conservation of biodiversity in the marine environment; 6. expanding and improving on the management of protected areas and protected species; 7. enhancing the contribution to international biodiversity issues. 				
Wildlife (Amendment) Act 2000	The Wildlife Act is Ireland's primary national legislation for the protection of wildlife. It covers a broad range of issues, from the designation of nature reserves, the protection of species, regulation of hunting and controls in wildlife trading. It is implemented by a series of regulations. The Act provides strict protection for nearly all birds, 22 other animal species, and 86 plant species. These species are protected from injury, or from disturbance / damage to their breeding or resting place wherever these occur. The 2000 Act was amended in 2010.				
National Heritage Plan (2002)	The Department of Arts Heritage Gaeltacht and the Islands published the National Heritage Plan in April 2002. The plan sets out a vision for the management of the heritage of Ireland. A key element of the process of formulating the National Heritage Plan is the requirement to prepare Local Heritage Plans at County and City level.				
All Ireland Pollinator Plan 2015-2020	<p>The All-Ireland Pollinator Plan: A shared plan of action has been developed by a fifteen member steering group and identifies 81 actions across five objectives. Sixty-eight partner organisations from both public, private and NGO sectors have supported the Plan, with responsibility for delivering the 81 actions shared out between these organisations. It is a voluntary Plan.</p> <p>The Pollinator Plan has 5 key objectives:</p> <ul style="list-style-type: none"> 1. Making Ireland pollinator friendly (farmland, public land & private land) 2. Raising awareness of pollinators and how to protect them 3. Managed pollinators – supporting beekeepers and growers 4. Expanding our knowledge on pollinators and pollination service 5. Collecting evidence to track change and measure success 				
European Union (Invasive alien species) (Freshwater)	The European Union (Invasive Alien Species) (Freshwater Crayfish) Regulations 2018 (SI 354/18) came into force on 18 September 2018. The new measures are designed to combat the threat of disease spread from several species of non-native crayfish. The new regulations will give Irish			y	

		(+)	(-)	+/-	(0)
Crayfish) regulations 2018	authorities the powers to prevent the arrival and spread of the five non-native species of crayfish included on the EU list of invasive alien species.				
Irish waters Capital Investment programme	This is a plan by Irish water to develop and implement investment in improvements in drinking water quality, leakage, water availability, wastewater compliance, efficiencies and customer service across 380 projects around Ireland. The main objectives are 1. Eliminating Boil Water Notices in Roscommon 2. Providing more water and in particular reducing disruption to supply in the Dublin area 3. Improving Water Quality 4. Investing for economic development 5. Tackling leakage 6. Increasing wastewater treatment capacity and improving environmental compliance 7. Better Control and Monitoring 8. Improving existing plants				
Irish waters Capital Investment programme 2017-2021 including forthcoming planning application for ring send WWTP upgrade	The capital investment programme outlines the number of projects being invested in across the country by Irish water. An application to upgrade the Ringsend WWTP has been commissioned the application seeks permission for works required to facilitate the use of Aerobic Granular Sludge (AGS) technology, to omit the previously permitted long sea outfall tunnel and to upgrade the sludge treatment facilities at Ringsend, Dublin 4, and to provide for a Regional Biosolids Storage Facility in Newtown, Dublin 11. Environmental impact assessment and appropriate assessment were both carried out on this project.				
Waterways Ireland Heritage Plan 2014-2020	The Waterways Ireland Heritage Plan provides, a strategic framework for the integration of built, natural and cultural heritage into the future management of the waterways of Ireland.				yes
Population and Human Health					

		(+)	(-)	+/-	(0)
Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (Cities, Towns & Villages)(2009)	The aim of these guidelines is to set out the key planning principles which should be reflected in development plans and local area plans, and which should guide the preparation and assessment of planning applications for residential development in urban areas.				
Geology and Soil		(+)	(-)	+/-	(0)
Geological Heritage Sites Designation (under the Wildlife Amendment Act 2000)	The Wildlife (Amendment) Act 2000 provides for designation of Natural Heritage Areas (NHAs) which will include geological sites. Until actually designated, there is no real protection for any important sites identified by GSI and recommended for NHA status. However, a number of geological features are protected because they are the underlying reason for a biological or ecological site protected as a National Nature Reserve, National Park or as a Special Area of Conservation (SAC). In addition many local authorities have scheduled County Geological Sites within their County Development Plans.				
Water Resources					
National River Basin District Management Plan 2018	The National River Basin District Management Plan is now published (2018). The second cycle River Basin Management Plan aims to build on the progress made during the first cycle with a greater emphasis on ensuring the evidence base is available and the administration supports are fully in place to support key measures. The approach to the plan development involves characterisation of Ireland's water bodies in order to develop a tailored programme of measures to allow for the protection of good status or the restoration of good status for all water bodies. The outcomes are then monitored in order to feed into further characterisation and measures setting as the cycle moves forward. The plan was subject to SEA and Appropriate Assessment.				
Water Services Act (2007)	The Act sets down a comprehensive modern legislative code governing functions, standards, obligations and practice in relation to the planning, management, and delivery of water supply and				

		(+)	(-)	+/-	(0)
	waste water collection and treatment services. The Act focuses on management of water "in the pipe", as distinct from broader water resources issues such as river water quality, etc.				
Water Services (Amendment) Act (2012)	The 2012 Act amends the 2007 Water Services Act in order to comply with a European Court of Justice ruling against Ireland in October 2009. The Court found that Ireland had failed to fulfil its obligations under the Waste Directive (75/442/EEC) regarding domestic waste waters disposed of through septic tanks and other individual waste water treatment systems. The new Part 4A requires each water services authority to establish and maintain a register of domestic waste water treatment systems situated within their functional area.				
The Planning System and Flood Risk Management Guidelines (and Technical Appendices) for Planning Authorities (DoEHLG, OPW), 2009	<p>In relation to planning at the County level the guidelines require planning authorities to:</p> <ul style="list-style-type: none"> introduce flood risk assessment as an integral and leading element of their development planning functions at the earliest practicable opportunity. Align strategic flood risk assessment (SFRA) with the SEA process. Establish flood risk assessment requirements as part of the preparation of the County Development Plan. Assess planning applications against the guidance set out in the Guidelines. Ensure development is not permitted in areas of flood risk except where there are no suitable alternative sites. 				
Climate and Air Quality					
National Adaptation Framework 2018	<p>Ireland's first statutory National Adaptation Framework (NAF) was published in 2018. The NAF sets out the national strategy to reduce the vulnerability of the country to the negative effects of climate change and to avail of positive impacts. The NAF was developed under the Climate Action and Low Carbon Development Act 2015.</p> <p>The NAF builds on the work already carried out under the National Climate Change Adaptation Framework (NCCAF, 2012). The NAF outlines a whole of government and society approach to climate adaptation in Ireland. Under the NAF a number of Government Departments will be required to prepare sectoral adaptation plans in relation to a priority area that they are responsible for. Work on these plans will begin in 2018. Local authorities are required to prepare local</p>				

		(+)	(-)	+/-	(0)
	adaptation strategies The NAF will be reviewed at least once every five years. The NAF also aims to improve the enabling environment for adaptation through ongoing engagement with civil society, the private sector and the research community.				
National Climate Change Policy Position	National climate policy in Ireland: <input checked="" type="checkbox"/> recognises the threat of climate change for humanity; <input checked="" type="checkbox"/> anticipates and supports mobilisation of a comprehensive international response to climate change, and global transition to a low-carbon future; <input checked="" type="checkbox"/> recognises the challenges and opportunities of the broad transition agenda for society; and <input checked="" type="checkbox"/> aims, as a fundamental national objective, to achieve transition to a competitive, low carbon, climate-resilient and environmentally sustainable economy by 2050				
Material Assets					
Smarter Travel, A Sustainable Transport Future, A New Transport Policy for Ireland 2009-2020	Smarter Travel is the transport policy for Ireland that sets out how the vision of a sustainable travel and transport system can be achieved.				
Design Manual for Urban Roads and Streets 2013	Design Manual for Urban Roads and Streets incorporates good planning and design practice to support and encourage more sustainable travel patterns in urban areas.				
Electric Vehicle Grant scheme and VRT relief	The electric Vehicle grant scheme is a government initiative to promote electric car use throughout the country. The scheme provides grants of up to 5,000 euro that are incentivised to promote electric and hybrid car use and thus reduce carbon emissions and is carried out through the SEAI . VRT or vehicle registration tax is a measure introduced to tax accordingly in relation to emissions produced by vehicle.				

		(+)	(-)	+/-	(0)
Spatial Planning and National Roads Guidelines 2012	These guidelines set out planning policy considerations relating to development affecting national primary and secondary roads, including motorways and associated junctions, outside the 50-60 kmh speed limit zones for cities, towns and villages.				
Cultural Heritage Archaeology and Built Heritage					
National Monuments Act 1930 with subsequent amendments	This is the primary legal protection to archaeology in Ireland and has been amended a number of times, most recently 2004.				
Architectural Heritage Protection - Guidelines for Planning Authorities (2011)	The 2004 guidelines were reissued in 2011 following the transfer of architectural heritage protection functions to the Department of Arts, Heritage and the Gaeltacht. Part IV of the Planning and Development Acts 2000 – 2011 sets out the legislative provisions for the protection and conservation of our architectural heritage				
National Inventory of Architectural Heritage (NIAH)	The National Inventory of Architectural Heritage (NIAH) is a state initiative under the administration of the Department of Arts, Heritage and the Gaeltacht. The purpose of the NIAH is to identify, record, and evaluate the post-1700 architectural heritage of Ireland, uniformly and consistently as an aid in the protection and conservation of the built heritage. NIAH surveys provide the basis for the recommendations of the Minister to the planning authorities for the inclusion of particular structures in their Record of Protected Structures (RPS).				
Planning policy statement 2015	This document sets out the outline for the future of planning in Ireland and the objectives and guidelines for the continued development of Irish planning. It is a non-statutory statement that's main objectives are to set out: (1) Key principles that it expects planning authorities, other public bodies and those that engage with				

		(+)	(-)	+/-	(0)
	the planning process will observe; and (2) High level priorities for the continued enhancement of the planning system in Ireland.				
Landscape					
A National Landscape Strategy for Ireland –2015	The Department of Arts, Heritage and the Gaeltacht has issued A National Landscape Strategy for Ireland which sets out objectives and principles in the context of a proposed National Landscape Strategy for Ireland.				
Draft Landscape and Landscape Assessment Guidelines, (2000)	These Guidelines attempt to approach landscape appraisal in a systematic manner and recommend Landscape Character Assessment (LCA) as the method for assessment. LCA involves the characterisation of landscape based primarily on landcover (trees, vegetation, water etc.) and secondly on the value (i.e. historical, cultural, etc.). LCA is intended to aid the development management process as it gives indicators of development types which would be suited to certain locations using certain design criteria and consequently the character of the landscape remains intact.				y
National Cycle Policy Framework 2009-2020	The Government's 2009-2020 National Cycle Policy Framework. ... It outlined 19 high level objectives and detailed the 109 individual but integrated actions, aimed at ensuring that a strong cycling culture is developed in Ireland so that by 2020 10% of all journeys will be by bike,				
National Transport authority Permeability best practice guide	The National transport Authority NTA published this guide in 2015. The document outlines how Dublin can improve and implement better walking and cycling throughout the city. Permeability, for the purpose of this guidance, describes the extent to which an urban area permits the movement of people by walking or s such, the Authority, in collaboration with South Dublin County Council and AECOM, has developed this policy guidance on how best to facilitate demand for walking and cycling in existing built-up areas.				
Planning and Development Act 2000 (as amended).					
This Act consolidated all planning legislation from 1963 to 1999 and remains the basis for the Irish planning code, setting out the detail of regional planning guidelines, development plans and local area plans as well as the basic framework of the development management and consent system. Among other things, it provides the statutory basis					

	(+)	(-)	+/-	(0)
<p>for protecting our natural and architectural heritage, the carrying out of Environmental Impact Statements and the provision of social and affordable housing.</p> <p>There have been a number of changes to the legislation since 2000, the most significant of which are set out in The Planning and Development (Amendment) Act 2002 and the Housing (Miscellaneous Provisions) Act 2004, which made substantial changes to Part V of the Act.</p> <p>In addition, a suite of new planning policies are being prepared most notably the National Planning Framework due to be finalised first quarter of 2017 which will replace the National Spatial Strategy. Prior to this a non-statutory Planning Policy Statement was issued in 2015 establishing then key principles including the following:</p> <ul style="list-style-type: none"> - No. 8. Planning will conserve and enhance the rich qualities of natural and cultural heritage of Ireland – No. 9. Planning will support the protection and enhancement of environmental quality. 				

REGIONAL AND COUNTY LEVEL

	(+)	(-)	+/-	(0)
<p>NW RESS regional spatial and economic strategy</p> <p>The RSES is a strategic plan which identifies regional assets, opportunities and pressures and provides appropriate policy responses in the form of Regional Policy Objectives. At this strategic level it provides a framework for investment to better manage spatial planning and economic development throughout the Region.</p>				
<p>Climate Ready Mayo Climate Action Plan</p> <p>Establishes goals and actions to adapt to climate change at county level</p>				