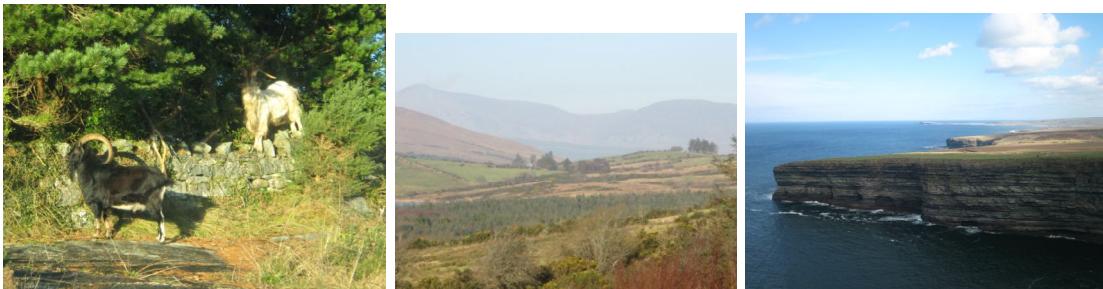


Natura Impact Report

Addendum No. 1



In accordance with Article 6(3) and 6(4) of the Council Directive 92/43/EEC on the conservation of natural habitats and of wild flora and fauna (Habitats Directive) and Part XAB and Section 12(7)(aa) of the Planning and Development Acts 2000 – 2013

**Mayo County Council
January 2014**

**Includes Ordnance Survey Ireland data reproduced under OSi Licence Number
2014/17 CCMA / Mayo County Council.**

Unauthorised reproduction infringes Ordnance Survey Ireland and Government of Ireland copyright.

© Ordnance Survey Ireland, 2014

Table of Contents

1 Introduction	1
1.1 Terms of Reference	1
1.2 Background and Legislative Context	1
1.3 Document Structure	2
2 Observations and Submissions from the Development Applications Unit	3
2.1 Introduction	3
2.2 DAU Issue 1	3
2.3 DAU Issue 2	4
2.4 DAU Issue 3	8
2.5 DAU Issue 5	41
2.6 Conclusion	41
3 Material Alterations to the Draft Plan	42
3.1 Introduction	42
3.2 Evaluation of the Material Alterations to the Draft Plan	42
3.3 Evaluation of the Material Alterations to main body of the Draft Plan	43
3.3.1 Material Alteration V1- T4	43
3.3.2 Effect(s) on Natura 2000 Network	43
3.3.3 Material Alteration V1- T10	44
3.3.4 Effect(s) on Natura 2000 Network	44
3.3.5 Material Alteration V1- T11	44
3.3.6 Effect(s) on Natura 2000 Network	46
3.3.7 Material Alteration V1- T14	46
3.3.8 Effect(s) on Natura 2000 Network	49
3.3.9 Material Alteration V1- T31	50
3.3.10 Effect(s) on Natura 2000 Network	52
3.3.11 Material Alteration V1- T48	52
3.3.12 Effect(s) on Natura 2000 Network	53
3.3.13 Material Alteration V1-T90	53
3.3.14 Effect(s) on Natura 2000 Network	54
3.4 Material Alterations to Draft Plan policies and objectives	55

3.4.1 Evaluation of Material Alterations against existing measures to protect the integrity of the Natura 2000 Network	56
3.4.2 Conclusion	69
4 Review of Material Alterations to Volume 2 of the Draft Plan	70
4.1 Introduction	70
4.2 Evaluation of Material Alterations of Volume 2	71
4.3 Conclusion	77
5 Concluding Remarks	77

Addendum No. 1 to the Natura Impact Report documenting the Appropriate Assessment of the Draft Mayo County Development Plan 2014 – 2020

1 Introduction

1.1 Terms of Reference

This is the addendum to the Natura Impact Report documenting the appropriate assessment of the Draft Mayo County Development Plan 2014-2020 and has been prepared following the proposed amendments made to the Draft Plan. This document supplements the existing Natura Impact Report which has been prepared to provide information on the Natura 2000 network in Mayo and within a 15 km buffer zone beyond the Plan boundary, and to accompany the Draft Mayo County Development Plan 2014 -2020. It is considered that the appropriate assessment process has influenced the Draft Plan preparation and with this aim, it is envisaged that its preparation has been beneficial and provided positive effects on the maintenance or restoration of the favourable conservation status of the qualifying interests of the candidate Special Areas of Conservation and the special conservation interests of Special Protection Areas. Essentially, the aim of an appropriate assessment is to prevent, offset and / or reduce significant effects on the integrity of the Natura 2000 sites, in view of the sites' conservation objectives.

It should be noted that changes are not made to the original Natura Impact Report (NIR); this Addendum forms part of the documentation of the ongoing Draft Plan preparation process. This addendum supplements the Natura Impact Report In support of the Habitats Directive Assessment of the Draft Mayo County Development Plan 2014 – 2020 and therefore should be read in conjunction with it in addition to the Proposed Amendment to the Draft Mayo County Development Plan 2014 - 2020 Volume 1 Written Statement and Volume 2 Planning Guidance and Standards for Development in Mayo.

1.2 Background and Legislative Context

The Draft Mayo County Development Plan 2014 – 2020; the accompanying Strategic Environmental Assessment (SEA) Environmental Report, Natura Impact Report (NIR) and Strategic Flood Risk Assessment (SFRA) were placed on public display from 14th March until 24th May 2013. During this period a total of 346 submissions and observations on the Draft Plan were received.

In accordance with Section 12 of the Planning and Development Acts, 2000 to 2013, a Manager's Report was prepared to list the persons and bodies who made submissions or observations, summarise the issues raised and provide the response of the Manager to the issues raised, taking account of any directions of the Members¹; the proper planning and sustainable development of the area; the statutory obligations of any local authority in the area; any relevant policies or objectives of the Government or of any Minister of the Government; and if appropriate, any observations made by the Minister for Arts, Heritage, Gaeltacht and the Islands under subsection 12 (3)²; to summarise the issues raised and recommendations made by the West Regional Authority; and to outline the Manager's recommendations in relation to the manner in which those issues and recommendations should be addressed in the Development Plan.

As a consequence of submissions received and observations made by the Development Applications Unit (DAU) of the Department of Arts, /heritage and the Gaeltacht specifically

¹ None were issued

² Not relevant

Addendum No. 1 to the Natura Impact Report documenting the Appropriate Assessment of the Draft Mayo County Development Plan 2014 – 2020

relating to the Natura Impact Report (NIR), it was recommended by the Manager that an addendum to the NIR be prepared to address a number of issues.

Additionally, having considered the Manager's Report and the Draft Plan at Special Meetings of Mayo County Council on October 7th, October 21st and November 4th, 2013, the members of Mayo County Council resolved to amend the Draft Plan in accordance with Section 12 of the Planning and Developments Acts, 200 – 2013.

The NIR prepared in 2013 indicated that there is potential for significant effects on the Natura 2000 network in Mayo and beyond as a consequence of the proposed Draft Plan by demonstrating some conflict between the Draft Plan's objectives and the conservation objectives for a number of Natura 2000 sites. These potential significant effects, however, are envisaged to be prevented, reduced and as fully as possible offset by the incorporation of appropriate measures. Further, a significant number of the objectives in the Draft Plan were deemed likely to improve the favourable conservation status of the qualifying interests and special conservation interests of cSACs and SPAs respectively.

Therefore, since amendments have been proposed to the Draft Plan, an appropriate assessment, pursuant to Section 12(7)(aa) of the Planning and Development Acts 2000 to 2013, and in accordance with the requirements of Part XAB of the Planning and Development Acts, 2000- 2013 is required to be carried out as respects of one or more than one proposed material alterations of the Draft Plan.

This addendum to the NIR has been prepared to document those issues raised by the DAU in addition to the appropriate assessment carried out as respects of one or more than one proposed material alterations of the Draft Plan to identify, describe and evaluate the likely significant environmental effects of implementing the Draft Plan, in accordance with Section 12(7)(aa) of the Planning and Developments Acts, 2000 to 2013 and Part XAB of the Planning and Development Acts, 2000 to 2013.

1.3 Document Structure

Section 2 of this document identifies the issues raised in relation to the NIR by the DAU and includes the recommended changes to the NIR as a consequence. Section 3 illustrates the amendments proposed to the Draft Plan and identifies, describes and evaluates the likely significant environmental effects of implementing the Draft Plan with these material alterations.

Section 4 deals with the amendments proposed to Volume 2 of the Draft Plan. It should be stated that most of the proposed amendments will result in material alterations to the Draft Plan, while other proposed amendments are considered, in a cumulative manner, to result in material alterations. Therefore, following screening of the proposed amendments to the Draft Plan, a total of 74 have been deemed likely to pose a risk to the integrity of the Natura 2000 Network and consequently necessitated further assessment.

Since changes have not been made to the original NIR it is advised that this document; *Natura Impact Report Addendum No. 1* be read in conjunction with the 2013 NIR in addition to the *Proposed Amendments to the Draft Mayo County Development Plan 2014- 2020 Volume 1 Written Statement* and *Volume 2 Planning Guidance and Standards for Development in Mayo*.

Addendum No. 1 to the Natura Impact Report documenting the Appropriate Assessment of the Draft Mayo County Development Plan 2014 – 2020

2 Observations and submissions from the Development Applications Unit

2.1 Introduction

Regarding Submission No MCDP- 288 from the Development Applications Unit (DAU) of the Department of Arts, Heritage and the Gaeltacht on the Natura Impact Report, the following sections list the five issues raised for which an addendum to the NIR was recommended. Each issue is dealt with separately and the inclusion to or supplementation of the NIR with included text is shown in **red font**, while deleted text / exclusions are indicated with a ~~strike through~~. To clarify, six issues in total were raised by the DAU but for Issues 4 and 6, relating to potential effects and mitigation addressed in the NIR and the Environmental Protection Objective on biodiversity, flora and fauna as part of the Strategic Environmental Assessment, no changes to the NIR were recommended.

2.2 DAU Issue 1

Use of terminology should be as per current planning and other legislation. In a number of instances, citation and terminology from current planning legislation was not continually accurate.

1.1 Background

A Strategic Environmental Assessment (SEA) has been undertaken to assess the impacts of the Draft Plan on a number of environmental considerations including biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage, landscape and the interrelationship between these considerations, whenever applicable. More relevant to this document, an assessment of the draft plan ~~under Article 6(3) and 6(4) of the Council Directive 92/43/EEC of 21 May 1992 on the conservation of natural habitats and of wild fauna and flora, the Habitats Directive,~~ **in accordance with Part XAB of the Planning and Development Acts, 2000 – 2013** has also been undertaken. With a narrow focus aimed primarily at the protection, maintenance and / or restoration of European sites defined within the aforementioned European legislation, the substance of this and other associated documents in addition to its assessments will inform the planning authority on qualifying interests, conservation objectives and current integrity of designated sites within the confines of the Draft Plan.

1.2 Legislation and biodiversity impact assessment

The designation or classification of sites are done so under the provision of the Natura 2000 network; essentially a list of sites which are deemed of particular importance in terms of rare, endangered or vulnerable habitats and / or species. In Ireland, Natura 2000 sites include candidate Special Areas of Conservation (cSAC)³, Special Protection Areas (SPA), and proposed Special Protection Areas (pSPA); SACs pertain to habitats in Annex I and species listed in Annex II of the Habitats Directive, while SPAs relate to the protection and conservation of ~~birds and their habitats under Annex I~~ **Annex I bird species, regularly occurring migratory species and their habitats, particularly wetlands, as classified by** of the Birds Directive. The conservation objectives of particular Natura 2000 sites have been assigned by the National Parks and Wildlife Service (NPWS) of the Department of Arts,

³ It should be stated at this point that all SACs in Ireland are currently candidate SACs but this does not alter or influence the sites' full protection by law

Addendum No. 1 to the Natura Impact Report documenting the Appropriate Assessment of the Draft Mayo County Development Plan 2014 – 2020

Heritage and the Gaeltacht; these are the objectives or aims which have been put in place in order to maintain or restore the favourable conservation status or condition of the Annex I habitat or Annex I or II species for which the designated or classified site has been selected.

From the viewpoint of appropriate assessment, Articles 6(3) and 6(4) of the Habitats Directive subsumes assessment responsibility for the Birds Directive (79/409/EEC and 2009/147/EC) under the umbrella of Natura 2000 sites (European sites or sites within the Natura 2000 network), which include both Special Areas of Conservation (SACs) (notably SACs) and Special Protection Areas (SPAs), while nationally, appropriate assessment of a development plan is carried out in accordance with Part XAB of the Planning and Development Acts, 2000 – 2013 dealt with in Part 5 of the European Communities (Birds and Natural Habitats) Regulations, 2011

2.1 Background data on Natura 2000 sites

In Mayo (including 15 km zone), there are a total of 77 Natura 2000 sites; 57 candidate Special Areas of Conservation (SAC) and 20 Special Protection Areas (SPA), the former designated in consideration of Habitats Directive Annex I habitats and Annex II species and the latter assigned in consideration of Birds Directive Annex I birds species, regularly occurring migratory species and their habitats, particularly wetlands of the Birds Directive.

2.2 Conservation objectives and current conservation status of Natura 2000 sites

The conservation status of Annex I habitats within cSAC examined during this assessment as classified by the NPWS is quite varied. Currently, two habitats are at good conservation status, while 20 are at poor and 24 are described as of bad conservation status. Additionally, Annex II species or qualifying interests of cSAC range from good to bad; with seven species of good conservation status, six at poor status and two at bad conservation status, including *Margaritifera margaritifera*. Similarly, examining data from SPA special conservation interests (Annex I birds, regularly occurring migratory species and their habitats) and their conservation status as compiled in the Birds of Conservation Concern in Ireland (BoCCI) List, the current trend is not agreeable.

2.3 DAU Issue 2

It is stated that Table 2.5; in-combination plans and projects does not include projects, and also that strategies supported by the plan do not appear to be referenced in the NIR.

Table 2.5 Projects and plans with potential ‘in combination’ effects

Strategic Planning	Anticipated effects
National Development Plan, Ireland 2007– 2013	Positive and negative effects on integrity of Natura 2000 sites
Sustainable Development – A Strategy for Ireland	Positive and negative effects on integrity of Natura 2000 sites
National Spatial Strategy 2002– 2020	Positive and negative effects on integrity of Natura 2000 sites
National Planning Guidelines	Positive and negative effects on integrity of Natura 2000 sites
Rural Development Programme	Positive effects on Natura 2000 sites; incentives for landowners with land within or adjacent to Natura 2000 sites

Addendum No. 1 to the Natura Impact Report documenting the Appropriate Assessment of the Draft Mayo County Development Plan 2014 – 2020

Regional Planning Guidelines for the West Region (2010–2022)	Positive and negative effects on integrity of Natura 2000 sites
Mayo County Development Plan 2008– 2014	Positive and negative effects on integrity of Natura 2000 sites
Mayo Renewable Energy Strategy 2011– 2020	Positive and negative effects on integrity of Natura 2000 sites
Water Quality	
Western River Basin District Management Plan 2009– 2015	Positive effects on Natura 2000 sites; aquatic and water-dependant habitats and species
Shannon River Basin Management Plan 2009– 2015	Positive effects on Natura 2000 sites; aquatic and water-dependant habitats and species
<i>Margaritifera margaritifera</i> sub-basin Management Plans	Positive effects on Natura 2000 sites with <i>M. margaritifera</i> as a qualifying interest
Pollution Reduction Programmes for shellfish	Positive effects for a small number of Natura 2000 sites
National Action Plan for Sustainable Use of Pesticides	Positive effects on Natura 2000 sites
Moy Water Management Unit Action Plans	Positive effects on Natura 2000 sites
Invasive Species	
EU Strategy on Invasive Alien Species	Positive effects on Natura 2000 sites
Climate Change	
National Climate Change Strategy 2007– 2012	Positive effects on Natura 2000 sites
Economics / Agri-food and fisheries	
Food Harvest 2020 – A Vision for Irish Agri-food and fisheries	Positive effects on Natura 2000 sites and environment at large due to primary aim of environmentally sustainable food development
Biodiversity	
2006 Biodiversity Action Plan	Positive effects on Natura 2000 sites
EU 2020 Biodiversity Strategy	Positive effects on Natura 2000 sites
Mayo Heritage Plan 2006- 2011	Positive effects on Natura 2000 sites
Priority Infrastructure Projects for County Mayo 2014 - 2020	
Water Services	Positive and negative effects on integrity of some Natura 2000 sites in view of sites' conservation objectives; but dependant on location – proposed projects will be assessed individually to ensure that no significant effects on the integrity of the sites occur, alone or in-combination with other plans and projects
Belmullet, Foxford, Charlestown Sewerage Scheme	
Killala Sewerage Scheme	
Newport Sewerage Scheme	
Ballinrobe Waste Water Treatment Plant upgrade	
Ballyhaunis Waste Water 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	

Addendum No. 1 to the Natura Impact Report documenting the Appropriate Assessment of the Draft Mayo County Development Plan 2014 – 2020

National Roads	<p>Scheme (Storage/Mains N5 Westport to Turlough N5 Turlough to Bohola incorporating N58 N26 Ballina to Bohola N17 Re-alignment a. Knock to Charlestown b. Claremorris to Ballindine c. Knock to Claremorris N59 Westport to Mulranny N60 Castlebar to Claremorris a. Lagnamuck b. Heathlawn c. Manulla Cross</p>	<p>Positive and negative effects on integrity of some Natura 2000 sites in view of sites' conservation objectives; but dependant on location – proposed projects will be assessed individually to ensure that no significant effects on the integrity of the sites occur, alone or in-combination with other plans and projects</p>
Critical Town by-passes	<p>N59 Ballina to Crossmolina N59 Ballina Relief Road N84 Ballinrobe Relief Road N83 Ballyhaunis Relief Road</p>	<p>Positive and negative effects on integrity of some Natura 2000 sites in view of sites' conservation objectives; but dependant on location – proposed projects will be assessed individually to ensure that no significant effects on the integrity of the sites occur, alone or in-combination with other plans and projects</p>
Other roads	<p>R327 Claremorris - Cloonfad Road at Kilknock R312 Castlebar - Bellacorrick Road at Glenisland R311 Newport - Mulranny Road at Cloonshill R335 Westport - Louisburgh Road at Lecanvey R324 Neale - Cross Road at Dowagh R324 Glencorrib - Headford Road at Moyne Bridge R314 Killala - Ballycastle Road at Killybrone Phase 2 R295 Link to Attymass Road Ballina LP112/LS5114 link with N59 Ballina</p>	<p>Positive and negative effects on integrity of some Natura 2000 sites in view of sites' conservation objectives; but dependant on location – proposed projects will be assessed individually to ensure that no significant effects on the integrity of the sites occur, alone or in-combination with other plans and projects</p>
Public car parks	<p>Swinford Town Centre Car Park Killala Town Centre Car Park</p>	<p>Potentially no likelihood for significant effects on the Natura 2000 network – but specific site-by-site assessment will be undertaken</p>
Amenity	<p>Proposed Greenway: <ul style="list-style-type: none"> • Killala to Islandeady via Ballina, Foxford, Turlough and Castlebar • Croagh Patrick to Leenane via Louisburgh </p>	<p>Positive and negative effects on integrity of some Natura 2000 sites in view of sites' conservation objectives; but dependant on location – proposed projects will be assessed individually to ensure that no significant effects on the</p>

Addendum No. 1 to the Natura Impact Report documenting the Appropriate Assessment of the Draft Mayo County Development Plan 2014 – 2020

	<p>On Road Cycle Routes:</p> <ul style="list-style-type: none"> • Mulranny to Belmullet • Ballycastle to Killala • Islandeady toward Westport <p>Castlebar Swimming Pool Refurbishment of Castlebar Town Park Western Rail Corridor</p>	<p>integrity of the sites occur, alone or in-combination with other plans and projects</p>
Rail		<p>Positive and negative effects on integrity of some Natura 2000 sites in view of sites' conservation objectives; but dependant on location – proposed projects will be assessed individually to ensure that no significant effects on the integrity of the sites occur, alone or in-combination with other plans and projects</p>
Other transportation	<p>Implementation of Smarter Travel infrastructure projects</p>	<p>Positive and negative effects on integrity of some Natura 2000 sites in view of sites' conservation objectives; but dependant on location – proposed projects will be assessed individually to ensure that no significant effects on the integrity of the sites occur, alone or in-combination with other plans and projects</p>
Harbours & Piers	<p>Porturlin – New pier & slipway Ballyglass – Pier extension & new slipway Killala Main Pier - Improvements to harbour wall and deck, extension of slipway, new hardstand for car park & boat storage pontoons and increased berthing area, dredging of harbour area and approach channel, upgrade navigation aids and development of recreational area. Westport - New marina, dredging and improvements to harbour facilities Rinroe - Pier extension Roigh Pier - Extension to slipway, pontoon & gangway Bundorragha - Widen & extend existing pier & construct new slipway Cloghmore - New slipway and hardstand area Newport Quay - Repair sea walls Ballina Harbour – Reconstruct/Repair defective</p>	<p>Positive and negative effects on integrity of some Natura 2000 sites in view of sites' conservation objectives; but dependant on location – proposed projects will be assessed individually to ensure that no significant effects on the integrity of the sites occur, alone or in-combination with other plans and projects</p>

Addendum No. 1 to the Natura Impact Report documenting the Appropriate Assessment of the Draft Mayo County Development Plan 2014 – 2020

Waste	<p>harbour wall, clean berthing area and develop additional mooring facilities and improved access to boats</p> <p>Civic Amenity site at Belmullet</p> <p>Civic Amenity site at Claremorris</p>	<p>Positive and negative effects on integrity of some Natura 2000 sites in view of sites' conservation objectives; but dependant on location – proposed projects will be assessed individually to ensure that no significant effects on the integrity of the sites occur, alone or in-combination with other plans and projects</p>
Community facilities	<p>Westport library</p> <p>Crossmolina Fire Station</p> <p>Ballina Fire Station</p> <p>Mary Robinson Centre</p> <p>National Salmon Life Centre</p> <p>Mayo County Museum</p>	<p>Positive and negative effects on integrity of some Natura 2000 sites in view of sites' conservation objectives; but dependant on location – proposed projects will be assessed individually to ensure that no significant effects on the integrity of the sites occur, alone or in-combination with other plans and projects</p>
Civic Offices	<p>Westport (former Convent site)</p> <p>Castlebar (former Imperial Hotel)</p>	<p>Potentially no likelihood for significant effects on the Natura 2000 network – but specific site-by-site assessment will be undertaken</p>
Telecommunication	<p>High speed broadband</p>	<p>Positive and negative effects on integrity of some Natura 2000 sites in view of sites' conservation objectives; but dependant on location – proposed projects will be assessed individually to ensure that no significant effects on the integrity of the sites occur, alone or in-combination with other plans and projects</p>
Energy Infrastructure	<p>400kV line and associated upgrades to the existing transmission lines</p>	<p>Positive and negative effects on integrity of some Natura 2000 sites in view of sites' conservation objectives; but dependant on location – proposed projects will be assessed individually to ensure that no significant effects on the integrity of the sites occur, alone or in-combination with other plans and projects</p>

2.4 DAU Issue 3

The submission recommends that a number of policies and objectives with risk of significant effects and with possible / uncertain risks of significant effects be 'screened in', and the screening exercise repeated.

Addendum No. 1 to the Natura Impact Report documenting the Appropriate Assessment of the Draft Mayo County Development Plan 2014 – 2020

Table 3.4 Aspects of the Draft Plan **not** likely to have significant adverse effects on the integrity of Natura 2000 sites

Draft Mayo County Development Plan 2014-2020 policy / objective	Justification for no significant adverse effects on Natura 2000 site(s)
Core Strategy and Settlement Strategy	
<p>P-01 It is the policy of the Council to ensure the sustainable development of the Linked Hub and Key Towns in the County and to manage development outside these towns in a way that ensures the viability of rural communities while ensuring environmental protection through the implementation of the objectives and Development Guidance document of this Plan.</p>	<p>While this policy promotes development, the inclusion of the caveat of ensuring environmental protection through the implementation of the objectives and Development Guidance of the Draft Plan implies the undertaking of a Habitats Directive Assessment in accordance with Article 6(3) of the Habitats Directive for Linked Hub and Key Town development plans or projects.</p>
<p>P-02 It is the policy of the Council to support the sustainable development of the Linked Hub of Castlebar Ballina to facilitate a minimum population target of 28,700 persons by 2022 and to ensure that the towns are centres of economic growth to attract and support a wide range of services and amenities and deliver a high quality of life, thereby making the areas attractive as places to work, live, visit and invest in, while ensuring no significant adverse impact effects on the environment or including the integrity of the Natura 2000 network.</p>	<p>The inclusion of a case-specific and explicit policy caveat 'no significant adverse effects on the environment, including the integrity of the Natura 2000 network' implies the undertaking of a Habitats Directive Assessment in accordance with Article 6(3) of the Habitats Directive for Linked Hub development plans or projects.</p>
<p>P-03 It is a policy of the Council to prepare a Strategy for the Linked Hub of Castlebar Ballina.</p>	<p>General policy statement which is too general to predict accurately where potential effects may occur</p>
<p>P-04 It is the policy of the Council to promote and facilitate the growth and sustainable development of the towns of Béal an Mhúirthead (Belmullet), Ballinrobe, Ballyhaunis, Claremorris, Charlestown, Killala, Kiltimagh, Knock, Louisburgh, Newport, Swinford and Westport in their role as Key Towns, towards achieving the population targets set out in the Core Strategy Table (Table 1(A)), with an appropriate range of social and physical infrastructure, facilities and services, including retail and commercial and enterprise development to serve the inhabitants of the towns and their rural hinterlands through the implementation of the policies and objectives in the Key</p>	<p>While this policy promotes development, the inclusion of the caveat 'through the implementation of the objectives and Development Guidance of the Draft Plan' implies the undertaking of a Habitats Directive Assessment in accordance with Article 6(3) of the Habitats Directive for development plans or projects.</p>

Addendum No. 1 to the Natura Impact Report documenting the Appropriate Assessment of the Draft Mayo County Development Plan 2014 – 2020

Town Section of this Strategy and the Development Guidance document of this Plan.	
<p>P-05 — It is the policy of the Council to support the sustainable development and growth of the towns of Foxford, Crossmolina, Balla, Keel-Doagh, Shrute, Kilkelly, Achill Sound, Bangor Erris, Ballindine, Ballycastle, Bonniconlon, Bellavary, Kilmaine, Cong, Turlough, Mulranny, Belcarra, Bohola and Lahardane to the population levels set out in the Core Strategy Table (Table 1(B)) and through the implementation of the Housing objectives below, the other Strategies and Development Guidance document of this Plan.</p>	<p>While this policy promotes development, the inclusion of the caveat 'through the implementation of the objectives and Development Guidance of the Draft Plan' implies the undertaking of a Habitats Directive Assessment in accordance with Article 6(3) of the Habitats Directive for development plans or projects</p>
<p>P-06 — It is the policy of the Council to support the sustainable development of the countryside and rural villages in the County through the implementation of the Housing Objectives below, the relevant Strategies and the Development Guidance document of this Plan.</p>	<p>While this policy promotes development, the inclusion of the caveat 'through the implementation of the Development Guidance of the Draft Plan' implies the undertaking of a Habitats Directive Assessment in accordance with Article 6(3) of the Habitats Directive for development plans or projects</p>
<p>HG-02 It is an objective of the Council to encourage those seeking to build a dwellinghouse to purchase vacant housing, or other vacant properties that can be converted to a house, in preference to constructing a new house.</p>	<p>Essentially discouraging new development, so no likely significant effects on Natura 2000 network</p>
<p>HG-03 It is an objective of the Council to address the issue of Unfinished Housing Estates in the County by implementing the guidance manual <i>Managing and Resolving Unfinished Housing Developments</i> (DoECLG 2011), in particular by including unfinished housing development units into calculations for housing requirements; examining the potential of vacant stock for other uses (e.g. community/cultural/holiday home use); requiring the preparation of Site Resolution Plans by developers/financial institutions/new investors; and considering reconfiguration of unfinished housing estates that promotes improved quality of life.</p>	<p>Essentially discouraging new development, so no likely significant effects on Natura 2000 network</p>
<p>UH-01 It is an objective of the Council to ensure that future housing in urban areas in the County is located on lands zoned for residential use. In un-zoned towns and villages residential development shall be located in town/village centres or immediately adjacent to town/village centres (based on the sequential approach); on serviced lands; and in accordance with the Development Guidance document of this Plan.</p>	<p>No likely significant effects since it is explicitly stated that housing developments will be in accordance with the Development Guidance document of the Draft Plan</p>

Addendum No. 1 to the Natura Impact Report documenting the Appropriate Assessment of the Draft Mayo County Development Plan 2014 – 2020

<p>RH-01 It is an objective of the Council to ensure that future housing in rural areas complies with the <i>Sustainable Rural Housing Guidelines for Planning Authorities 2005</i> (DoEHLG), Map 1 Settlement Strategy Conceptual Map and the Development Guidance document of this Plan.</p>	<p>Though development is likely, complying with the Development Guidance of the Draft Plan implies the undertaking of a Habitats Directive Assessment in accordance with Article 6(3) of the Habitats Directive for development plans or projects</p>
<p>SA-01 It is an objective of the Council to review the Housing Strategy for Co. Mayo within one year of the adoption of this Plan. The review shall take into consideration the Core Strategy and Settlement Strategy of this Plan and the Housing Policy Statement issued by the Department of the Environment, Community and Local Government on 16th June 2011 or subsequent guidance.</p>	<p>General policy objective which, in itself will not lead to development</p>
<p>Economic Development Strategy</p>	
<p>PY-01 It is the policy of the Council to encourage and promote enterprise and employment development at appropriate locations in the County in accordance with the Core Strategy and Settlement Strategy of this Plan and through the implementation of the objectives below.</p>	<p>General policy statement which will, in itself, not lead to development</p>
<p>E-03 It is an objective of the Council to facilitate agri industry and other rural enterprise activities that are dependent on their locality in rural locations, where it can be demonstrated that the development will not adversely impact the environment, Natura 2000 network, residential or visual amenity. Preference will be given to occupying vacant structures which the planning authority consider appropriate for the use proposed.</p>	<p>Though promoting development, the inclusion of a case-specific and explicit policy caveat ‘no significant adverse effects on the environment, including the integrity of the Natura 2000 network’ implies the undertaking of a Habitats Directive Assessment in accordance with Article 6(3) of the Habitats Directive</p>
<p>E-04 It is an objective of the Council 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 adversely affect on the environment, including the integrity of the Natura 2000 network, residential or visual amenity.</p>	<p>Though promoting development, the inclusion of a case-specific and explicit policy caveat ‘no significant adverse effects on the environment, including the integrity of the Natura 2000 network’ implies the undertaking of a Habitats Directive Assessment in accordance with Article 6(3) of the Habitats Directive</p>
<p>AG-01 It is an objective of the Council to support the sustainable development of agriculture, with emphasis on local food supply and agriculture diversification (e.g. agri-</p>	<p>Though promoting development, the inclusion of a case-specific and explicit policy caveat ‘no significant adverse</p>

Addendum No. 1 to the Natura Impact Report documenting the Appropriate Assessment of the Draft Mayo County Development Plan 2014 – 2020

<p>business and tourism enterprises) where it can be demonstrated that the development will not have significant adverse effects on adversely affect the environment, including the integrity of the Natura 2000 network, residential or visual amenity.</p>	<p>effects on the environment, including the integrity of the Natura 2000 network' implies the undertaking of a Habitats Directive Assessment in accordance with Article 6(3) of the Habitats Directive</p>
<p>FY-01 It is an objective of the Council to promote sustainable forestry development of appropriate scale in accordance with the Indicative Forest Strategy for Mayo or any amendment to it where it can be demonstrated that the development will not have significant adverse effects on adversely affect the environment, including the integrity of the Natura 2000 network or visual amenity.</p>	<p>Though promoting development, the inclusion of a case-specific and explicit policy caveat 'no significant adverse effects on the environment, including the integrity of the Natura 2000 network' implies the undertaking of a Habitats Directive Assessment in accordance with Article 6(3) of the Habitats Directive</p>
<p>MF-01 It is an objective of the Council to support the sustainable development of marine aquaculture and fishing industries having regard to best environmental practices so as to maximize their contribution to jobs and growth in coastal communities where it can be demonstrated that the development will not have significant adverse effects on adversely impact the environment, including the integrity of the Natura 2000 network, residential or visual amenity.</p>	<p>Though promoting development, the inclusion of a case-specific and explicit policy caveat 'no significant adverse effects on the environment, including the integrity of the Natura 2000 network' implies the undertaking of a Habitats Directive Assessment in accordance with Article 6(3) of the Habitats Directive</p>
<p>MF-02 It is an objective of the Council 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.</p>	<p>Beneficial for aquatic Natura 2000 habitats and species</p>
<p>TM-01 It is an objective of the Council to support and promote sustainable tourism development throughout the County and to work in partnership with tourism organisations in securing the development of tourism enterprises and infrastructure in suitable locations where it can be demonstrated that the development will not have significant adverse effects on adversely impact the environment, including the integrity of the Natura 2000 network, residential or visual amenity.</p>	<p>Though promoting development, the inclusion of a case-specific and explicit policy caveat 'no significant adverse effects on the environment, including the integrity of the Natura 2000 network' implies the undertaking of a Habitats Directive Assessment in accordance with Article 6(3) of the Habitats Directive</p>
<p>TM-02 It is an objective of the Council to ensure that tourism related accommodation such as holiday homes, hotels, caravan/camping parks 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, unless it is proposed to reuse an existing structure outside a settlement and in such cases where it can be demonstrated that the development will not have significant adverse effects on</p>	<p>Though promoting development, the inclusion of a case-specific and explicit policy caveat 'no significant adverse effects on the environment, including the integrity of the Natura 2000 network' implies the undertaking of a Habitats Directive Assessment in accordance with Article 6(3) of the Habitats Directive</p>

Addendum No. 1 to the Natura Impact Report documenting the Appropriate Assessment of the Draft Mayo County Development Plan 2014 – 2020

<p>adversely impact the environment, including the integrity of the Natura 2000 network, residential or visual amenity.</p>	
<p>TM 03 It is an objective of the Council to continue to provide where possible, or encourage the provision of, walkways and cycleways throughout the county where it can be demonstrated that the development will not have significant adverse effects on adversely impact the environment, including the integrity of the Natura 2000 network or visual amenity, and to promote the County as a premier walking/cycling destination in the County.</p>	<p>Though promoting development, the inclusion of a case-specific and explicit policy caveat ‘no significant adverse effects on the environment, including the integrity of the Natura 2000 network’ implies the undertaking of a Habitats Directive Assessment in accordance with Article 6(3) of the Habitats Directive</p>
<p>EI 01 It is an objective of the Council to ensure that the development of aggregate resources (stone and sand/gravel deposits) is carried out in a manner, which minimizes significant adverse effects impacts on the environment, including the integrity of the the Natura 2000 network, amenities, infrastructure and the community, and has full regard to the principles of sustainability.</p>	<p>Though promoting development, the inclusion of a case-specific and explicit policy caveat ‘no significant adverse effects on the environment, including the integrity of the Natura 2000 network’ implies the undertaking of a Habitats Directive Assessment in accordance with Article 6(3) of the Habitats Directive</p>
<p>Infrastructure Strategy</p>	
<p>PY 02 It is the policy of the Council, in conjunction with all relevant statutory agencies and infrastructure providers to provide, or facilitate the provision of, high quality sustainable infrastructure to serve the economic and social needs of the County through the implementation of the objectives below.</p>	<p>General policy statement which will, in itself, not lead to development</p>
<p>I 01 It is an objective of the Council to provide, or facilitate the provision of, all infrastructure projects set out in Table 3, with priority given to infrastructure serving the Linked Hub and Key Towns or areas where significant environmental issues are evident and require the particular infrastructure to solve the issues and where it can be demonstrated that the development will not have significant adverse effects on the environment, including the integrity of Natura 2000 network or visual amenity.</p>	<p>Though promoting infrastructural development, the inclusion of a case specific and explicit policy caveat ‘no significant adverse effects on the environment, including the integrity of the Natura 2000 network’ implies the undertaking of a Habitats Directive Assessment in accordance with Article 6(3) of the Habitats Directive</p>
<p>RD 01 It is an objective of the Council to protect the capacity and safety of the National Road and Strategically Important Regional Road network (listed in Appendix 4) in the County and ensuring compliance with the Spatial Planning and National Roads Planning Guidelines (January 2012).</p>	<p>General policy statement which will, in itself, not lead to development</p>

Addendum No. 1 to the Natura Impact Report documenting the Appropriate Assessment of the Draft Mayo County Development Plan 2014 – 2020

<p>RD-02 It is an objective of the Council to support improvements to the existing National Road and Regional Road network including road schemes and by passes outlined in Table 3 where it can be demonstrated that the development will not will not have significant adverse effects on the environment, including the integrity of the Natura 2000 network or visual amenity.</p>	<p>Though promoting infrastructural development, the inclusion of a case specific and explicit policy caveat ‘no significant adverse effects on the environment, including the integrity of the Natura 2000 network’ implies the undertaking of a Habitats Directive Assessment in accordance with Article 6(3) of the Habitats Directive</p>
<p>RD-03 It is an objective of the Council, in co-operation with the Department of Environment, Community and Local Government, 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 Linked Hub and 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 including the integrity of the Natura 2000 network.</p>	<p>Though promoting infrastructural development, the inclusion of a case specific and explicit policy caveat ‘no significant adverse effects on the environment, including the integrity of the Natura 2000 network’ implies the undertaking of a Habitats Directive Assessment in accordance with Article 6(3) of the Habitats Directive</p>
<p>RD-04 It is an objective of the Council to provide a safe road system throughout the County through Road Safety Schemes and to encourage the promotion of road safety in the County.</p>	<p>General policy statement which will, in itself, not lead to development</p>
<p>PP-01 It is an objective of the Council to support and facilitate the provision of public parking facilities at appropriate locations, including the provision of bus parking facilities within and on the edge of towns and villages, and at appropriate scenic viewing points and scenic routes 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 or visual amenity.</p>	<p>Though promoting infrastructural development, the inclusion of a case-specific and explicit policy caveat ‘no significant adverse effects on the environment, including the integrity of the Natura 2000 network’ implies the undertaking of a Habitats Directive Assessment in accordance with Article 6(3) of the Habitats Directive</p>
<p>PC-01 It is an objective of the Council to encourage and facilitate the maintenance and further development of the public footpath network, public rights of way, walking and cycling routes and associated infrastructure in the County, including where possible the retrofitting of cycle and pedestrian routes into the existing urban road network, and 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 standards and where it can be demonstrated that the development will not have significant adverse effects on the environment or including the integrity of the Natura 2000 network.</p>	<p>Though promoting infrastructural development, the inclusion of a case-specific and explicit policy caveat ‘no significant adverse effects on the environment, including the integrity of the Natura 2000 network’ implies the undertaking of a Habitats Directive Assessment in accordance with Article 6(3) of the Habitats Directive</p>

Addendum No. 1 to the Natura Impact Report documenting the Appropriate Assessment of the Draft Mayo County Development Plan 2014 – 2020

<p>RL-01 It is an objective of the Council 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, including the re-opening of the Western Rail Corridor where it can be demonstrated that the development will not have significant adverse effects on the environment or including the integrity of the Natura 2000 network.</p>	<p>Though promoting infrastructural development, the inclusion of a case specific and explicit policy caveat ‘no significant adverse effects on the environment, including the integrity of the Natura 2000 network’ implies the undertaking of a Habitats Directive Assessment in accordance with Article 6(3) of the Habitats Directive</p>
<p>RL-02 It is an objective of the Council 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.</p>	<p>No development of historic rail lines proposed within the lifetime of the Draft Plan, hence no development proposed by this objective</p>
<p>BS-01 It is an objective of the Council to support the provision of public and private bus services, including the Rural Transport Programme, in the County by:</p> <ul style="list-style-type: none"> a. Encouraging appropriate and sustainable development patterns that will support the provision of services; and b. Supporting the provision of bus shelters and park & ride facilities at appropriate locations in the County where it can be demonstrated that the development will not have significant adverse affects on the environment or including the integrity of the Natura 2000 network. 	<p>Though promoting infrastructural development, the inclusion of a case specific and explicit policy caveat ‘no significant adverse effects on the environment, including the integrity of the Natura 2000 network’ implies the undertaking of a Habitats Directive Assessment in accordance with Article 6(3) of the Habitats Directive</p>
<p>AT-04 It is an objective of the Council to ensure any development associated with light aircraft/helicopter activity is located in areas that avoid significant adverse affects on the environment, including the integrity of the Natura 2000 network and residential amenity.</p>	<p>Though promoting infrastructural development, the inclusion of a case specific and explicit policy caveat ‘no significant adverse effects on the environment, including the integrity of the Natura 2000 network’ implies the undertaking of a Habitats Directive Assessment in accordance with Article 6(3) of the Habitats Directive</p>
<p>PH-01 It is an objective of the Council to develop and improve ports, harbours, piers, slipways and associated shore facilities and access, including those that can be shared by leisure, tourism, fishing, renewable energy and aquaculture, where it can be demonstrated that the development will not have significant adverse affects on the environment a or including the integrity of the Natura 2000 network.</p>	<p>Though promoting infrastructural development, the inclusion of a case specific and explicit policy caveat ‘no significant adverse effects on the environment, including the integrity of the Natura 2000 network’ implies the undertaking of a Habitats Directive Assessment in accordance with Article 6(3)</p>

Addendum No. 1 to the Natura Impact Report documenting the Appropriate Assessment of the Draft Mayo County Development Plan 2014 – 2020

<p>PH-02 It is an objective of the Council to investigate the potential for developing Ballina, Westport and Ballyglass/Blacksod harbours for increased usage and greater economic benefit where it can be demonstrated that the development will not have significant adverse affects on the environment or including the integrity of the Natura 2000 network.</p>	<p>of the Habitats Directive Though promoting infrastructural development, the inclusion of a case specific and explicit policy caveat 'no significant adverse effects on the environment, including the integrity of the Natura 2000 network' implies the undertaking of a Habitats Directive Assessment in accordance with Article 6(3) of the Habitats Directive</p>
<p>WS-01 It is an objective of the Council to ensure the provision of an adequate level of water services infrastructure throughout the County to meet domestic, commercial, industrial and other needs, having regard to the Core Strategy and Settlement Strategy of this Plan, the Water Services Investment Programme, the Rural Water Programme and Table 3 above and where it can be demonstrated that the development will not have significant adverse affects on the environment or including the integrity of the Natura 2000 network.</p>	<p>Though promoting infrastructural development, the inclusion of a case specific and explicit policy caveat 'no significant adverse effects on the environment, including the integrity of the Natura 2000 network' implies the undertaking of a Habitats Directive Assessment in accordance with Article 6(3) of the Habitats Directive. In addition, aquatic Natura 2000 habitats and species will benefit from this objective</p>
<p>WL-01 It is an objective of the Council to implement the Regional Waste Management Plan for the Connaught Region (as amended) with particular emphasis on reuse, recycling and disposal of residual waste in the most appropriate matter where it can be demonstrated that the development will not will not have significant adverse affects on the environment, including the integrity of the Natura 2000 network, residential or visual amenity.</p>	<p>Though promoting infrastructural development, the inclusion of a case specific and explicit policy caveat 'no significant adverse effects on the environment, including the integrity of the Natura 2000 network' implies the undertaking of a Habitats Directive Assessment in accordance with Article 6(3) of the Habitats Directive.</p>
<p>TC-01 It is an objective of the Council to support and facilitate the delivery of high capacity ICT infrastructure, broadband networks and digital broadcasting in the County having regard to the Government Guidelines <i>Telecommunications Antennae and Support Structures Guidelines for Planning Authorities 1996</i> (DoEHLG) and Circular Letter PL-07/12 and where it can be demonstrated that the development will not have significant adverse affects on the environment, including the integrity of the Natura 2000 network or visual amenity.</p>	<p>Though promoting infrastructural development, the inclusion of a case specific and explicit policy caveat 'no significant adverse effects on the environment, including the integrity of the Natura 2000 network' implies the undertaking of a Habitats Directive Assessment in accordance with Article 6(3) of the Habitats Directive.</p>
<p>TC-03 It is an objective of the Council to set up a register of approved telecommunication structures in the County to assist in the assessment of future telecommunication developments and maximizing the potential for future mast sharing and co-location.</p>	<p>General policy statement which will, in itself, not lead to development (but potentially prevent development)</p>

Addendum No. 1 to the Natura Impact Report documenting the Appropriate Assessment of the Draft Mayo County Development Plan 2014 – 2020

<p>EY 03 It is an objective of the Council to promote energy conservation through reduced consumption and incorporating renewable energy technology into building design standards</p>	<p>Positive objective which is not deemed to have any conceivable effect on a Natura 2000 site within the Draft Plan area</p>
<p>Environment, Heritage & Amenity Strategy</p>	
<p>CC 01 It is an objective of the Council to support the <i>National Climate Change Strategy</i> 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, hedgerows and afforestation subject to no significant adverse effects on the environment or including the integrity of the Natura 2000 network.</p>	<p>Policy for the protection of the natural environment, including the integrity of Natura 2000 sites within the Draft Plan area</p>
<p>CZ 01 It is an objective of the Council to facilitate an Integrated Coastal Zone Management approach to the coastal zone areas of the County to ensure sustainable development and the protection and enhancement of the man-made and natural resources of these areas where it can be demonstrated that the development will not have significant adverse effects on adversely impact the environment or including the integrity of the Natura 2000 network.</p>	<p>Though promoting infrastructural development, the inclusion of a case specific and explicit policy caveat 'no significant adverse effects on the environment, including the integrity of the Natura 2000 network' implies the undertaking of a Habitats Directive Assessment in accordance with Article 6(3) of the Habitats Directive.</p>
<p>CZ 03 It is an objective of the Council to undertake, or facilitate the provision of, environmentally sensitive coastal protection works where appropriate where it can be demonstrated that the development will not have significant adverse effects on adversely impact the environment or including the integrity of the Natura 2000 network.</p>	<p>Policy for the protection of the natural environment, including the integrity of Natura 2000 sites within the Draft Plan area, a number of which are designated in consideration of coastal habitats</p>
<p>CZ 05 It is an objective of the Council to protect, enhance and conserve all beaches in the County and to retain Blue Flag status on beaches currently awarded this status whilst seeking to increase the present number of Blue Flag beaches where it can be demonstrated that the development will not have significant adverse effects on</p>	<p>Though promoting infrastructural development, the inclusion of a case specific and explicit policy caveat 'no significant adverse effects on the environment, including the integrity of the Natura 2000 network' implies the undertaking of a</p>

Addendum No. 1 to the Natura Impact Report documenting the Appropriate Assessment of the Draft Mayo County Development Plan 2014 – 2020

<p>adversely impact the environment or including the integrity of the Natura 2000 network.</p>	<p>Habitats Directive Assessment in accordance with Article 6(3) of the Habitats Directive. In addition, coastal and marine Natura 2000 sites will benefit</p>
<p>WQ 01 It is an objective of the Council to implement the Western River Basin District Management Plan “Water Matters” 2009-2015 to ensure the protection, improvement and sustainable use of all waters in the County, including rivers, lakes, ground water, coastal and estuarine waters, and to restrict development likely to lead to deterioration in water quality.</p>	<p>Policy for the protection of the natural environment, including, by extension, the integrity of Natura 2000 sites within the Draft Plan area as a consequence of maintenance or improvement of water body status</p>
<p>WQ 02 It is an objective of the Council to require development in an unsewered area which includes a septic tank/proprietary effluent treatment unit and percolation areas to be rigorously assessed in accordance with the accepted EPA Code of Practice for single houses or small communities, business, leisure centres and hotels, taking into account the cumulative effects of existing and proposed developments in the area. Any planning applications for development which require such systems shall be accompanied with an assessment carried out and certified by a suitably qualified person (i.e. the holder of an EPA FETAC certificate) with professional indemnity insurance.</p>	<p>Objective which is not deemed to have any conceivable adverse effects on a Natura 2000 site within the Draft Plan area, but a potentially positive effect on the aquatic environment</p>
<p>AH 01 It is an objective of the Council to:</p> <p style="padding-left: 40px;">f) Ensure the preservation of National Monuments that are the subject of Preservation Orders and features of archaeological interest in areas that are identified as Zones of Archaeological Potential in the <i>Record of Monuments and Places</i>.</p>	<p>Policy to promote archaeological heritage infers the protection of the Natura 2000 sites</p>
<p>AH 12 It is an objective of the council to ensure that measures to upgrade the energy efficiency of Protected Structures and historic buildings do not damage the historic fabric.</p>	<p>Objective which is not deemed to have any conceivable effect on a Natura 2000 site within the Draft Plan area</p>
<p>AC 01 It is an objective of the Council to, within the lifetime of this Plan, 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, in</p>	<p>Though promoting infrastructural development, the inclusion of a case specific and explicit policy caveat ‘no significant adverse effects on the environment, including the integrity of</p>

Addendum No. 1 to the Natura Impact Report documenting the Appropriate Assessment of the Draft Mayo County Development Plan 2014 – 2020

<p>accordance with sustainable management practices and any guidance from the Department of the Environment, Community and Local Government and where necessary to establish new ones in co-operation with landowners and the local community, where it can be demonstrated that the development will not have significant adverse effects on adversely impact the environment or including the integrity of the Natura 2000 network. When public rights of way are identified, the owners of the public rights of way shall be notified and the public rights of way shall be mapped in accordance with the Planning Acts.</p>	<p>the Natura 2000 network' implies the undertaking of a Habitats Directive Assessment in accordance with Article 6(3) of the Habitats Directive.</p>
<p>Development and Area Plans</p>	
<p>P-04 It is the policy of the Council to promote and facilitate the growth and sustainable development of the towns of Béal an Mhuirthead (Belmullet), Ballinrobe, Ballyhaunis, Claremorris, Charlestown, Killala, Kiltimagh, Knock, Louisburgh, Newport and Swinford in their role as Key Towns, towards achieving the population targets set out in the Core Strategy, with an appropriate range of social and physical infrastructure, facilities and services, including retail and commercial and enterprise development to serve the inhabitants of the towns and their rural hinterlands</p>	<p>General policy statement which is too general to predict accurately where potential effects may occur</p>
<p>P-05 It is the policy of the Council to promote the Key Towns as areas suitable for robust economic development as deemed appropriate.</p>	<p>General policy statement</p>
<p>O-01 It is an objective of the Council to:</p> <ul style="list-style-type: none"> a. Identify and support a niche economic role for each of the Key Towns. b. Identify the key assets in each Key Town and encourage or assist in developing these assets in a sustainable manner. c. Implement the zoning objectives for enterprise and employment in each of the Key Towns. 	<p>General policy statement which is too general to predict accurately where potential effects may occur</p>

Addendum No. 1 to the Natura Impact Report documenting the Appropriate Assessment of the Draft Mayo County Development Plan 2014 – 2020

- d. ~~Prioritise key infrastructure for enterprise and employment in each of the Key Towns.~~
- e. ~~Continue to make the Key Towns more physically attractive to encourage people to work, visit and live in them.~~

Table 4.1 Aspects of the Draft Plan likely to have significant adverse effects on the integrity of Natura 2000 sites

Draft Mayo County Development Plan 2014-2020 policy / objective	Implications for Natura 2000 site(s)	Mitigation measures proposed
Core Strategy and Settlement Strategy		
<p>P-01 It is the policy of the Council to ensure the sustainable development of the Linked Hub and Key Towns in the County and to manage development outside these towns in a way that ensures the viability of rural communities while ensuring environmental protection through the implementation of the objectives and Development Guidance document of this Plan.</p>	<p>This policy has an aim to ensure and manage sustainable development outside of Linked Hub and Key Towns; there is potential for indirect and in-combination adverse effects on the Natura 2000 network throughout the county, should appropriate measures not be implemented.</p>	<p>The inclusion of the caveat <i>while ensuring environmental protection through the implementation of the objectives and Development Guidance document of this Plan</i> in addition to the implementation of Article 6(3) and 6(4) of the <i>EU Habitats Directive</i>, (objective NH-03 of the Draft Plan) will ensure the the integrity of the Natura 2000 Network is maintained. No additional mitigation is deemed necessary.</p>
<p>P-02 It is the policy of the Council to support the sustainable development of the Linked Hub of Castlebar-Ballina to facilitate a minimum population target of 28,700 persons by 2022 and to ensure that the towns are centres of economic growth to attract and support a wide range of services and amenities and deliver a high quality of life, thereby making the areas attractive as</p>	<p>Particularly in the case of Ballina, which is adjacent to the River Moy cSAC and in close proximity to the Killala Bay / Moy Estuary cSAC / SPA, there is potential for direct and indirect effects on the integrity of these three Natura 2000 sites in view of their conservation objectives.</p>	<p>The inclusion of the caveat <i>while ensuring no significant adverse impact effects on the environment or including the integrity of the Natura 2000 network</i>. in addition to the implementation of Article 6(3) and 6(4) of the <i>EU Habitats Directive</i>, (objective NH-03 of the Draft Plan) for all plans and projects at these locations will ensure the protection of the integrity of the Natura 2000 Network in proximity to the Linked Hub of Castlebar-Ballina. No additional</p>

Addendum No. 1 to the Natura Impact Report documenting the Appropriate Assessment of the Draft Mayo County Development Plan 2014 – 2020

<p>places to work, live, visit and invest in, while ensuring no significant adverse impact effects on the environment or including the integrity of the Natura 2000 network.</p>		<p>mitigation is considered necessary.</p>
<p>P-03 It is a policy of the Council to prepare a Strategy for the Linked Hub of Castlebar-Ballina.</p>	<p>A Strategy for the Linked Hub of Castlebar-Ballina is likely to encourage and promote enterprise and employment within this area. Cognisance should therefore be made of, <i>inter alia</i>, the River Moy cSAC, Killala Bay / Moy Estuary cSAC / SPA and the potential for significant direct, indirect and in-combination effects in view of these Natura 2000 sites and their conservation objectives.</p>	<p>The Strategy will be subjected to a Strategic Environmental Assessment in accordance with the SEA Directive, 2001 (as amended) which will include an assessment of the potential for effects on biodiversity, flora and fauna. Therefore, consideration will be afforded to the Natura 2000 network. Additionally, the implementation of Article 6(3) and 6(4) of the <i>EU Habitats Directive</i> for every plan and project associated with the Strategy for the Linked hub of Castlebar-Ballina is envisaged to protect the integrity of the Natura 2000 Network within or adjacent to the Linked Hub of Castlebar-Ballina</p>
<p>P-04 It is the policy of the Council to promote and facilitate the growth and sustainable development of the towns of Béal an Mhuirthead (Belmullet), Ballinrobe, Ballyhaunis, Claremorris, Charlestown, Killala, Kiltimagh, Knock, Louisburgh, Newport, Swinford and Westport in their role as Key Towns, towards achieving the population targets set out in the Core Strategy Table (Table 1(A)), with an appropriate range of social and physical infrastructure, facilities and services, including retail and commercial and enterprise development to serve the inhabitants of the towns and their rural hinterlands through the implementation of the policies and objectives in the Key Town Section of this Strategy and the Development Guidance document of this Plan.</p>	<p>Considerable development is envisaged to facilitate the growth and sustainable development of the Key towns; with the range of social and physical infrastructure for the towns and their rural hinterlands, the protection of the environment and the integrity of the Natura 2000 Network are paramount. A large number of Natura 2000 sites are in close proximity to a number of Key Towns including Belmullet, Ballinrobe, Charlestown, Killala, Knock, Newport, Swinford and Westport so direct, indirect and in-combination effects on the integrity of the Natura 2000 network are considered likely in the absence of</p>	<p>Each proposed development should be assessed for their merits in addition to their potential to result in significant effects on the Natura 2000 network due to location and in consideration of the presence of a source-pathway-receptor model. The implementation of Article 6(3) and 6(4) of the <i>EU Habitats Directive</i>, (screening all plans and projects for appropriate assessment and to ensure those with potential to have significant effects on the integrity of Natura 2000 or European Sites (cSACs, SPAs), whether directly (in situ), indirectly (ex-situ) or in combination with other plans or projects, are subject to an appropriate assessment and the preparation of an NIR or NIS in order to inform decision making) is considered vital, particularly in consideration of in-combination effects.</p>

Addendum No. 1 to the Natura Impact Report documenting the Appropriate Assessment of the Draft Mayo County Development Plan 2014 – 2020

	mitigation measures.	
P-05 It is the policy of the Council to support the sustainable development and growth of the towns of Foxford, Crossmolina, Balla, Keel-Dooagh, Shrule, Kilkelly, Achill Sound, Bangor Erris, Ballindine, Ballycastle, Bonniconlon, Bellavary, Kilmaine, Cong, Turlough, Mulranny, Belcarra, Bohola and Lahardane to the population levels set out in the Core Strategy Table (Table 1(B)) and through the implementation of the Housing objectives below, the other Strategies and Development Guidance document of this Plan.	Sustainable development and growth of towns will lead to the expansion / upgrade of key elements of infrastructure and some towns identified are adjacent / in proximity to Natura 2000 sites. There is potential for significant effects from a number of proposed developments on the integrity of the Natura 2000 Network in the absence of mitigation.	In accordance with objective NH-03 It is an objective of the Council to implement Article 6(3) and 6(4) of the <i>EU Habitats Directive</i> , by screening all plans and projects for appropriate assessment and to ensure those with potential to have significant effects on the integrity of Natura 2000 or European Sites (cSACs, SPAs), whether directly (in situ), indirectly (ex-situ) or in combination with other plans or projects, are subject to an appropriate assessment and the preparation of an NIR or NIS in order to inform decision making
P-06 It is the policy of the Council to support the sustainable development of the countryside and rural villages in the County through the implementation of the Housing Objectives below, the relevant Strategies and the Development Guidance document of this Plan.	Sustainable development of the countryside and rural villages through implementation of the Housing Objectives may lead to the expansion / upgrade of key elements of infrastructure and some towns identified are adjacent / in proximity to Natura 2000 sites. There is potential for significant effects from a number of proposed developments on the integrity of the Natura 2000 Network in the absence of mitigation.	The Development Guidance contained in Volume 2 of the Draft Plan promotes the protection of the environment including the integrity of the Natura 2000 Network; in addition to the implementation of Article 6(3) and 6(4), this is considered sufficient mitigation to protect the integrity of the Natura2000 Network from the potential effects identified.
HG-02 It is an objective of the Council to encourage those seeking to build a dwellinghouse to purchase vacant housing, or other vacant properties that can converted to a house, in preference to constructing a new house.	While this objective discourages the development / construction of new houses, there is potential for significant effects on roosting chiropterans, in addition to the disturbance, disruption or loss of other Annex II species adjacent to vacant housing.	In accordance with objective NH-03 It is an objective of the Council to implement Article 6(3) and 6(4) of the <i>EU Habitats Directive</i> , by screening all plans and projects for appropriate assessment and to ensure those with potential to have significant effects on the integrity of Natura 2000 or European Sites (cSACs, SPAs), whether directly (in situ), indirectly (ex-situ) or in combination with other plans or projects, are subject to an appropriate

Addendum No. 1 to the Natura Impact Report documenting the Appropriate Assessment of the Draft Mayo County Development Plan 2014 – 2020

		<p>assessment and the preparation of an NIR or NIS in order to inform decision making.</p> <p>It is considered that in many cases where vacant houses / other properties are converted, an accompanying Ecological Assessment should be requested to assess and identify Annex II species (and additional protected species) in order for appropriate steps to be taken to ensure their protection and conservation, and the maintenance / restoration of their favourable conservation status. (In some instances, a licence from the NPWS should be obtained in order to examine certain species).</p>
<p>HG-03 It is an objective of the Council to address the issue of Unfinished Housing Estates in the County by implementing the guidance manual <i>Managing and Resolving Unfinished Housing Developments</i> (DoECLG 2011), in particular by including unfinished housing development units into calculations for housing requirements; examining the potential of vacant stock for other uses (e.g. community/cultural/holiday home use); requiring the preparation of Site Resolution Plans by developers/financial institutions/new investors; and considering reconfiguration of unfinished housing estates that promotes improved quality of life.</p>	<p>Unfinished Housing Estates are distributed at many locations throughout the county, some in proximity to Natura 2000 sites. The reconfiguration of these estates will require works which, alone or in-combination, directly and / or indirectly have potential for significant effects on the Natura 2000 Network.</p>	<p>Such proposed reconfiguration of unfinished housing estates and associated infrastructural projects will be subjected to Article 6(3) and 6(4) of the <i>EU Habitats Directive</i> to ensure proposed developments with potential to have significant effects on the integrity of Natura 2000 or European Sites (cSACs, SPAs), whether directly (in situ), indirectly (ex-situ) or in combination with other plans or projects, are subject to an appropriate assessment and the preparation of an NIS in order to inform decision making</p>
<p>UH-01 It is an objective of the Council to ensure that future housing in urban areas in the County is located on lands zoned for residential use. In un-zoned towns and villages residential development shall be located in town/village centres or immediately adjacent to town/village centres (based on the sequential approach); on</p>	<p>The placing of future housing in urban areas on lands zoned for residential use is dependant on the location of town / village in relation to the Natura 2000 Network. The zoning for residential use of lands within a Natura 2000 site would not be compatible with the</p>	<p>It is considered vital that proposed development on lands zoned for residential use in urban areas which are near to or with potential to have indirect effects on the integrity of Natura 2000 Network are subject to an appropriate assessment and the preparation of an NIS in order to inform decision making and the proposal of suitable, appropriate and robust mitigation measures.</p>

Addendum No. 1 to the Natura Impact Report documenting the Appropriate Assessment of the Draft Mayo County Development Plan 2014 – 2020

<p>serviced lands; and in accordance with the Development Guidance document of this Plan.</p>	<p>conservation objectives of the site and hence, significant effects would be certain. Mitigation in this case is not feasible. However, the zoning of lands for residential use at a distance from Natura 2000 sites may more beneficial to the sites' conservation objectives than alternative land uses.</p>	
<p>RH-01 It is an objective of the Council to ensure that future housing in rural areas complies with the <i>Sustainable Rural Housing Guidelines for Planning Authorities 2005</i> (DoEHLG), Map 1 Settlement Strategy Conceptual Map and the Development Guidance document of this Plan.</p>	<p>Future housing in rural areas have potential for significant effects, depending on the location and the infrastructural requirements. In-combination effects on the integrity of the Natura 2000 Network are possible.</p>	<p>The Development Guidance contained in Volume 2 of the Draft Plan promotes the protection of the environment including the integrity of the Natura 2000 Network; in addition to the implementation of Article 6(3) and 6(4), this is considered sufficient mitigation to protect the integrity of the Natura2000 Network from the potential effects identified as a consequence of future housing in rural areas.</p>
<p>SA-01 It is an objective of the Council to review the Housing Strategy for Co. Mayo within one year of the adoption of this Plan. The review shall take into consideration the Core Strategy and Settlement Strategy of this Plan and the Housing Policy Statement issued by the Department of the Environment, Community and Local Government on 16th June 2011 or subsequent guidance.</p>	<p>The Housing Strategy for Co. Mayo has potential for significant effects on the environment, including the Natura 2000 network, as a consequence of new developments and /or development in locations which may impact on the integrity of the Natura 2000 Network.</p>	<p>The Draft Interim Housing Strategy was prepared by Mayo County Council in August 2013 and will become part of the Mayo County Development Plan 2014-2020 when the plan is adopted and will also become part of the respective Town and Environs Development Plans of Ballina, Castlebar and Westport when those plans are adopted or varied to accommodate it.</p>
<p>Economic Development Strategy</p>		
<p>PY-01 It is the policy of the Council to encourage and promote enterprise and employment development at appropriate locations in the County in accordance with the</p>	<p>The encouragement and promotion of enterprise and employment development at appropriate locations in the County is a delicate balance</p>	<p>Since it is a key objective of the Council to implement Article 6(3) and 6(4) of the <i>EU Habitats Directive</i>, by screening all plans and projects for appropriate assessment and to ensure those with potential to have</p>

Addendum No. 1 to the Natura Impact Report documenting the Appropriate Assessment of the Draft Mayo County Development Plan 2014 – 2020

<p>Core Strategy and Settlement Strategy of this Plan and through the implementation of the objectives below.</p>	<p>between economics and the maintenance and / or restoration of the favourable conservation status of habitats and species of the Natura 2000 network. Development within, adjacent or at a location linked to a Natura 2000 site may result in significant effects should appropriate mitigation measures not be adhered to</p>	<p>significant effects on the integrity of Natura 2000 or European Sites (cSACs, SPAs), whether directly (in situ), indirectly (ex-situ) or in combination with other plans or projects, are subject to an appropriate assessment and the preparation of an NIR or NIS in order to inform decision making, enterprise and employment developments will only proceed when it can be demonstrated that that the developments will not have significant adverse effects or adversely affect the environment, including the integrity of the Natura 2000 network</p>
<p>E-03 It is an objective of the Council to facilitate agri-industry and other rural enterprise activities that are dependent on their locality in rural locations, where it can be demonstrated that the development will not adversely impact the environment, Natura 2000 network, residential or visual amenity. Preference will be given to occupying vacant structures which the planning authority consider appropriate for the use proposed.</p>	<p>The facilitation of agri-industry and other rural enterprise activities in the County involves a delicate balance between economics and the maintenance and / or restoration of the favourable conservation status of habitats and species of the Natura 2000 network. Development within, adjacent or at a location linked to a Natura 2000 site may result in significant effects should appropriate mitigation measures not be adhered to</p>	<p>The caveat <i>where it can be demonstrated that the development will not adversely impact the environment, Natura 2000 network, residential or visual amenity. Preference will be given to occupying vacant structures which the planning authority consider appropriate for the use proposed</i> infers the implementation of Article 6(3) and 6(4) of the <i>EU Habitats Directive</i>, by screening all plans and projects for appropriate assessment and to ensure those with potential to have significant effects on the integrity of Natura 2000 or European Sites (cSACs, SPAs), whether directly (in situ), indirectly (ex-situ) or in combination with other plans or projects, are subject to an appropriate assessment and the preparation of an NIS in order to inform decision making</p>
<p>E-04 It is an objective of the Council 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 adversely affect on the environment, including the integrity of the Natura 2000 network, residential or visual amenity.</p>	<p>Home-based employment, due to the uncertainty of the type of enterprise, has potential for significant effects due to its location in relation to a Natura 2000 site, or should there be a hydrological link between the enterprise and a protected site. Effects could include loss of habitat, disturbance of Annex II species and threats from invasive species.</p>	<p>Each home-based enterprise should be assessed for its potential to result in significant effects on the Natura 2000 network due to its location and in consideration of the presence of a source-pathway-receptor model. It is considered that the caveat included <i>where it can be demonstrated that the development will not have significant adverse effects or adversely affect the environment, including the integrity of the Natura 2000 network</i> should serve as a mitigation measure, in that agri-business and tourism enterprises will be assessed for their impacts, either alone or in-</p>

Addendum No. 1 to the Natura Impact Report documenting the Appropriate Assessment of the Draft Mayo County Development Plan 2014 – 2020

		combination with other plans and / or projects
AG-01 It is an objective of the Council to support the sustainable development of agriculture, with emphasis on local food supply and agriculture diversification (e.g. agri-business and tourism enterprises) where it can be demonstrated that the development will not have significant adverse effects or adversely affect the environment, including the integrity of the Natura 2000 network, residential or visual amenity.	There is potential for significant effects on Natura 2000 sites in the vicinity of agri-business and tourism enterprises as a consequence of land-take, loss of habitat for Annex II species, in addition to potential for disturbance, disruption and changes in key indicators of conservation value. Invasive species from the cultivation of new / non-indigenous products could also pose a threat.	Each proposed enterprise should be assessed for its merits in addition to its potential to result in significant effects on the Natura 2000 network due to its location and in consideration of the presence of a source-pathway-receptor model. It is considered that the caveat included <i>where it can be demonstrated that the development will not have significant adverse effects or adversely affect the environment, including the integrity of the Natura 2000 network</i> should serve as a mitigation measure, in that agri-business and tourism enterprises will be assessed for their impacts, either alone or in-combination with other plans and / or projects
FY-01 It is an objective of the Council to promote sustainable forestry development of appropriate scale in accordance with the Indicative Forest Strategy for Mayo or any amendment to it where it can be demonstrated that the development will not have significant adverse effects on adversely affect the environment, including the integrity of the Natura 2000 network or visual amenity.	Forestry development in Mayo or the use of lands for forestry-based enterprises has the potential to cause changes to nearby water quality during planting (suspended solids by soil disturbance), growing phase (should fertiliser be applied) and during clear-felling (lowering of water pH from coniferous trees). Therefore, many Annex II species are aquatic waster-dependant and thereby susceptible to water quality alterations. Additionally, forestry plantations are likely to be proposed adjacent to / within peatland which, if not an Annex I habitat, may have the potential to alter the drainage of sites adjacent to forests	It is considered that the caveat included <i>where it can be demonstrated that the development will not have significant adverse effects or adversely affect the environment, including the integrity of the Natura 2000 network</i> should serve as a mitigation measure, in that sustainable forestry development of appropriate scale will be assessed for their impacts, either alone or in-combination with other plans and / or projects, on the Natura 2000 network in accordance with Article 6(3) and 6(4)
MF-01 It is an objective of the Council to support the sustainable development of marine aquaculture and fishing industries having regard to best environmental practices so as to	The sustainable development of marine aquaculture and fishing industries have potential for significant effects on both aquatic and water-dependant Annex II	It is considered that the caveat included <i>where it can be demonstrated that the development will not have significant adverse effects or adversely affect the environment, including the integrity of the Natura 2000 network</i> should serve as a mitigation

Addendum No. 1 to the Natura Impact Report documenting the Appropriate Assessment of the Draft Mayo County Development Plan 2014 – 2020

<p>maximize their contribution to jobs and growth in coastal communities where it can be demonstrated that the development will not have significant adverse effects on adversely impact the environment, including the integrity of the Natura 2000 network, residential or visual amenity.</p>	<p>species and Annex I habitats. With reference to the coastline of Mayo, it is apparent that almost every part of the coast has been designated or classified as a cSAC or SPA, in consideration of a range of habitats and species. Marine aquaculture has potential for causing significant effects as a consequence of contaminating water in addition to the spread of disease to native / wild faunal species. Loss of Annex I habitats is also a potential outcome.</p>	<p>measure, in that the sustainable development of marine aquaculture and fishing industries will be assessed for their impacts, either alone or in-combination with other plans and / or projects, on the Natura 2000 network in accordance with Article 6(3) and 6(4)</p>
<p>MF-02 It is an objective of the Council 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.</p>	<p>In the facilitation of ancillary infrastructure at appropriate locations to protect the County's valuable inland fishery resource and support its sustainable development, there may be potential for adverse effects on the Natura 2000 network. During construction of piers and harbours, there is potential for emissions to water, in addition to loss / disturbance of Annex I habitats and consequently, some Annex II species.</p>	<p>In accordance with objective NH-03 It is an objective of the Council to implement Article 6(3) and 6(4) of the <i>EU Habitats Directive</i>, by screening all plans and projects for appropriate assessment and to ensure those with potential to have significant effects on the integrity of Natura 2000 or European Sites (cSACs, SPAs), whether directly (in situ), indirectly (ex-situ) or in combination with other plans or projects, are subject to an appropriate assessment and the preparation of an NIR or NIS in order to inform decision making</p>
<p>TM-01 It is an objective of the Council to support and promote sustainable tourism development throughout the County and to work in partnership with tourism organisations in securing the development of tourism enterprises and infrastructure in suitable locations where it can be demonstrated that the development will not have significant adverse effects on adversely impact the environment, including the integrity of the Natura 2000</p>	<p>Tourism enterprises and infrastructure, particularly in scenic areas of the county, are likely to be within or in close proximity to Natura 2000 sites. Such enterprises may impact on water quality, coastal habitats and species, forest habitats and species. Consequently, loss, disturbance, disruption and fragmentation of Natura 2000 sites are likely outcomes of</p>	<p>It is considered that the caveat included <i>where it can be demonstrated that the development will not have significant adverse effects or adversely affect the environment, including the integrity of the Natura 2000 network</i> should serve as a mitigation measure, in that the proposed sustainable tourism development will be assessed for impacts, either alone or in-combination with other plans and / or projects, on the Natura 2000 network in accordance with Article 6(3) and 6(4)</p>

Addendum No. 1 to the Natura Impact Report documenting the Appropriate Assessment of the Draft Mayo County Development Plan 2014 – 2020

network, residential or visual amenity.	tourism development in the absence of appropriate mitigation.	
TM-02 It is an objective of the Council to ensure that tourism related accommodation such as holiday homes, hotels, caravan/camping parks 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, unless it is proposed to reuse an existing structure outside a settlement and in such cases where it can be demonstrated that the development will not have significant adverse effects on adversely impact the environment, including the integrity of the Natura 2000 network, residential or visual amenity.	It is acknowledged that potential exists for significant effects on the Natura 2000 Network in the absence of mitigation as a consequence of the development and reuse of tourism related accommodation.	It is considered that the caveat included <i>where it can be demonstrated that the development will not have significant adverse effects or adversely affect the environment, including the integrity of the Natura 2000 network</i> should serve as a mitigation measure, in that the proposed tourism-related accommodation development / reuse will be assessed for impacts, either alone or in-combination with other plans and / or projects, on the Natura 2000 network in accordance with Article 6(3) and 6(4)
TM-03 It is an objective of the Council to continue to provide where possible, or encourage the provision of, walkways and cycleways throughout the county where it can be demonstrated that the development will not have significant adverse effects on adversely impact the environment, including the integrity of the Natura 2000 network or visual amenity, and to promote the County as a premier walking/cycling destination in the Country.	Provision of such transport infrastructure, walkways and cycleways, are generally placed in scenic areas of the county, which are likely to be within or in close proximity to Natura 2000 sites. Such projects may impact on water quality, coastal habitats and species, forest habitats and species, in addition to contributing towards the spread of invasive species, disturbance, loss and fragmentation of protected species and habitats.	It is considered that the caveat <i>where it can be demonstrated that the development will not have significant adverse effects on adversely impact the environment, including the integrity of the Natura 2000 network or visual amenity, and to promote the County as a premier walking/cycling destination in the Country</i> infers that for all transport-related infrastructural projects the Council will implement Article 6(3) and 6(4) of the <i>EU Habitats Directive</i> , by screening projects for appropriate assessment and to ensure those with potential to have significant effects on the integrity of Natura 2000 or European Sites (cSACs, SPAs), whether directly (in situ), indirectly (ex-situ) or in combination with other plans or projects, are subject to an appropriate assessment and the preparation of an NIS in order to inform decision making
EI-01 It is an objective of the Council to ensure that the development of aggregate resources (stone and sand/gravel deposits) is	There is potential, in the absence of mitigation for significant effects should the development of aggregate resources	It is considered that the caveat <i>which minimizes significant adverse effects impacts on the environment, including the integrity of the the Natura 2000 network</i> , infers that for the

Addendum No. 1 to the Natura Impact Report documenting the Appropriate Assessment of the Draft Mayo County Development Plan 2014 – 2020

<p>carried out in a manner, which minimizes significant adverse effects impacts on the environment, including the integrity of the the Natura 2000 network, amenities, infrastructure and the community, and has full regard to the principles of sustainability.</p>	<p>not be carried out in an appropriate manner.</p>	<p>development of aggregate resources the Council will implement Article 6(3) and 6(4) of the <i>EU Habitats Directive</i>, by screening projects for appropriate assessment and to ensure those with potential to have significant effects on the integrity of Natura 2000 or European Sites (cSACs, SPAs), whether directly (in situ), indirectly (ex-situ) or in combination with other plans or projects, are subject to an appropriate assessment and the preparation of an NIS in order to inform decision making</p>
<p>Infrastructure Strategy</p>		
<p>PY-02 It is the policy of the Council, in conjunction with all relevant statutory agencies and infrastructure providers to provide, or facilitate the provision of, high quality sustainable infrastructure to serve the economic and social needs of the County through the implementation of the objectives below.</p>	<p>Provision of high quality sustainable infrastructure to serve the economic and social needs of the County have potential for significant effects depending on the location and type of infrastructure.</p>	<p>In accordance with objective NH-03 It is an objective of the Council to implement Article 6(3) and 6(4) of the <i>EU Habitats Directive</i>, by screening all plans and projects for appropriate assessment and to ensure those with potential to have significant effects on the integrity of Natura 2000 or European Sites (cSACs, SPAs), whether directly (in situ), indirectly (ex-situ) or in combination with other plans or projects, are subject to an appropriate assessment and the preparation of an NIS in order to inform decision making</p>
<p>I-01 It is an objective of the Council to provide, or facilitate the provision of, all infrastructure projects set out in Table 3, with priority given to infrastructure serving the Linked-Hub and Key Towns or areas where significant environmental issues are evident and require the particular infrastructure to solve the issues and where it can be demonstrated that the development will not have significant adverse effects on the environment, including the integrity of Natura 2000 network or visual</p>	<p>The infrastructure projects undoubtedly have potential for resultant significant effects on the integrity of the Natura 2000 Network and there may be conflict of the sites' conservation objectives in the absence of mitigation.</p>	<p>In accordance with objective NH-03 It is an objective of the Council to implement Article 6(3) and 6(4) of the <i>EU Habitats Directive</i>, by screening all plans and projects for appropriate assessment and to ensure those with potential to have significant effects on the integrity of Natura 2000 or European Sites (cSACs, SPAs), whether directly (in situ), indirectly (ex-situ) or in combination with other plans or projects, are subject to an appropriate assessment and the preparation of an NIS in order to inform decision making</p>

Addendum No. 1 to the Natura Impact Report documenting the Appropriate Assessment of the Draft Mayo County Development Plan 2014 – 2020

amenity.		
RD-01 It is an objective of the Council to protect the capacity and safety of the National Road and Strategically Important Regional Road network (listed in Appendix 4) in the County and ensuring compliance with the Spatial Planning and National Roads Planning Guidelines (January 2012).	Directly and indirectly, the protection of the capacity and safety of the road network, the support of improvements (National and Regional Road network), the strengthening and improvement of local roads may, alone or in-combination have significant effects on a number of Annex I habitats and/ or Annex II species. Maintenance of bridges, diversion of roads and upgrading of road surfaces all have potential to impact on water quality, which indirectly may result in the disturbance, fragmentation, disruption and loss of key aquatic and water-dependent species and / or habitats. Additionally, loss or fragmentation of habitats to roads will result in significant effects in the absence of mitigation	All road projects will be subjected to an Article 6(3) and 6(4) of the <i>EU Habitats Directive</i> , by screening all projects for appropriate assessment and to ensure those with potential to have significant effects on the integrity of Natura 2000 or European Sites (cSACs, SPAs), whether directly (in situ), indirectly (ex-situ) or in combination with other plans or projects, are subject to an appropriate assessment and the preparation of an NIS in order to inform decision making.
RD-02 It is an objective of the Council to support improvements to the existing National Road and Regional Road network including road schemes and by-passes outlined in Table 3 where it can be demonstrated that the development will not will not have significant adverse effects on the environment, including the integrity of the Natura 2000 network or visual amenity.		Particular reference should be made to the NRA Guidance :- <ol style="list-style-type: none"> 1. <i>Ecological Surveying Techniques for Protected Flora and Fauna during the Planning of National Road Schemes, NRA</i> 2. <i>Guidelines For The Crossing of Watercourses During the Construction of National Road Schemes, NRA Environmental Series on Construction Impacts</i> 3. <i>Guidelines for the Treatment of Otters Prior to the Construction of National Road Schemes, NRA Environmental Series on Construction Impacts</i>
RD-03 It is an objective of the Council, in co-operation with the Department of Environment, Community and Local Government, 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 Linked-Hub and 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 including the integrity of the Natura 2000 network.		
RD-04 It is an objective of the Council to provide a safe road system throughout the		

Addendum No. 1 to the Natura Impact Report documenting the Appropriate Assessment of the Draft Mayo County Development Plan 2014 – 2020

<p>County through Road Safety Schemes and to encourage the promotion of road safety in the County.</p>		
<p>PP-01 It is an objective of the Council to support and facilitate the provision of public parking facilities at appropriate locations, including the provision of bus parking facilities within and on the edge of towns and villages, and at appropriate scenic viewing points and scenic routes 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 or visual amenity.</p>	<p>Provision of public parking facilities at various locations, during construction and operation has the capacity to cause significant effects on the Natura 2000 Network, in view of the sites' conservation objectives, largely dependant on the location and the type and scale of Annex I habitats and Annex II species of cSACs and special conservation interests of SPAs</p>	<p>It is considered that the caveat <i>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 or visual amenity</i> infers that for the provision of public parking facilities the Council will implement Article 6(3) and 6(4) of the <i>EU Habitats Directive</i>, by screening projects for appropriate assessment and to ensure those with potential to have significant effects on the integrity of Natura 2000 or European Sites (cSACs, SPAs), whether directly (in situ), indirectly (ex-situ) or in combination with other plans or projects, are subject to an appropriate assessment and the preparation of an NIS in order to inform decision making</p>
<p>PC-01 It is an objective of the Council to encourage and facilitate the maintenance and further development of the public footpath network, public rights of way, walking and cycling routes and associated infrastructure in the County, including where possible the retrofitting of cycle and pedestrian routes into the existing urban road network, and 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 standards and where it can be demonstrated that the development will not have significant adverse effects on the environment or including the integrity of the Natura 2000 network.</p>	<p>Encouragement and facilitation of the maintenance and development of the public footpath network during construction and operation has the capacity to cause significant effects on the Natura 2000 Network, in view of the sites' conservation objectives, largely dependant on the location and the type and scale of Annex I habitats, Annex II species and special conservation interests.</p>	<p>It is considered that the caveat <i>where it can be demonstrated that the development will not have significant adverse effects on the environment or including the integrity of the Natura 2000 network</i> infers that for the provision of public parking facilities the Council will implement Article 6(3) and 6(4) of the <i>EU Habitats Directive</i>, by screening projects for appropriate assessment and to ensure those with potential to have significant effects on the integrity of Natura 2000 or European Sites (cSACs, SPAs), whether directly (in situ), indirectly (ex-situ) or in combination with other plans or projects, are subject to an appropriate assessment and the preparation of an NIS in order to inform decision making</p>

Addendum No. 1 to the Natura Impact Report documenting the Appropriate Assessment of the Draft Mayo County Development Plan 2014 – 2020

<p>RL-01 It is an objective of the Council 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, including the re-opening of the Western Rail Corridor where it can be demonstrated that the development will not have significant adverse effects on the environment or including the integrity of the Natura 2000 network.</p>	<p>Projects associated with the provision of a high-quality rail network, the re-opening of the Western Rail Corridor and the protection of all existing rail lines and associated facilities, depending on their location, during construction and operation have potential for significant effects, in the context of disturbance, loss / fragmentation of habitats and / or species. Due to the nature of the rail network, it is likely to be present within or adjacent to a number of Natura 2000 sites within Mayo.</p>	<p>For any projects associated with upgrades, ancillary works, protection of existing or historic rail lines, the Council will ensure the implementation of Article 6(3) and 6(4) of the <i>EU Habitats Directive</i>, by screening all such projects for appropriate assessment and to ensure those with potential to have significant effects on the integrity of Natura 2000 or European Sites (cSACs, SPAs), whether directly (in situ), indirectly (ex-situ) or in combination with other plans or projects, are subject to an appropriate assessment and the preparation of an NIS in order to inform decision making.</p>
<p>RL-02 It is an objective of the Council 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.</p>		
<p>BS-01 It is an objective of the Council to support the provision of public and private bus services, including the Rural Transport Programme, in the County by:</p> <ul style="list-style-type: none"> c. Encouraging appropriate and sustainable development patterns that will support the provision of services; and d. Supporting the provision of bus shelters and park & ride facilities at appropriate locations in the County where it can be demonstrated that the development will not have significant adverse affects on the environment or 	<p>The provision of bus shelters and park & ride facilities during construction and use / operation have potential for significant effects on the integrity of the Natura 2000 Network, in view of the sites' conservation objectives, by the disturbance, loss, fragmentation of key habitats and / or species.</p>	<p>It is considered that the caveat <i>where it can be demonstrated that the development will not have significant adverse affects on the environment or including the integrity of the Natura 2000 network</i> infers that for the provision bus shelters and park&ride facilities the Council will implement Article 6(3) and 6(4) of the <i>EU Habitats Directive</i>, by screening projects for appropriate assessment and to ensure those with potential to have significant effects on the integrity of Natura 2000 or European Sites (cSACs, SPAs), whether directly (in situ), indirectly (ex-situ) or in combination with other plans or projects, are subject to an appropriate assessment and the preparation of an NIS in order to inform decision making</p>

Addendum No. 1 to the Natura Impact Report documenting the Appropriate Assessment of the Draft Mayo County Development Plan 2014 – 2020

including the integrity of the Natura 2000 network.		
AT-04 It is an objective of the Council to ensure any development associated with light aircraft/helicopter activity is located in areas that avoid significant adverse affects on the environment, including the integrity of the Natura 2000 network and residential amenity.	Noise disturbance, contamination of key habitats by fugitive emissions and loss / fragmentation of habitats / species are recognised potential significant effects on the county's Natura 2000 sites as a consequence of aircraft / helicopter activity	It is considered that the caveat <i>avoid significant adverse affects on the environment, including the integrity of the Natura 2000 network and residential amenity</i> infers that development associated with light aircraft/helicopter activity the Council will implement Article 6(3) and 6(4) of the <i>EU Habitats Directive</i> , by screening projects for appropriate assessment and to ensure those with potential to have significant effects on the integrity of Natura 2000 or European Sites (cSACs, SPAs), whether directly (in situ), indirectly (ex-situ) or in combination with other plans or projects, are subject to an appropriate assessment and the preparation of an NIS in order to inform decision making
PH-01 It is an objective of the Council to develop and improve ports, harbours, piers, slipways and associated shore facilities and access, including those that can be shared by leisure, tourism, fishing, renewable energy and aquaculture, where it can be demonstrated that the development will not have significant adverse affects on the environment a or including the integrity of the Natura 2000 network.	Works in the vicinity of ports, harbours, piers, slipways and associated shore facilities in Mayo have potential for significant effects in the absence of mitigation particularly since much of the county's coast has been designated or classified as a cSAC or SPA. Accidental discharges, noise and visual disturbance can interfere with the conservation status of protected habitats and / or species	It is considered that the caveat <i>where it can be demonstrated that the development will not have significant adverse affects on the environment including the integrity of the Natura 2000 network</i> infers that works for development and improvement of ports, harbours, piers and slipways and associated shore facilities the Council will implement Article 6(3) and 6(4) of the <i>EU Habitats Directive</i> , by screening projects for appropriate assessment and to ensure those with potential to have significant effects on the integrity of Natura 2000 or European Sites (cSACs, SPAs), whether directly (in situ), indirectly (ex-situ) or in combination with other plans or projects, are subject to an appropriate assessment and the preparation of an NIS in order to inform decision making
PH-02 It is an objective of the Council to investigate the potential for developing Ballina, Westport and Ballyglass/Blacksod harbours for increased usage and greater economic benefit	The development of Ballina, Westport and Ballyglass/Blacksod harbours for increased usage will have potential for significant effects on both aquatic and	It is considered that the caveat <i>where it can be demonstrated that the development will not have significant adverse affects on the environment or including the integrity of the Natura 2000 network</i> infers that for the proposed development of Ballina,

Addendum No. 1 to the Natura Impact Report documenting the Appropriate Assessment of the Draft Mayo County Development Plan 2014 – 2020

<p>where it can be demonstrated that the development will not have significant adverse affects on the environment or including the integrity of the Natura 2000 network.</p>	<p>water-dependant Annex II species and Annex I habitats. With reference to the Ballina the Killala Bay / Moy Estuary cSAC / SPA and their site-specific conservation objectives are of note; Westport harbour is associated with the Clew Bay cSAC and Ballyglass / Blacksod harbour is within / adjacent to Broadhaven Bay cSAC, Blacksod Bay / Broadhaven SPA / Mullet / Blacksod Bay cSAC, in consideration of a range of habitats and species. Increasing usage of harbours will have potential, during construction / upgrade of harbours and ancillary activities, and during operation / use for significant effects on a number of Natura 2000 sites, as a consequence of contamination of water in addition to disturbance, fragmentation and loss of habitats and species, in the absence of mitigation</p>	<p>Westport and Ballyglass/Blacksod harbours the Council will implement Article 6(3) and 6(4) of the <i>EU Habitats Directive</i>, by screening projects for appropriate assessment and to ensure those with potential to have significant effects on the integrity of Natura 2000 or European Sites (cSACs, SPAs), whether directly (in situ), indirectly (ex-situ) or in combination with other plans or projects, are subject to an appropriate assessment and the preparation of an NIS in order to inform decision making</p>
<p>WS-01 It is an objective of the Council to ensure the provision of an adequate level of water services infrastructure throughout the County to meet domestic, commercial, industrial and other needs, having regard to the Core Strategy and Settlement Strategy of this Plan, the Water Services Investment Programme, the Rural Water Programme and Table 3 above and where it can be demonstrated that the development will not have significant adverse affects on the environment or including the integrity of the Natura 2000 network.</p>	<p>The provision of water services infrastructure throughout the county involves a combination of public and private water supplies and group water schemes. Therefore, the impact on Natura 2000 sites in view of their conservation objectives depends on the infrastructure type, location and the volume of water required. While it is recognised that water services provision in the vicinity of a Natura 2000 site may impact negatively</p>	<p>It is considered that the caveat <i>where it can be demonstrated that the development will not have significant adverse affects on the environment or including the integrity of the Natura 2000 network</i> infers that for projects / works to ensure the provision of an adequate level of water services infrastructure the Council will implement Article 6(3) and 6(4) of the <i>EU Habitats Directive</i>, by screening projects for appropriate assessment and to ensure those with potential to have significant effects on the integrity of Natura 2000 or European Sites (cSACs, SPAs), whether directly (in situ), indirectly (ex-situ) or in combination with other plans or projects, are subject to an appropriate assessment and the</p>

Addendum No. 1 to the Natura Impact Report documenting the Appropriate Assessment of the Draft Mayo County Development Plan 2014 – 2020

	on habitats and / or species during construction, maintenance and operation / use, there is merit in acknowledging that some surface water sources are monitored more closely than waters not utilised as a water supply.	preparation of an NIS in order to inform decision making.
WL-01 It is an objective of the Council to implement the Regional Waste Management Plan for the Connaught Region (as amended) with particular emphasis on reuse, recycling and disposal of residual waste in the most appropriate matter where it can be demonstrated that the development will not will not have significant adverse affects on the environment, including the integrity of the Natura 2000 network, residential or visual amenity.	Achieving this objective will likely necessitate the placing of bottlebanks and similar receptacles in a number of rural and urban locations throughout the county. In addition to noise disturbance and potential for habitat loss and fragmentation, the management of waste also includes the management and treatment of landfill leachate, in addition to the placement of Civic Amenity Sites and other ancillary activities.	It is considered that the caveat <i>where it can be demonstrated that the development will not will not have significant adverse affects on the environment, including the integrity of the Natura 2000 network, residential or visual amenity</i> infers that for the implementation of the Regional Waste Management Plan for the Connaught Region the Council will implement Article 6(3) and 6(4) of the <i>EU Habitats Directive</i> , by screening the plan for appropriate assessment and to ensure that, should it have potential to have significant effects on the integrity of Natura 2000 or European Sites (cSACs, SPAs), whether directly (in situ), indirectly (ex-situ) or in combination with other plans or projects, will be subject to an appropriate assessment and the preparation of an NIR in order to inform decision making.
TC-01 It is an objective of the Council to support and facilitate the delivery of high capacity ICT infrastructure, broadband networks and digital broadcasting in the County having regard to the Government Guidelines <i>Telecommunications Antennae and Support Structures-Guidelines for Planning Authorities 1996</i> (DoEHLG) and Circular Letter PL 07/12 and where it can be demonstrated that the development will not have significant adverse affects on the environment, including the integrity of the Natura 2000 network or visual amenity.	ICT infrastructure, broadband networks and digital broadcasting in the County may result in significant effects on Annex I habitats by disturbance, loss and fragmentation, while Annex II species and Annex I birds, regularly-occurring migratory birds and their habitats may be disturbed by some aspects of telecommunications infrastructure.	It is considered that the caveat <i>where it can be demonstrated that the development will not have significant adverse affects on the environment, including the integrity of the Natura 2000 network or visual amenity</i> infers that for the support and facilitation of the delivery of high capacity ICT infrastructure the Council will implement Article 6(3) and 6(4) of the <i>EU Habitats Directive</i> , by screening projects for appropriate assessment and to ensure those with potential to have significant effects on the integrity of Natura 2000 or European Sites (cSACs, SPAs), whether directly (in situ), indirectly (ex-situ) or in combination with other plans or projects, are subject to an appropriate assessment and the

Addendum No. 1 to the Natura Impact Report documenting the Appropriate Assessment of the Draft Mayo County Development Plan 2014 – 2020

		preparation of an NIS in order to inform decision making.
EY-03 It is an objective of the Council to promote energy conservation through reduced consumption and incorporating renewable energy technology into building design standards	Renewable energy technologies, while very beneficial have potential for significant effects, particularly on the favourable conservation status of species.	In accordance with objective NH-03 It is an objective of the Council to implement Article 6(3) and 6(4) of the <i>EU Habitats Directive</i> , by screening all plans and projects for appropriate assessment and to ensure those with potential to have significant effects on the integrity of Natura 2000 or European Sites (cSACs, SPAs), whether directly (in situ), indirectly (ex-situ) or in combination with other plans or projects, are subject to an appropriate assessment and the preparation of an NIS in order to inform decision making.
Environment, Heritage & Amenity Strategy		
CC-01 It is an objective of the Council to support the <i>National Climate Change Strategy</i> 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, hedgerows and afforestation subject to no significant adverse effects on the environment or including the integrity of the Natura 2000 network.	A number of elements of objective CC-01 have potential to result in significant effects on the Natura 2000 Network, not least the management of coastal zones, tree-planting and afforestation by their impacts on indigenous flora, the potential for invasive species to compete / interfere with protected species, in addition to the provision of infrastructure for coastal zone management, which could subsequently damage, fragment Annex I coastal habitats	It is considered that the caveat <i>subject to no significant adverse effects on the environment or including the integrity of the Natura 2000 network</i> infers that for the support of the <i>National Climate Change Strategy</i> the Council will implement Article 6(3) and 6(4) of the <i>EU Habitats Directive</i> , by screening projects for appropriate assessment and to ensure those with potential to have significant effects on the integrity of Natura 2000 or European Sites (cSACs, SPAs), whether directly (in situ), indirectly (ex-situ) or in combination with other plans or projects, are subject to an appropriate assessment and the preparation of an NIS in order to inform decision making.
CZ-01 It is an objective of the Council to facilitate an Integrated Coastal Zone	Mayo, as a coastal county and one with a large number of Natura 2000 sites,	The caveat included <i>where it can be demonstrated that the development will not have significant adverse effects on adversely</i>

Addendum No. 1 to the Natura Impact Report documenting the Appropriate Assessment of the Draft Mayo County Development Plan 2014 – 2020

<p>Management approach to the coastal zone areas of the County to ensure sustainable development and the protection and enhancement of the man-made and natural resources of these areas where it can be demonstrated that the development will not have significant adverse effects on adversely impact the environment or including the integrity of the Natura 2000 network.</p>	<p>has a significant number of coastal habitats and species afforded protection within a cSAC or SPA. Consequently, works in and adjacent to the coastal zone, during construction or use/operation, alone or in-combination with other plans and projects can result in significant effects on a range of habitats and species.</p>	<p><i>impact the environment or including the integrity of the Natura 2000 network</i> is considered to infer that for any projects and works in the vicinity of the coastal zone, the Council will implement Article 6(3) and 6(4) of the <i>EU Habitats Directive</i>, by screening projects for appropriate assessment and to ensure those with potential to have significant effects on the integrity of Natura 2000 or European Sites (cSACs, SPAs), whether directly (in situ), indirectly (ex-situ) or in combination with other plans or projects, are subject to an appropriate assessment and the preparation of an NIS in order to inform decision making.</p>
<p>CZ-03 It is an objective of the Council to undertake, or facilitate the provision of, environmentally-sensitive coastal protection works where appropriate where it can be demonstrated that the development will not have significant adverse effects on adversely impact the environment or including the integrity of the Natura 2000 network.</p>		
<p>CZ-05 It is an objective of the Council to protect, enhance and conserve all beaches in the County and to retain Blue Flag status on beaches currently awarded this status whilst seeking to increase the present number of Blue Flag beaches where it can be demonstrated that the development will not have significant adverse effects on adversely impact the environment or including the integrity of the Natura 2000 network.</p>		
<p>WQ-02 It is an objective of the Council to require development in an unsewered area which includes a septic tank/proprietary effluent treatment unit and percolation areas to be rigorously assessed in accordance with the</p>	<p>Unsewered areas of the county are likely to be rural areas not connected to a sewerage scheme and consequently in proximity to a Natura 2000 site. Septic tanks/ proprietary effluent treatment</p>	<p>The inclusion of the caveat <i>any planning applications for development which require such systems shall be accompanied with an assessment carried out and certified by a suitably qualified person (i.e. the holder of an EPA FETAC certificate) with professional indemnity insurance</i> in addition to the implementation of</p>

Addendum No. 1 to the Natura Impact Report documenting the Appropriate Assessment of the Draft Mayo County Development Plan 2014 – 2020

<p>accepted EPA Code of Practice for single houses or small communities, business, leisure centres and hotels, taking into account the cumulative effects of existing and proposed developments in the area. Any planning applications for development which require such systems shall be accompanied with an assessment carried out and certified by a suitably qualified person (<i>i.e.</i> the holder of an EPA FETAC certificate) with professional indemnity insurance.</p>	<p>units and percolation areas is not properly maintained will pollute both groundwater and surface waters, depending on the location. Water quality is an important consideration of a number of protected habitats and their species and consequently aquatic and water-dependant qualifying interests / special conservation interests may be subject to deterioration of their conservation status should developments in unsewered areas not be managed and inspected appropriately and in accordance with appropriate guidance</p>	<p>Article 6(3) and 6(4) of the <i>EU Habitats Directive</i>, by screening projects for appropriate assessment and to ensure those with potential to have significant effects on the integrity of Natura 2000 or European Sites (cSACs, SPAs), whether directly (in situ), indirectly (ex-situ) or in combination with other plans or projects, are subject to an appropriate assessment and the preparation of an NIS for any planning applications which require such systems is envisaged to mitigate against significant effects</p>
<p>AH-01 It is an objective of the Council to:</p> <p>g) Ensure the preservation of National Monuments that are the subject of Preservation Orders and features of archaeological interest in areas that are identified as Zones of Archaeological Potential in the <i>Record of Monuments and Places</i>.</p>	<p>Many National Monuments may be inhabited by protected species including chiropterans or larger mammals, depending on the monument / feature characteristics. The preservation of a feature may inadvertently disturb, disrupt, fragment or significantly interfere with a protected species.</p>	<p>In accordance with objective NH-03 It is an objective of the Council to implement Article 6(3) and 6(4) of the <i>EU Habitats Directive</i>, by screening all plans and projects for appropriate assessment and to ensure those with potential to have significant effects on the integrity of Natura 2000 or European Sites (cSACs, SPAs), whether directly (in situ), indirectly (ex-situ) or in combination with other plans or projects, are subject to an appropriate assessment and the preparation of an NIS in order to inform decision making.</p> <p>It is considered that in many cases where National Monuments are preserved, an accompanying Ecological Assessment should be requested to assess and identify Annex II species (and additional protected species) in order for appropriate steps to be taken to ensure their protection and conservation, and the maintenance / restoration of their favourable conservation status. (In some instances, a licence from the NPWS should be obtained in order to examine certain species).</p>

Addendum No. 1 to the Natura Impact Report documenting the Appropriate Assessment of the Draft Mayo County Development Plan 2014 – 2020

<p>AH-12 It is an objective of the council to ensure that measures to upgrade the energy efficiency of Protected Structures and historic buildings do not damage the historic fabric.</p>	<p>Amendments to Protected Structures and historic buildings to upgrade the energy efficiency may include alterations to prevent heat loss, or to insulate aspects of the building. Such alterations may result in loss, fragmentation and / or serious disturbance of protected species, notably roosting chiropterans and / or birds.</p>	<p>In accordance with objective NH-03 It is an objective of the Council to implement Article 6(3) and 6(4) of the <i>EU Habitats Directive</i>, by screening all plans and projects for appropriate assessment and to ensure those with potential to have significant effects on the integrity of Natura 2000 or European Sites (cSACs, SPAs), whether directly (in situ), indirectly (ex-situ) or in combination with other plans or projects, are subject to an appropriate assessment and the preparation of an NIS in order to inform decision making.</p> <p>It is considered that in many cases where Protected Structures are upgraded, an accompanying Ecological Assessment should be requested to assess and identify Annex II species (and additional protected species) in order for appropriate steps to be taken to ensure their protection and conservation, and the maintenance / restoration of their favourable conservation status. (In some instances, a licence from the NPWS should be obtained in order to examine certain species).</p>
<p>AC-01 It is an objective of the Council to, within the lifetime of this Plan, 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, in accordance with sustainable management practices and any guidance from the Department of the Environment, Community and Local Government and where necessary to establish new ones in co-operation with landowners and the local community, where it can be demonstrated that the development will not have significant adverse effects on adversely impact the environment or including the integrity of the Natura 2000 network. When public rights</p>	<p>The enhancement of existing accesses and public rights of way to recreational areas of the county will subsequently increase traffic and anthropogenic disturbance to more remote areas of the county, many of which have been designated as Natura 2000 sites, by virtue of their habitat and / or species. This objective has potential for a number of significant effects on Natura 2000 Network if not addressed and managed carefully in full consultation with the Department of Arts, Heritage and the Gaeltacht, specifically the NPWS.</p>	<p>It is considered that the caveat <i>where it can be demonstrated that the development will not have significant adverse effects on adversely impact the environment or including the integrity of the Natura 2000 network</i> infers that for the preservation and enhancement of existing accesses and public rights of way, the Council will implement Article 6(3) and 6(4) of the <i>EU Habitats Directive</i>, by screening projects for appropriate assessment and to ensure those with potential to have significant effects on the integrity of Natura 2000 or European Sites (cSACs, SPAs), whether directly (in situ), indirectly (ex-situ) or in combination with other plans or projects, are subject to an appropriate assessment and the preparation of an NIS in order to inform decision making.</p> <p>Direct consultation with the NPWS will also be</p>

Addendum No. 1 to the Natura Impact Report documenting the Appropriate Assessment of the Draft Mayo County Development Plan 2014 – 2020

<p>of way are identified, the owners of the public rights of way shall be notified and the public rights of way shall be mapped in accordance with the Planning Acts.</p>		<p>considered necessary, with any guidance received strictly adhered to.</p>
<p>Development Plans and Area Plans</p>		
<p>O-01 It is an objective of the Council to:</p> <ul style="list-style-type: none"> f. Identify and support a niche economic role for each of the Key Towns. g. Identify the key assets in each Key Town and encourage or assist in developing these assets in a sustainable manner. h. Implement the zoning objectives for enterprise and employment in each of the Key Towns. i. Prioritise key infrastructure for enterprise and employment in each of the Key Towns. j. Continue to make the Key Towns more physically attractive to encourage people to work, visit and live in them. 	<p>The promotion of the Key Towns, particularly the prioritisation of key infrastructure and the the development of the towns; assets, particularly those adjacent or in close proximity to Natura 2000 sites, will likely include provision of infrastructure and consequently the risk of direct, indirect, in-combination significant effects on the integrity of one or more Natura 2000 sites</p>	<p>In accordance with objective NH-03 It is an objective of the Council to implement Article 6(3) and 6(4) of the <i>EU Habitats Directive</i>, by screening all plans and projects for appropriate assessment and to ensure those with potential to have significant effects on the integrity of Natura 2000 or European Sites (cSACs, SPAs), whether directly (in situ), indirectly (ex-situ) or in combination with other plans or projects, are subject to an appropriate assessment and the preparation of an NIR or NIS in order to inform decision making.</p>

Addendum No. 1 to the Natura Impact Report documenting the Appropriate Assessment of the Draft Mayo County Development Plan 2014 – 2020

2.5 DAU Issue 5

Minor changes are suggested for objectives NH-01, NH-03 and NH-08.

Objective NH-01 It is an objective of the Council to protect, enhance and conserve:

- a) Candidate Special Areas of Conservation, **Special Areas of Conservation**, Special Protection Areas, Natural Heritage Areas and proposed National Heritage Areas, Statutory Nature Reserves, Ramsar Sites and Biogenetic Reserves, including those listed in the Environmental Report documenting the Strategic Environmental Assessment of this plan and any modifications or additional areas that may be so designated during the lifetime of the plan.

Objective NH-03 It is an objective of the Council to implement Article 6(3) and 6(4) of the *EU Habitats Directive*, by ~~subjecting any~~ **screening all plans or projects for appropriate assessment and to ensure those with potential to have significant effects on likely to adversely affect** the integrity of Natura 2000 or European Sites (cSACs, SPAs), whether directly (in situ), indirectly (ex-situ) or in combination with other plans or projects, **are subject** to an appropriate assessment **and the preparation of an NIR or NIS** in order to inform decision making.

Objective NH-08 It is an objective of the Council to utilise **appropriate** opportunities to enhance and create wildlife habitats where they arise.

2.6 Conclusion

It is considered that the preceding sections have adequately addressed the observations and submissions made by the Development Applications Unit of the Department of Arts, Heritage and the Gaeltacht and as a consequence of amendments made, there are no changes to the original evaluation envisaged, that is, the risk of significant effects on the integrity of the Natura 2000 network continue to be offset, reduced or negated by the incorporation of appropriate mitigation measures.

3 Review of Material Alterations to the Draft Plan

3.1 Introduction

This section of Addendum No. 1 to the Natura Impact Report documenting the Appropriate Assessment of the Draft Mayo County Development Plan 2014-2020 pertains to the effects on the Natura 2000 network of the proposed material alterations to the Draft Plan as resolved by the members of Mayo County Council at Special Council Meetings of October 7th, October 21st and November 4th, 2013.

A total of 277 amendments to the Draft Plan were proposed by the members of Mayo County Council in accordance with Section 12 of the Planning and Developments Acts, 2000 - 2013, including amendments to text, policies and objectives and maps illustrating land zoning / rezoning. A screening of these proposed amendments by the author of this report and County Development Plan Review Team concluded that of these proposed amendments, a number were regarded as material alterations to the Draft Plan and a number of proposed amendments, in combination with additional amendments would be material alterations to the Draft Plan, and so are also referred to as material alterations. Consequently an appropriate assessment was required to be carried out on the proposed material alterations, in accordance with Section 12(7)(aa) of the Planning and Development Acts 2000 to 2013.

Essentially, a competent authority, in performing the functions conferred on it by or under Part XAB of the Planning and Development Acts, 2000 - 2013, shall take appropriate steps to avoid in a European site the deterioration of natural habitats and the habitats of species as well as the disturbance of the species for which the site has been designated, insofar as such disturbance could be significant in relation to the objectives of the Habitats Directive. The appropriate assessment of the material alterations was undertaken to investigate if, as a consequence of the amendments, the effects on the Natura 2000 sites could be considered significant and followed the procedure described in the *Natura Impact Report In support of the Habitats Directive Assessment Of the Draft Mayo County Development Plan 2014 – 2020*. Essentially, the amendments of the Draft Plan are evaluated for their risks (including uncertain risks) of significant effects on the Natura 2000 network by the interaction between the sites' conservation objectives against the amended text, policies, objectives and maps to the Draft Plan to illustrate the effects of implementing the Draft Plan *with* its material alterations. Potential for significant effects on the Natura 2000 network as a consequence of the material alterations to the Draft Plan are identified and appropriate mitigation measures are proposed, when deemed feasible.

Material alterations to *Volume 2 Planning Guidance and Standards for Development in County Mayo* are examined for their potential to result in significant effects on the environment in Section 4.

3.2 Evaluation of Material Alterations to the Draft Plan

Material alterations to the Draft Plan include amendments, deletion and inclusion of text, policies and objectives in addition to alterations to land use zoning.

While Section 3.3 deals with the material alterations to the main body of the Draft Plan in terms of text and the predicted environmental effects of those alterations, Section 3.4 includes the evaluation of the environmental effects of the material alterations to policies and objectives of the Draft Plan. Finally, Section 3.5 describes the evaluation of

Addendum No. 1 to the Natura Impact Report documenting the Appropriate Assessment of the Draft Mayo County Development Plan 2014 – 2020

environmental effects as a consequence of material alterations to land use zoning in a number of Area Plans for the Key Towns.

The following coding is used to show the amendments made to the Draft Plan as a result of the proposed material alterations:-

- Black text = text in the Draft Plan as published
- ~~Black Text with a strikethrough~~ = text in the Draft Plan to be deleted as a result of the Proposed Material Alterations
- Red Text = text added to the Draft Plan as a result of the Proposed Material Alterations

3.3 Evaluation of Material Alterations to main body to the Draft Plan

3.3.1 Material Alteration V1 – T4

The Plan has ~~six~~ **eight** main goals for the future development of the County and the policies and objectives in this Plan will assist in achieving the goals.

Goal 1: To promote rural sustainability by encouraging more people to live in Rural Areas

Goal ~~2~~: To attract investment and people into the County

Goal ~~3~~: To ensure a sustainable economy

Goal ~~4~~: To adopt 'green principles' that promote a high quality of life

Goal ~~5~~: To create attractive settlements that promote a high quality of life

Goal ~~6~~: To maintain and provide additional services for our citizens, investors and visitors

Goal ~~7~~: To protect and enhance our natural environment

Goal 8: To offer visitors, from Ireland and overseas, a range of high quality experiences

3.3.2 Effect(s) on Natura 2000 network

The inclusion of Goal 1 promotes rural sustainability and encourages more people to live in rural areas and consequently encourages the increase in the volume of residential housing. The associated infrastructural needs; water, wastewater, power and even roads maintenance all have potential to, alone or in-combination with other plans and projects, adversely affect the Natura 2000 network in these rural areas, where the European sites are most likely to be designated.

The existing mitigation proposed in the original NIR, however, is deemed appropriate to mitigate against significant effects on the Natura 2000 Network. That is, by the implementation of Article 6(3) and 6(4) of the *EU Habitats Directive*, and the screening of all plans and projects for appropriate assessment and ensuring those with potential to have significant effects on the integrity of Natura 2000 or European Sites (cSACs, SPAs), whether directly (in situ), indirectly (ex-situ) or in combination with other plans or projects, are subject to an appropriate assessment and the preparation of an NIS in order to inform

Addendum No. 1 to the Natura Impact Report documenting the Appropriate Assessment of the Draft Mayo County Development Plan 2014 – 2020

decision making, should ensure that locations within Natura 2000 sites are avoided and that development in rural areas where infrastructural deficiencies would allow for the deterioration of the integrity of the Natura 2000 Network will not receive permission / approval during the planning process.

3.3.3 Material Alteration V1 – T10

The Settlement Strategy

The key element of the Core Strategy and Settlement Strategy is to continue to focus growth into the Linked Hub and Key Towns and to relate growth of the smaller towns and villages to the availability of infrastructure such as water and waste water. Priority will be given to decreasing residential and retail vacancy rates in the towns and villages.

It is recognised that rural areas have an essential role in this settlement structure. **The sustainability of rural communities will only occur if rural population densities are restored to 1951 level and this objective should be supported by Mayo County Council.** ~~by developing sustainable rural communities.~~

3.3.4 Effect(s) on Natura 2000 network

This material alteration promotes an increased population in rural areas and consequently the volume of residential housing in addition to all associated infrastructure. However, an objective to restore rural population densities to 1951 levels is not sustainable, and appears to contradict national policy and guidance.

While the implementation of Article 6(3) and 6(4) of the *EU Habitats Directive*, by screening projects in rural communities for appropriate assessment and to ensure those with potential to have significant effects on the integrity of Natura 2000 or European Sites (cSACs, SPAs), whether directly (in situ), indirectly (ex-situ) or in combination with other plans or projects, are subject to an appropriate assessment and the preparation of an NIS in order to inform decision making, will identify individual and in-combination proposed developments which may contribute to the deterioration of the Natura 2000 Network, it is the cumulative effects from the policy of encouraging the increase of rural population densities to 1951 levels (117, 181 persons in contrast to the 2011 equivalent of 82808 persons) coupled with the need for associated infrastructure which, directly and indirectly will cause significant effects on the Natura 2000 Network, in the absence of mitigation.

Therefore, it is considered that as long as the Council implements Article 6(3) and 6(4) of the *EU Habitats Directive*, which specifically ensures the assessment of plans and projects, **alone or in-combination**, this measure should ensure that the integrity of the Natura 2000 Network is not compromised by inappropriate development or by the cumulative effects of increased population in rural areas.

3.3.5 Material Alteration V1 – T11

The Settlement Strategy builds on the Strategy in the previous Plan; but is modified in order to address unsustainable trends outlined above and to reflect various national policy and guidance documents issued since the previous review. There is a greater emphasis on the role of the linked hub and Key towns in promoting economic growth and development and encouraging sustainable transport options and smart travel principles in accordance with

Addendum No. 1 to the Natura Impact Report documenting the Appropriate Assessment of the Draft Mayo County Development Plan 2014 – 2020

principles outlined in “Smarter Travel – A Sustainable Transport Future”⁴. Addressing the issue of vacancy is a key objective of the strategy.

The strategic role of the towns is given greater prominence in the Settlement Strategy by incorporating Area Plans for all Key Towns within the Plan; and by prioritising the key role of the town centre areas. Strengths, weaknesses and opportunities are identified in each town enabling a more focused approach in terms of responding to opportunities which may present themselves over the lifetime of the Plan. In order to encourage sustainable development through consolidation of existing development; completion of unfinished estates and sustainable use of existing/planned infrastructure and other resources, a sequential approach through the use of phasing is applied to the zoning and release of undeveloped residential zoned lands in the Area Plans.

~~In terms of housing in rural areas it is recognised that there is a tradition of dispersed settlement patterns in the County. However it is apparent that the current rate and scale of dispersed rural housing is not sustainable and is costly in terms of infrastructure provision, water quality and quality of life. While the locations of the two rural area classifications remain unmodified in this Plan a compromise is required and this may be achieved through greater emphasis on:~~

- ~~a. Establishing to the satisfaction of the planning authority that there is a genuine housing need~~
- ~~b. Giving priority to reducing residential vacancy rates in the countryside in preference to new development~~
- ~~c. Consideration of the provision of permanent housing for:
 - ~~• Immediate family members on family farms and land holdings;~~
 - ~~• Returning immigrants; or~~
 - ~~• Persons working full time in farming/rural natural resource~~~~
- ~~d. Housing for family members to be provided in clusters~~
- ~~e. Replacement, renovation or modification, and appropriate extension where required, of existing structures in rural areas for residential use~~
- ~~f. Encouraging people who wish to reside in the countryside to live in existing settlements where there are at least two services such as school, community centre, shop or church~~
- ~~g. Zoning lands in areas adjoining/in close proximity to towns centres for low density residential development with a mix of house types where the benefits of rural living can be experienced in close proximity to the town.~~

In terms of housing in rural areas, it is recognised that there is a tradition of dispersed settlement patterns in the County. This is a valued part of our heritage. The decline in rural housing represents a threat to its sustainability. It is necessary therefore to place a greater emphasis on encouraging more people to establish a residence in rural areas.

⁴ This policy documents sets out the Government’s future transportation policy for the country until 2020.

Addendum No. 1 to the Natura Impact Report documenting the Appropriate Assessment of the Draft Mayo County Development Plan 2014 – 2020

3.3.6 Effects on Natura 2000 network

The decline in rural housing is in response to the fact that the current rate and scale of dispersed rural housing is not sustainable, and in order to address these unsustainable trends and to reflect national policy on housing, the emphasis of the Settlement Strategy of the Draft Plan is on the Linked Hub and Key Towns. The Draft Plan proposed a compromise could be achieved with greater emphasis on, *inter alia*, consideration of vacant houses in preference to new development and the encouragement of people to reside in existing rural settlements in contrast to rural areas with no services.

The material alteration, therefore, by its deleted section and insertion of the final paragraph appears to promote the encouragement of people to establish a residence in rural areas, apparently contrary to national policy and guidance.

While the implementation of Article 6(3) and 6(4) of the *EU Habitats Directive*, by screening projects for appropriate assessment and to ensure those with potential to have significant effects on the integrity of Natura 2000 or European Sites (cSACs, SPAs), whether directly (in situ), indirectly (ex-situ) or in combination with other plans or projects, are subject to an appropriate assessment and the preparation of an NIS in order to inform decision making, will identify individual and in-combination proposed developments which may contribute to the deterioration of the Natura 2000 Network, it is the cumulative effects from the policy of encouraging rural housing and the need for associated infrastructure which, directly and indirectly will cause significant effects. The mitigation, therefore to prevent cumulative significant effects on the qualifying interests and special conservation interests of the Natura 2000 Network is to implement in full Article 6(3) and 6(4) of the *EU Habitats Directive*, which specifically ensures the assessment of the effects of plans and projects, **alone or in-combination**. This measure is anticipated to ensure that the integrity of the Natura 2000 Network is not compromised by inappropriate development or by the cumulative effects of increased population in rural areas.

3.3.7 Material Alteration V1 – T14

Supporting Strategies

Other strategies in the Plan, namely the Economic Development Strategy, Infrastructure Strategy, Environment, Heritage and Amenity Strategy, Social Infrastructure and Community Development Strategy; Implementation and Monitoring Strategy and the Housing Strategy (Volume 3) all support and are aligned with the Core Strategy and Settlement Strategy.

Housing Strategy

Section 94 of the Planning and Development Acts 2000-2011 requires a development plan to include a housing strategy for the purposes of ensuring that the housing needs of the existing and future populations of the County are met in a sustainable manner.

This is achieved by utilising the data set out in the Core Strategy Tables 1(A, B & C) to estimate the present and likely future demand for housing in the County and to ensure that sufficient zoned and serviced land is available within the Plan to meet the existing and forecast needs for the Plan period. The Core Strategy data was also used to estimate the amount of social and affordable housing required in Mayo for the Plan period. The Housing Strategy is set out in Volume 3 of the Plan. However, objectives to secure its implementation are incorporated in this section of the Plan under Housing Objectives.

Addendum No. 1 to the Natura Impact Report documenting the Appropriate Assessment of the Draft Mayo County Development Plan 2014 – 2020

Retail Development

A successful retail sector that safeguards existing retail floorspace as well as providing additional floorspace has an important role to play in realising the aims of the Settlement Strategy. The Economic Development Strategy recognises a three tier retail hierarchy in the County, which is consistent with the top three tiers of the Settlement Strategy, which aims to concentrate higher order shopping functions in Castlebar, Ballina and Westport, encouraging more generalised retail provision in the Key Towns, while further providing for local shopping facilities in smaller towns and rural villages.

It is recognised that the retail sector is pivotal to regeneration and renewal of the town centre and town core areas, their economic viability and delivery of a high quality public realm, built environment and sense of place. Core shopping areas are identified in the Area Plans and it is a strategic aim to re-establish the primacy of the town centres as the commercial/retail hub. The sequential approach to development will be applied to proposals for retail development in accordance with the Retail Planning Guidelines for Planning Authorities (DoEHLG 2012). Proposals will be expected to make a positive contribution in terms of the public realm and quality of the built environment in line with the principles set out in the accompanying Urban Design Manual.

Infrastructure Strategy

The availability and role of infrastructural capacities is integral to the formation and subsequent delivery of the Core Strategy, particularly in relation to the following key infrastructure:

- Transport in particular strategic infrastructure such as the national roads, regional roads, railway and air infrastructure and greenway infrastructure
- Water services
- Social infrastructure

Transport

Transport infrastructure including road, rail, air and greenway play a strategic role in terms of implementing the Core Strategy and Settlement Strategy. The national road network and elements of the non-national road network play a key strategic role in connecting the Linked Hub and Key Towns within the Region and to the Gateways (Sligo and Galway and Athlone) and Hub town (Tuam) destinations outside the County. Therefore, a key objective of the Settlement Strategy is to maintain and protect the safety and efficiency of the national road network in accordance with the Spatial Planning and National Roads Guidelines for Planning Authorities (DoECLG 2012).

The National Roads which serve Mayo are listed below and are shown on Map 1 Core Strategy Conceptual Map.

Addendum No. 1 to the Natura Impact Report documenting the Appropriate Assessment of the Draft Mayo County Development Plan 2014 – 2020

National Roads	
Road Number	Road Classification
N5	National Primary Road
N17	National Primary Road
N26	National Primary Road
N58	National Secondary Road
N59	National Secondary Road
N60	National Secondary Road
N83	National Secondary Road
N84	National Secondary Road

In addition to the above listed roads, the network of additional Regional roads and local roads provide important transport functions and connectivity for the various settlements and rural communities which they serve.

Whilst a number of key projects have been completed or commenced since the adoption of the 2008 -2014 Plan, the peripherality of the County, in national and international terms, is exacerbated by continued deficiencies in the strategic road infrastructure. In this regard, priority projects considered necessary to support the Core Strategy are listed in Table 3 (Infrastructure Strategy).

Additional transport links from the linked hub and key towns to Dublin are provided by rail infrastructure. At present, rail links are on an east-west axis focusing on Dublin. The disused part of the Western Rail Corridor which runs through the east of the County, if re-opened, could potentially provide important strategic links along a north-south axis to Sligo, Galway, Limerick and Cork, Waterford and Rosslare. The Settlement Strategy therefore supports the growth of towns along the Western Rail Corridor.

Ireland West Airport Knock provides direct linkages to Dublin, the UK and various European destinations. The Planning Authority has adopted a Local Area Plan for Ireland West Airport Knock and will continue to seek the designation of this area as a Strategic Development Zone in order to realize the full development potential of the airport as an economic driver for the County and the West Region.

The Great Western Greenway is considered an important element of the transport infrastructure of the county. Currently it provides cycle and pedestrian connectivity between the Key towns of Westport, Newport and the smaller settlement of Achill Sound. Planned extensions connecting the Castlebar hub to the Greenway will provide further sustainable transport options for communities living in settlements adjacent to the Greenway.

Addendum No. 1 to the Natura Impact Report documenting the Appropriate Assessment of the Draft Mayo County Development Plan 2014 – 2020

The alignment of the settlement hierarchy with key transport network (by means of the Settlement Strategy) promotes consolidation of population growth in a way which best facilitates travel by sustainable modes in accordance with the Department of Transport 'Smarter Travel – A Sustainable Transport Future'.

The Area Plans set out a sustainable spatial framework for compact sustainable urban development through land-use zoning policies to counter current patterns of suburban sprawl and ribbon development and to promote development within the built-up areas of the towns (in line with the Guidelines on Sustainable Urban Residential Development DoEHLG 2009). The consolidation of towns in the Settlement Hierarchy, particularly the Key Towns supports the maintenance and provision of new or improved public transport provision and also supports the potential development of the Western Rail Corridor.

Water Services

In order to ensure implementation of the Core Strategy existing deficiencies will require to be addressed, particularly in the linked hub, Key Towns and other settlements where improved water services infrastructure is required to protect water quality and the environment. Therefore, availability, satisfactory capacity and quality of water services infrastructure will inform consideration of all future development proposals. Priority water infrastructure requirements are identified in Table 3 (Infrastructure Strategy).

Social Infrastructure

The settlements in the settlement hierarchy are served to varying degrees (depending on size and location on the hierarchy) by social infrastructure including housing, health, education, administration and various public facilities. The settlement strategy seeks to build up the critical mass which will support the maintenance and expansion of existing facilities in these settlements and the development of additional facilities.

3.3.8 Effect(s) on Natura 2000 network

This material alteration describes the strategies of the Draft Plan in detail and highlights that deficiencies will be addressed by way of additional infrastructure projects.

The existing mitigation proposed in the original NIR, is deemed appropriate to mitigate significant effects on the Natura 2000 Network. That is, by the implementation of Article 6(3) and 6(4) of the *EU Habitats Directive*, and the screening of all plans and projects for appropriate assessment and ensuring those with potential to have significant effects on the integrity of Natura 2000 or European Sites (cSACs, SPAs), whether directly (in situ), indirectly (ex-situ) or in combination with other plans or projects, are subject to an appropriate assessment and the preparation of an NIS in order to inform decision making, should ensure that locations within Natura 2000 sites are avoided and that development in close proximity or adjacent to European sites where infrastructural deficiencies would allow for the integrity of the Natura 2000 Network to be compromised will not receive permission / approval from the planning authority following consideration of the appropriate assessment and associated surveys / assessments, which should inform proficient decision-making.

Addendum No. 1 to the Natura Impact Report documenting the Appropriate Assessment of the Draft Mayo County Development Plan 2014 – 2020

3.3.9 Material Alteration V1-T31

2. Economic Development Strategy

Since the adoption of the last County Development Plan in 2008 a radical economic downturn has emerged nationally giving rise to issues both at a national level and County level **including:**

- Pressure on levels of funding available to organisations and agencies
- Sharp unemployment rates⁵
- Emigration
- High property vacancy rates⁶

However many positive outcomes have also occurred **in Mayo** since 2008 which assists in the promotion of the County as a place to invest, work, visit and live in, and indicates confidence in **the County Mayo**, including:

- **Population growth** A continuous growth in population in the County
- Significant investment in infrastructure **Completion of a number of projects which promote economic development** e.g. Great Western Greenway, **Smarter Travel**, significant investment in National Roads, **roads, piers, water services and broadband**
- **Increased rail service to the County**
- ~~Planned new, or extensions to, industrial and renewable energy developments in the County~~
- **Establishment of new indigenous businesses**
- **Investment in renewable energy developments, including the Atlantic Marine Energy Test Site**
- Recognition of the continuing success of towns in the County through winning and runner up placements in the Tidy Towns competitions; Irish Times Best Place to Live; and Retail Excellence of Ireland Best Towns & Cities in Ireland.

The Government has also committed to achieving economic recovery and getting Ireland "back to work" and have published a number of documents with specific strategies, targets and actions which supports this initiative including:

Action Plan for Jobs 2012 & 2013
Delivering Our Green Potential
Harnessing Our Ocean Wealth
Strategy for Renewable Energy
Food Harvest 2020
Supporting Economic Recovery and Jobs Locally

Mayo County Council recognises its role **in delivering these strategies, targets and actions at a local level by continuing to supporting and promote ing innovation in business; developing the Green Economy; enhance ing environmental protection; and provide ing infrastructure**

⁵ 130% increase recorded in Mayo from May 2008 to July 2012

⁶ Average vacancy rate of retail property in Key Towns (excl Westport) is 35%; Average vacancy rate of residential property (excluding holiday homes) is 18%

Addendum No. 1 to the Natura Impact Report documenting the Appropriate Assessment of the Draft Mayo County Development Plan 2014 – 2020

essential to support enterprise and employment. In addition, it is recognised that the County needs to be an attractive place to encourage people to live, work, visit, and invest in. In December 2012 the Enterprise & Investment Unit (EIU) of Mayo County Council was established. The aim of the EIU is to grow a culture of enterprise and investment in Mayo. Key objectives include working to support sustainable job creation; promoting the Mayo message globally; co-ordinating initiatives in key strategic areas for the County; and facilitating the transition to the establishment of the Mayo Local Enterprise Office. The key sectors the Unit is currently focusing on are Tourism, Renewable Energy, ICT, Marine, Micro Enterprise and the Diaspora, with a view to expanding into other areas in due course following the completion of an Emerging Sectors report currently being prepared.

In order to grow a culture of enterprise in the County and to attract new enterprise into the County, it is imperative that Mayo is an attractive place to encourage people to live, work and invest in and most importantly that the infrastructure in the County is of high standard that allows Mayo to be competitive. In this regard there needs to be an emphasis on:

- Improving the national road network to serve the Linked Hub and Key towns;
- Continued investment in telecommunications including high speed broadband;
- A secure electricity supply;
- Developing at least one port facility with good road/rail access and adequate zoned lands adjacent to it to service the off-shore renewable energy industry;
- Maintaining and developing the railway network in the County including the protection of the Western Rail Corridor for future rail use;
- Supporting the continued development of Ireland West Airport Knock;
- Ensuring enough land is zoned for enterprise and employment in Linked Hub and Key towns;
- Provision of start up units at appropriate locations in the County; and
- Identifying and providing other key infrastructure to allow for the sustainable development of marine and land based: tourism, energy and renewable energy, ICT, fishing and aquaculture, food, agriculture and other emerging sector developments.

~~While the County Development Plan cannot address the economic issues alone, it can~~ This Plan provides a framework that encourages **sustainable growth in the County**, through the provision of services, **access**, appropriately zoned lands, infrastructure (water, wastewater, transportation, telecommunications etc) and clear sustainable policies and objectives to attract investment and people into the County. It is important to note that notwithstanding the current economic climate the Development Plan will ensure that development is carried out in a sustainable manner.

~~Emerging trends indicate the key sectors for employment in Mayo are the food sector; forestry; tourism; engineering; construction products; consumer products; Information and Communication Technology (ICT); and renewable energy.~~

Addendum No. 1 to the Natura Impact Report documenting the Appropriate Assessment of the Draft Mayo County Development Plan 2014 – 2020

3.3.10 Effect(s) on Natura 2000 network

Taking into consideration the Natura Impact Report already prepared in respect of the Draft Plan, it is not envisaged that the proposed material alteration V1-T31 will result in significant effects on the integrity of the Natura 2000 network provided that mitigation measures proposed in the original NIR are strictly adhered to.

3.3.11 Material Alteration V1-T48

Inclusion of text to Table 3 - Priority Infrastructure Projects for Co. Mayo 2014-2020

Table 3 - Priority Infrastructure Projects for Co. Mayo 2014-2020	
Water Services	Belmullet, Foxford, Charlestown Sewerage Scheme Killala Sewerage Scheme Newport Sewerage Scheme Ballinrobe Waste Water Treatment Plant upgrade Ballyhaunis Waste Water 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) Ireland West Airport Knock Treatment Plant upgrade and Sewerage Scheme
National Roads	N5 Westport to Turlough N5 Turlough to Bohola incorporating N58 N26 Ballina to Bohola N17 Re-alignment <ul style="list-style-type: none"> d. Knock to Charlestown (including N17 Charlestown Bypass) e. Claremorris to Ballindine f. Knock to Claremorris N59 Westport to Mulranny Existing N60 Castlebar to Claremorris <ul style="list-style-type: none"> d. Lagnamuck e. Heathlawn f. Manulla Cross Offline N60 Castlebar to Claremorris N59 Ballina to Crossmolina
Critical Town by-passes	N59 Ballina Relief Road N84 Ballinrobe Relief Road N83 Ballyhaunis Relief Road
Other Roads	R327 Claremorris - Cloonfad Road at Kilknock R312 Castlebar - Bellacorrick Road at Glenisland R311 Newport - Mulranny Road at Cloonshill R335 Westport - Louisburgh Road at Lecanvey R324 Neale - Cross Road at Dowagh R324 Glencorrib - Headford Road at Moyne Bridge R314 Killala - Ballycastle Road at Killybrone Phase 2 R295 Link to Attymass Road Ballina LP112/LS5114 link with N59 Ballina R323 – Traffic Calming at entrance to Knock Utd.
Public Car Parks	Swinford Town Centre Car Park Killala Town Centre Car Park

Addendum No. 1 to the Natura Impact Report documenting the Appropriate Assessment of the Draft Mayo County Development Plan 2014 – 2020

Amenity	Proposed Greenway: <ul style="list-style-type: none"> • Killala to Islandeady via Ballina, Foxford, Turlough and Castlebar • Croagh Patrick to Leenane via Louisburgh On Road Cycle Routes: <ul style="list-style-type: none"> • Mulranny to Belmullet • Ballycastle to Killala • Islandeady toward Westport Castlebar Swimming Pool Refurbishment of Castlebar Town Park
Rail	Western Rail Corridor
Other transportation	Implementation of Smarter Travel infrastructure projects
Harbours & Piers	Porturlin – New pier & slipway Ballyglass – Pier extension & new slipway Killala Main Pier - Improvements to harbour wall and deck, extension of slipway, new hardstand for car park & boat storage pontoons and increased berthing area, dredging of harbour area and approach channel, upgrade navigation aids and development of recreational area. Westport - New marina, dredging and improvements to harbour facilities Rinroe - Pier extension Roigh Pier - Extension to slipway, pontoon & gangway Bundorragha - Widen & extend existing pier & construct new slipway Cloghmore - New slipway and hardstand area Newport Quay - Repair sea walls Ballina Harbour – Reconstruct/Repair defective harbour wall, clean berthing area and develop additional mooring facilities and improved access to boats Killerduff Pier – pier extension & additional slipway
Waste	Civic Amenity site at Belmullet in the Barony of Erris Civic Amenity site at Claremorris
Community facilities	Westport library Crossmolina Fire Station Ballina Fire Station Mary Robinson Centre National Salmon Life Centre Mayo County Museum
Civic Offices	Westport (former Convent site) Castlebar (former Imperial Hotel)
Telecommunication	High speed broadband
Energy Infrastructure	400kV line and other new 110kv circuits as required and associated upgrades to the existing transmission lines

3.3.12 Effect(s) on Natura 2000 network

Taking into consideration the Natura Impact Report already prepared in respect of the Draft Plan, it is not envisaged that the proposed material alteration V1-T48 will result in significant effects on the integrity of the Natura 2000 network provided that mitigation measures proposed in the original NIR are strictly adhered to.

3.3.13 Material Alteration V1-T90

Phasing of Residential Development

In order to encourage sustainable development through consolidation of existing development; completion of unfinished estates and sustainable use of existing/planned

Addendum No. 1 to the Natura Impact Report documenting the Appropriate Assessment of the Draft Mayo County Development Plan 2014 – 2020

infrastructure and other resources, a sequential approach through the use of phasing is applied to the zoning and release of undeveloped residential zoned lands in the Area Plans as follows:

Phase 1 lands

Phase 1 lands are those lands comprising of unfinished housing estates listed in the Department of Environment, Community and Local Government's National Housing Development Survey 2010 and lands that currently have planning permission for 2 or more housing units that have not yet commenced development. Although the potential yield of housing units from Phase 1 lands in Claremorris, Ballinrobe, Kiltimagh and Charlestown is in excess of the housing need requirements for the duration of the plan, it is considered that this approach ensures adequate provision for residential demand while also prioritizing the completion of unfinished developments in these towns.

Phase 2 lands

Phase 2 lands are located further from the town centre than Phase 1 lands. In the existing Local Area Plans, (Ballinrobe, Ballyhaunis, Claremorris, Kiltimagh, Swinford and Charlestown), Phase 2 lands refer to residential zoned lands that were deemed to be excess to requirements⁷ and were therefore rezoned as Residential Phase 2. Such lands will not be considered for development until 70% of the lands in Phase 1 has been fully developed or, subject to the establishment of proven, evidenced based demand for a specific house type not available in Phase 1 or an overriding justification for development on Phase 2 lands based on changed circumstances that may require the release of additional lands. This Phase 2 land use zoning objective will continue to apply in the Area Plans.

In towns that did not previously have zoning (Belmullet, Killala, Knock, Newport), Phase 2 Residential zoning incorporates lands that, due to their location and existing/adjoining land uses, are deemed to be suitable for housing rather than other uses in the long term.

Criteria for development of Phase 2 lands

New residential development on lands zoned Phase 2 shall only be considered where one or more of the following circumstances apply:

- (1) 70% of all lands to which Phase 1 relates is fully developed and subject to the establishment of proven evidence based demand for the development in accordance with the Core Strategy.
- (2) There is an overriding justification for development on Phase 2 lands based on changed circumstances that may require the release of additional lands.
- (3) Single houses shall only be considered where it is established that the lands in question are part of the overall family land holding and there is no other lands appropriately zoned within the Area Plan boundary.

3.3.14 Effect(s) on Natura 2000 network

This material alteration is a positive one, in which there is a recognises a potential yield of housing units from Phase 1 lands in some Key Towns is in excess of the housing need requirements and therefore the criteria for new residential development on Phase 2 lands will only be in certain circumstances. However, there is potential for significant effects on

⁷ Following the adoption of the Core Strategy into the previous MCDP 2008-2014

Addendum No. 1 to the Natura Impact Report documenting the Appropriate Assessment of the Draft Mayo County Development Plan 2014 – 2020

Natura 2000 network by the re-development / reuse of unfinished housing estates and associated infrastructure and so appropriate caution must be taken.

Therefore, taking into consideration the Natura Impact Report already prepared in respect of the Draft Plan, it is not envisaged that the proposed material alteration V1-T90 will result in significant effects on the integrity of the Natura 2000 network provided that mitigation measures prior to development / re-development / operation proposed in the original NIR are strictly adhered to.

3.4 Material Alterations to Draft Plan policies and objectives

The following table details the material alterations to the Draft Plan which, alone or in combination with other plans and projects have been deemed to present risk of significant effects on the integrity of the Natura 2000 network of Mayo and beyond. Where the mitigation measures proposed in the original NIR are deemed adequate and sufficient to reduce, offset or negate these significant effects, this is indicated in the second column. Where this is not considered to be the case, the column is shaded in grey and the conflict is described in detail, with recommendations, whenever appropriate.

3.4.1 Evaluation of Material Alterations against existing mitigation measures to protect the integrity of the Natura 2000 network

The following table illustrates the inclusions, deletions and amendments to the Draft Plan policies and objectives; which have been described as material alterations. These material alterations have been screened from a larger number of proposed amendments and are considered to pose a risk of significant effects on the integrity of the Natura 2000 network by virtue of their in-combination effects with other plans or projects, by their location or by the cumulative effects these alterations may have on the maintenance and / or restoration of Annex I habitats and Annex II species of cSACs and Annex I bird species, regularly occurring migratory birds and the habitats of bird species, particularly wetlands. Where amendments to land use zoning have been proposed these objectives have been indicted with a code V1-M1, V1-M2 etc with V1 referring to Draft Plan Volume 1 and M1, M2 etc referring to map amendment number.

Table 3.1 Evaluation of Material Alterations against existing mitigation measures

Draft Mayo County Development Plan 2014-2020 policy / objective	Effects of Material Alteration on Natura 2000 Network (is proposed mitigation adequate??)
Core Strategy and Settlement Strategy	
<p>HG-02 It is an objective of the Council to encourage those seeking to build a dwellinghouse to purchase vacant housing, or other vacant properties that can be converted to a house, in preference to constructing a new house.</p>	<p>The deletion of this objective is considered to inadvertently promote the construction of new dwelling houses, thereby in-combination with other plans or projects (inclusion of infrastructure) it is considered that significant effects on the Natura 2000 network are likely, in the absence of mitigation. The mitigation, therefore, to prevent cumulative significant effects on the qualifying interests and special conservation interests of the Natura 2000 Network is to implement in full Article 6(3) and 6(4) of the <i>EU Habitats Directive</i>, which specifically ensures the assessment of the effects of plans and projects, alone or in-combination. This measure is anticipated to ensure that the integrity of the Natura 2000 Network is not compromised by inappropriate development or by the cumulative effects of increased / new construction of dwelling houses, by the full consideration of an appropriate assessment and associated surveys / assessments by the planning authority in order to inform proficient decision-making.</p>
<p>Specific Housing Needs AL-01 It is an objective of the Council to ensure that those with</p>	<p>Only one objective of this material alteration, AL-03, is considered to pose a significant effect on the Natura 2000 network, in-combination with other plans and projects, in the absence of mitigation. AL-03 essentially promotes the</p>

Addendum No. 1 to the Natura Impact Report documenting the Appropriate Assessment of the Draft Mayo County Development Plan 2014 – 2020

<p>specific housing needs, such as the elderly, persons with a disability, homeless people and Travellers are accommodated in a manner which is appropriate to their specific needs.</p> <p>AL-02 It is an objective of the Council to support the development of housing for specific housing needs, including the concept of independent living for older people and people with a disability and to ensure where possible that housing for such groups is integrated with mainstream housing.</p> <p>AL-03 It is an objective of the Council to facilitate the provision of appropriate accommodation for older/dependent relatives within close proximity to the existing family home.</p> <p>AL-04 It is an objective of the Council to take reasonable steps to secure the implementation of the West Regional Homeless Action Plan 2012-2016 and any subsequent adopted plans.</p> <p>AL-05 It is an objective of the Council to take reasonable steps to secure the implementation of the Traveller Accommodation Plan 2009-2013 and any subsequent adopted plans.</p>	<p>development of accommodation <i>within close proximity</i> to the existing family home, and therefore it is considered to allow for the construction of an increased number of dwelling houses, thereby, in combination with other plans and / or projects it is considered that, in order to prevent cumulative significant effects on the qualifying interests and special conservation interests of the Natura 2000 Network, the Council implement in full Article 6(3) and 6(4) of the <i>EU Habitats Directive</i>, which specifically ensures the assessment of the effects of plans and projects, alone or in-combination. This measure is anticipated to ensure that the integrity of the Natura 2000 Network is not compromised by inappropriate development or by the cumulative effects of increased construction of new dwelling houses, by the full consideration of an appropriate assessment and associated surveys / assessments by the planning authority in order to inform proficient decision-making.</p>
<p>TV-01 It is an objective of the Council to promote appropriate development and appropriate growth in other towns, villages, rural villages and countryside in an effort to ensure ongoing rural sustainability. the sustainable development and appropriate growth of Other Towns & Villages and the Rural Villages in the Settlement Strategy by ensuring any new development respects the scale and character of the</p>	<p>The alteration of this objective is considered to promote population growth in the countryside (in addition to other towns, villages and rural villages). The term <i>countryside</i> is considered too vague and likely to indicate locations adjacent to or in close proximity to Natura 2000 sites, in many instances. While the implementation of Article 6(3) and 6(4) should capture those developments likely to pose significant risks of Natura 2000 sites, it is considered that the amendment proposed to this objective is</p>

Addendum No. 1 to the Natura Impact Report documenting the Appropriate Assessment of the Draft Mayo County Development Plan 2014 – 2020

existing settlement.	<p>not compatible with the protection of the integrity of the Natura 2000 Network, due to the likelihood of indirect and cumulative effects on its integrity, and the weakening of the definition of settlements as described in the Settlement Strategy., and the removal of terms <i>sustainable development</i> and <i>appropriate growth</i>.</p> <p>It is therefore recommended that this Draft Plan objective be restored to its original state.</p>
Economic Development Strategy	
<p>RE-02 It is an objective of the Council to identify at least one renewable energy hub in the County which will allow for the development of renewable energy devices and associated infrastructure/vessels/equipment and deployment of the same having regard to the needs of the industry while ensuring no adverse impact on the environment including Natura 2000 sites.</p>	<p>Taking into consideration the Natura Impact Report already prepared in respect of the Draft Plan, it is not envisaged that the proposed material alteration will result in significant effects on the integrity of the Natura 2000 network provided that mitigation measures proposed in the original NIR are strictly adhered to.</p>
Infrastructure Strategy	
<p>RD-04A It is an objective of the Council in conjunction with the Roads SPC to look at the feasibility of constructing pull-in points on all local primary and local secondary roads in order to allow slow moving traffic to pull over.</p>	<p>Taking into consideration the Natura Impact Report already prepared in respect of the Draft Plan, it is not envisaged that the proposed material alteration will result in significant effects on the integrity of the Natura 2000 network provided that mitigation measures proposed in the original NIR are strictly adhered to.</p>
<p>PC-01 It is an objective of the Council to encourage and facilitate the maintenance and further development of the public footpath network, public rights of way, walking and cycling routes and associated infrastructure, including the provision of bicycle racks in all towns and villages, in the County, including where possible the retrofitting of cycle and pedestrian routes into the existing urban road network, by</p>	<p>Taking into consideration the Natura Impact Report already prepared in respect of the Draft Plan, it is not envisaged that the proposed material alteration will result in significant effects on the integrity of the Natura 2000 network provided that mitigation measures proposed in the original NIR are strictly adhered to.</p>

Addendum No. 1 to the Natura Impact Report documenting the Appropriate Assessment of the Draft Mayo County Development Plan 2014 – 2020

<p>carrying out works in accordance with the National Transport Authority's National Cycle Manual and 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 standards and where it can be demonstrated that the development will not have significant adverse effects on the environment or the integrity of the Natura 2000 network.</p>	
<p>RL-03 It is an objective of the Council, in conjunction with Iarnrod Eireann and relevant tourism interests to investigate the use of the Western Rail Corridor for velo-rail as an interim use for the rail line pending its reopening for passenger and rail freight.</p>	<p>Taking into consideration the Natura Impact Report already prepared in respect of the Draft Plan, it is not envisaged that the proposed material alteration will result in significant effects on the integrity of the Natura 2000 network provided that mitigation measures proposed in the original NIR are strictly adhered to.</p>
<p>EY-04 It is an objective of the Council to seek the extension of the Gas Network to other towns in the County and to Ireland West Airport Knock</p>	<p>Taking into consideration the Natura Impact Report already prepared in respect of the Draft Plan, it is not envisaged that the proposed material alteration will result in significant effects on the integrity of the Natura 2000 network provided that mitigation measures proposed in the original NIR are strictly adhered to.</p>
<p>EY-05 It is an objective of the Council to support and facilitate the provision of a high quality electricity infrastructure in the County, whilst seeking to protect and maintain biodiversity, wildlife habitats, scenic amenities, including protected views and nature conservation.</p>	<p>Taking into consideration the Natura Impact Report already prepared in respect of the Draft Plan, it is not envisaged that the proposed material alteration will result in significant effects on the integrity of the Natura 2000 network provided that mitigation measures proposed in the original NIR are strictly adhered to.</p>
<p>FS-01 It is an objective of the Council to restrict inappropriate development in areas at risk of flooding (inland or coastal) as identified on the CFRAM flood hazard maps and flood risk maps, erosion and other natural hazards or would cause or exacerbate such a risk at other locations. As part of this, the Planning Authority shall require a Flood Risk Assessment and/or a Landslide Risk Assessment for any new development.</p>	<p>Taking into consideration the Natura Impact Report already prepared in respect of the Draft Plan, it is not envisaged that the proposed material alteration will result in significant effects on the integrity of the Natura 2000 network provided that mitigation measures proposed in the original NIR are strictly adhered to.</p>

Addendum No. 1 to the Natura Impact Report documenting the Appropriate Assessment of the Draft Mayo County Development Plan 2014 – 2020

Environment, Heritage & Amenity Strategy	
AH-01 It is an objective of the Council to protect buildings and structures included in the Record of Protected Structures (RPS) which forms part of this Plan (Volume 4)	Taking into consideration the Natura Impact Report already prepared in respect of the Draft Plan and Section 2.4 of this report, it is not envisaged that the proposed material alteration will result in significant effects on the integrity of the Natura 2000 network provided that mitigation measures proposed in the original NIR are strictly adhered to.
AH-13 It is an objective of the Council to promote a high quality built environment by encouraging excellence in design (both rural and urban); and innovative design and site layout solutions that address concerns of environmental sustainability, with regard to matters such as energy efficiency, use of materials <i>etc.</i>	Taking into consideration the Natura Impact Report already prepared in respect of the Draft Plan, it is not envisaged that the proposed material alteration will result in significant effects on the integrity of the Natura 2000 network provided that mitigation measures proposed in the original NIR are strictly adhered to.
AC-02 It is an objective of the Council to work in partnership with Fáilte Ireland to facilitate the development of the Wild Atlantic Way including appropriate road upgrading, picnic sites and on-road interpretation, as well as increasing awareness of other key flagship projects in the County subject to no significant adverse effects on the environment including the integrity of any Natura 2000 site.	Taking into consideration the Natura Impact Report already prepared in respect of the Draft Plan, it is not envisaged that the proposed material alteration will result in significant effects on the integrity of the Natura 2000 network provided that mitigation measures proposed in the original NIR are strictly adhered to.
AC-03 It is an objective of the Council to support and promote the development of an inter-county coastal path linking Mayo, Galway and Sligo subject no significant adverse effects on the environment including the integrity of any Natura 2000 site.	Taking into consideration the Natura Impact Report already prepared in respect of the Draft Plan, it is not envisaged that the proposed material alteration will result in significant effects on the integrity of the Natura 2000 network provided that mitigation measures proposed in the original NIR are strictly adhered to.
Area Plans for the Key Towns	
O-06 It is an objective to e) Encourage and support the restoration of derelict buildings in the form of advice and guidance from Mayo	Taking into consideration the Natura Impact Report already prepared in respect of the Draft Plan, it is not envisaged that the proposed material alteration will result in significant effects on the integrity of the Natura 2000 network provided

Addendum No. 1 to the Natura Impact Report documenting the Appropriate Assessment of the Draft Mayo County Development Plan 2014 – 2020

County Council		that mitigation measures proposed in the original NIR are strictly adhered to.
Inclusions to Land Use Zoning Matrix		Since the Opportunity Sites described in the Inclusions to Land Use Zoning Matrix (opposite) are envisaged to have varied impacts, largely dependant on their location and the type of development proposed, the predicted impacts on the Natura 2000 sites adjacent or in close proximity to the Opportunity Sites proposed for Ballinrobe, Claremorris and Swinford are dealt with individually for each Area Plan for these Key Towns
Opportunity Site	<p>Ballinrobe Area Plan Opportunity Site 1: Mixed uses such as Residential, Recreation, Community Facilities, Open Space and Amenity uses</p> <p>Opportunity Site 2: Mixed uses such as Community and Culture Facilities, Retail, Residential and amenity uses</p> <p>Opportunity Site 3: Mixed uses such as Retail, Commercial, Residential and Recreational uses</p>	
	<p>Claremorris Area Plan Opportunity Site: To provide for the production of electricity by renewable energy technologies. To provide for a mix of industries related to the production of renewable energy products and Bio-Pharma related products and any research and development facilities to compliment such uses.</p>	
	<p>Swinford Area Plan Opportunity Site: Mixed uses such as nursing homes, primary care centres and child care facilities.</p>	

Addendum No. 1 to the Natura Impact Report documenting the Appropriate Assessment of the Draft Mayo County Development Plan 2014 – 2020

Area Plans for the Key Towns – Ballinrobe		
KTBE-07	It is an objective of the Council to encourage the development of the site rear of New Street/Convent Road for appropriate town-centre uses as outlined in the land uses generally permitted on Opportunity Site 3 in the Land Use Zoning Matrix, with pedestrian links to New Street/Convent Road.	Opportunity Site 3, situated in the east of the town is proposed for mixed uses such as retail, commercial, residential and recreational uses. The River Robe flowing through Ballinrobe is hydrologically linked to a number of Natura 2000 sites but it is not envisaged that the development proposals at this location will result in significant effects on the integrity of the Natura 2000 network provided that mitigation measures proposed in the original NIR are strictly adhered to.
KTBE-18	It is an objective of the Council to consider the development of the Opportunity Sites shown on Map BE1 in accordance with the land uses generally permitted as outlined in the Land Use Zoning Matrix.	Opportunity Sites 1 and 2 are located adjacent to the River Robe, the principal tributary of Lough Mask and a hydrological link to a number of Natura 2000 sites. Land uses proposed for these sites include retail, residential, community and culture facilities for Opportunity Site 1 and retail, commercial, residential and amenity uses for Opportunity 2 respectively. It is not envisaged that the development proposals at this location will result in significant effects on the integrity of the Natura 2000 network provided that mitigation measures proposed in the original NIR are strictly adhered to.
KTBE-19	It is an objective of the Council to consider the historical, cultural, landscape and geographical importance of the Military Barracks/Cranmore House area as a fundamental aspect of any development proposals on the lands zoned for Opportunity Sites 1 and 2 on the Land Use Zoning Map BE1. Any development proposals will be subject to an architectural conservation and historical/cultural study.	Opportunity Sites 1 and 2 are located adjacent to the River Robe, the principal tributary of Lough Mask and a hydrological link to a number of Natura 2000 sites. The River Robe, though not itself designated as a Natura 2000 site, is hydrologically linked to the Lough Carra / Mask Complex cSAC, Lough Mask SPA, Lough Corrib SPA and development proposals at these sites will result in significant effects on the integrity of the Natura 2000 network provided that mitigation measures proposed in the original NIR are strictly adhered to.
Map BE1		
V1-M6 Rezone lands from Recreation & Amenity to Opportunity Site 1		As KTBE-18 above

Addendum No. 1 to the Natura Impact Report documenting the Appropriate Assessment of the Draft Mayo County Development Plan 2014 – 2020

V1-M7 Rezone lands from Recreation & Amenity to Opportunity Site 2	As KTBE-18 above
V1-M8 Rezone lands from Town Centre to Opportunity Site 3	As KTBE-07 above
Map BE2	
V1-M9 Added Objective KTBE-18	As effects outlined in objective KTBE-18
V1-M10 Added Objective KTBE-19	As effects outlined in objective KTBE-19
Area Plans for the Key Towns – Claremorris	
<p>KTCS-22 It is an objective of the Council to consider the development of the Opportunity Site shown on Map CS1 in accordance with the land uses generally permitted as outlined in the land Use Zoning Matrix.</p>	<p>This Opportunity Site aims to provide for projects associated with the production of electricity by renewable energy technologies and / or a mix of industries related to the production of renewable energy products and Bio-Pharma related products and any research and development facilities to compliment such uses. Considering the closest Natura 2000 site to this Opportunity Site is greater than 5 km away, there is little potential for significant effects on the Carrowkeel Turlough, Lough Corrib and / or River Moy cSAC. However, adopting the precautionary principle, Article 6(3) and 6(4) will be implemented, with respect to indirect and in-combination effects on the integrity of the Natura 2000 network. Additionally, cognisance should be made of pNHAs. It is of importance that development proposals do not adversely impact on these sites, either directly or indirectly, by way of loss, fragmentation, disturbance or disruption. Development proposals therefore should incorporate best practice construction and operation methods with respect to introduced invasive species control and pollution control (hydrocarbon / oil, sediment control), in addition to being suitably managed so as to avoid undue disturbance of species and habitats of importance.</p>
Map CS1	
V1-M14 Zone lands as Industry	Taking into consideration the Natura Impact Report already prepared in respect of the Draft Plan, it is not envisaged that the proposed material alteration will result in significant effects on the integrity of the Natura 2000 network provided that mitigation measures proposed in the original NIR are strictly adhered to.

Addendum No. 1 to the Natura Impact Report documenting the Appropriate Assessment of the Draft Mayo County Development Plan 2014 – 2020

V1-M16 Zone lands as Opportunity Site	As effects outlined in objective KTCS-22
V1-M17 Rezone lands from Agriculture to Residential Low Density Phase 2	<p>It is important to ensure that land use zoning / rezoning proposals are compatible with the conservation objectives of the Natura 2000 sites in proximity and in the maintenance (or restoration) of the favourable conservation status of the sites' qualifying interests and / or special conservation interests. Since there are no Natura 2000 sites located within at least 5 km of this land, development proposals should incorporate best practice construction and operation methods with respect to introduced invasive species control and pollution control (hydrocarbon / oil, sediment control), in addition to being suitably managed so as to avoid undue disturbance of species and habitats of importance.</p> <p>Essentially, the NIR already prepared in respect of the Draft Plan contains mitigation measures which, if strictly adhered to, will ensure no significant effects on the Natura 2000 Network.</p>
V1-M18 Rezone lands from Agriculture to Residential Low Density	<p>It is important to ensure that land use zoning / rezoning proposals are compatible with the conservation objectives of the Natura 2000 sites in proximity and in the maintenance (or restoration) of the favourable conservation status of the sites' qualifying interests and / or special conservation interests. Since there are no Natura 2000 sites located within at least 5 km of this land, development proposals should incorporate best practice construction and operation methods with respect to introduced invasive species control and pollution control (hydrocarbon / oil, sediment control), in addition to being suitably managed so as to avoid undue disturbance of species and habitats of importance.</p> <p>Essentially, the NIR already prepared in respect of the Draft Plan contains mitigation measures which, if strictly adhered to, will ensure no significant effects on the Natura 2000 Network.</p>
V1-M19 Rezone lands from Recreation & Amenity to Enterprise & Employment	<p>It is important to ensure that land use zoning / rezoning proposals are compatible with the conservation objectives of the Natura 2000 sites in proximity and in the maintenance (or restoration) of the favourable conservation status of the sites' qualifying interests and / or special conservation interests.</p>

Addendum No. 1 to the Natura Impact Report documenting the Appropriate Assessment of the Draft Mayo County Development Plan 2014 – 2020

	<p>Since there are no Natura 2000 sites located within at least 5 km of this land, development proposals should incorporate best practice construction and operation methods with respect to introduced invasive species control and pollution control (hydrocarbon / oil, sediment control), in addition to being suitably managed so as to avoid undue disturbance of species and habitats of importance.</p> <p>Essentially, the NIR already prepared in respect of the Draft Plan contains mitigation measures which, if strictly adhered to, will ensure no significant effects on the Natura 2000 Network.</p>
V1-M20 Rezone lands from Recreation & Amenity and Residential Low Density to Residential High Density	<p>It is important to ensure that land use zoning / rezoning proposals are compatible with the conservation objectives of the Natura 2000 sites in proximity and in the maintenance (or restoration) of the favourable conservation status of the sites' qualifying interests and / or special conservation interests.</p> <p>Since there are no Natura 2000 sites located within at least 5 km of this land, development proposals should incorporate best practice construction and operation methods with respect to introduced invasive species control and pollution control (hydrocarbon / oil, sediment control), in addition to being suitably managed so as to avoid undue disturbance of species and habitats of importance.</p> <p>Essentially, the NIR already prepared in respect of the Draft Plan contains mitigation measures which, if strictly adhered to, will ensure no significant effects on the Natura 2000 Network.</p>
Map CS2	
V1-M23 Added Objective KTCS-22	As effects outlined in objective KTCS-22
Area Plans for the Key Towns – Charlestown	
KTCN-20	<p>It is an objective of the Council to support and facilitate the construction of the N17 Re-alignment from Knock to Charlestown which includes the N17 Charlestown By-pass, where it can be</p> <p>Taking into consideration the Natura Impact Report already prepared in respect of the Draft Plan, it is not envisaged that the proposed material alteration will result in significant effects on the integrity of the Natura 2000 network provided that mitigation measures proposed in the original</p>

Addendum No. 1 to the Natura Impact Report documenting the Appropriate Assessment of the Draft Mayo County Development Plan 2014 – 2020

<p>demonstrated that the development will have no adverse effects on the environment including the integrity of the Natura 2000 network and to safeguard the line of the proposed route of the road from any development that could prejudice the construction and safe operation of the road.</p>	<p>NIR are strictly adhered to.</p>
<p>Map CN1</p>	
<p>V1-M25 Rezone lands from Recreation & Amenity to Residential High Density Phase 2</p>	<p>This zoning allows for the consideration of Residential High Density Phase 2 development within the River Moy cSAC (site code: 002298). Since this land use threatens the maintenance and / or restoration of the conservation status of the qualifying interests of the River Moy cSAC and is not compatible with the conservation objectives for the site, this rezoning is considered a land use conflict and as such should be omitted as an objective. In addition, the significant effects as a consequence of the rezoning of lands within the cSAC are not likely to be mitigated by the measures prescribed in the original NIR.</p>
<p>Map CN2</p>	
<p>V1-M26 Added Objective KTCN-20</p>	<p>As effects outlined in objective KTCN-20</p>
<p>Area Plans for the Key Towns – Knock</p>	
<p>Map KK1</p>	
<p>V1-M30 Zone lands as Recreation & Amenity</p>	<p>It is important to ensure that land use zoning / rezoning proposals are compatible with the conservation objectives of the Natura 2000 sites in proximity and in the maintenance (or restoration) of the favourable conservation status of the sites' qualifying interests and / or special conservation interests. The boundary of the River Moy cSAC is located metres from this development proposal. The zoning of these lands as Recreation & Amenity must ensure</p>

Addendum No. 1 to the Natura Impact Report documenting the Appropriate Assessment of the Draft Mayo County Development Plan 2014 – 2020

	<p>compatibility with the conservation objectives of the River Moy cSAC. While there is potential for disturbance of Annex II species (notably the mobile water-dependant <i>Lutra lutra</i>) it is envisaged that animal and bird species have habituated to this land use, currently not within the Knock Area Plan boundary, but utilised as a sports facility.</p> <p>Development proposals in this area will be required to be designed and located in a manner compatible with the conservation objectives of the River Moy cSAC and in may therefore require the provision of suitable screening / and or the provision of a buffer zone between proposed development and the Natura 2000 site identified. Taking into consideration the Natura Impact Report already prepared in respect of the Draft Plan, it is not envisaged that the proposed material alteration will result in significant effects on the integrity of the Natura 2000 network provided that mitigation measures proposed in the original NIR are strictly adhered to.</p>
<p>V1-M31 Rezone lands from Recreation & Amenity to Residential Low Density Phase 2</p>	<p>It is important to ensure that land use zoning / rezoning proposals are compatible with the conservation objectives of the Natura 2000 sites in proximity and in the maintenance (or restoration) of the favourable conservation status of the sites' qualifying interests and / or special conservation interests. The closest Natura 2000 sites located to this rezoning proposal location is the Yellow River, part of the River Moy cSAC, metres from this site and therefore the Residential Low Density Phase 2 rezoning proposal must be assessed for its potential to have significant effects on the integrity of the River Moy cSAC, directly (in situ), indirectly (ex-situ) or in combination with other plans or projects, and to subject the development proposals to an appropriate assessment and the preparation of an NIS in order to inform decision making.</p> <p>Development proposals in this area will be required to be designed and located in a manner compatible with the conservation objectives of the River Moy cSAC and in certain instances, therefore, this may require the provision of suitable screening / and or the provision of a buffer zone between proposed development and the Natura 2000 site identified. Taking into consideration the Natura Impact Report already prepared in respect of the Draft Plan, it is not envisaged that the proposed material alteration will result in significant effects on the integrity of the Natura 2000 network provided that mitigation measures</p>

Addendum No. 1 to the Natura Impact Report documenting the Appropriate Assessment of the Draft Mayo County Development Plan 2014 – 2020

	proposed in the original NIR are strictly adhered to.
V1-M33 Rezone lands from Agriculture to Residential High Density Phase 2	Due to the principally urban location of this development proposal and the distance between it and the River Moy cSAC, it is considered that the NIR already prepared in respect of the Draft Plan contains mitigation measures which, if strictly adhered to, will ensure no significant effects on the Natura 2000 Network.
V1-M35 Rezone lands from Agriculture to Residential High Density Phase 2	Due to the principally urban location of this development proposal and the distance between it and the River Moy cSAC, it is considered that the NIR already prepared in respect of the Draft Plan contains mitigation measures which, if strictly adhered to, will ensure no significant effects on the Natura 2000 Network.
V1-M36 Rezone lands from Agriculture to Residential Low Density Phase 2	Due to the principally urban location of this development proposal and the distance between it and the River Moy cSAC, it is considered that the NIR already prepared in respect of the Draft Plan contains mitigation measures which, if strictly adhered to, will ensure no significant effects on the Natura 2000 Network.
Area Plans for the Key Towns – Swinford	
<p>KTSD-17 It is an objective of the Council to consider the development of the Opportunity Site shown on Map SD1 in accordance with the land uses generally permitted as outlined in the land Use Zoning Matrix.</p>	It is important to ensure that land use zoning / rezoning proposals are compatible with the conservation objectives of the Natura 2000 sites in proximity and in the maintenance (or restoration) of the favourable conservation status of the sites' qualifying interests and / or special conservation interests. Since the nearest Natura 2000 site to this Opportunity Site is greater than 2 km away (River Moy cSAC), it is considered that the mitigation measures contained in the NIR previously prepared, if strictly adhered to, will ensure no significant effects on the Natura 2000 Network as a consequence of the development of the Opportunity Site with land uses proposed to include nursing homes, primary care centres and childcare facilities.
Map SD1	
V1-M42 Zone lands as Opportunity Site	As KYSD-17
V1-M43 Rezone lands from Agriculture to Residential Low Density Phase 2	It is important to ensure that land use zoning / rezoning proposals are compatible with the conservation objectives of the Natura 2000 sites in

Addendum No. 1 to the Natura Impact Report documenting the Appropriate Assessment of the Draft Mayo County Development Plan 2014 – 2020

	<p>proximity and in the maintenance (or restoration) of the favourable conservation status of the sites' qualifying interests and / or special conservation interests. The existing use of this land for Agriculture currently has potential for conflict with the conservation objectives of the River Moy cSAC, as residential use of lands may. In any case, it is considered that the mitigation measures contained in the NIR previously prepared, if strictly adhered to, should ensure no significant effects on the Natura 2000 Network as a consequence of the rezoning of lands from agriculture to Residential Low Density Phase 2.</p>
V1-M44 Rezone lands from Recreation & Amenity to Residential Low Density Phase 2	<p>It is important to ensure that land use zoning / rezoning proposals are compatible with the conservation objectives of the Natura 2000 sites in proximity and in the maintenance (or restoration) of the favourable conservation status of the sites' qualifying interests and / or special conservation interests. The existing use of this land for Recreation & Amenity currently has potential for conflict with the conservation objectives of the River Moy cSAC, as residential use of lands may. In any case, it is considered that the mitigation measures contained in the NIR previously prepared, if strictly adhered to, will ensure no significant effects on the Natura 2000 Network as a consequence of the rezoning of lands from agriculture to Residential Low Density Phase 2.</p>
Map SD2	
V1-M48 Added Objective KYSD-17	As objective KTSD-17

3.4.2 Conclusion

In the evaluation of the material alterations of Draft Plan policies and objectives, in addition to zoning / rezoning proposals, the general conclusion was that there is potential for significant effects on the Natura 2000 Network in the absence of suitable mitigation. In most instances the mitigation prescribed in the original NIR are deemed adequate to reduce, offset or negate these significant effects, but in a number of cases, the mitigation prescribed are not considered satisfactory and no alternative mitigation is deemed feasible to prevent significant effects. In these cases, the only alternative is not to accept the material alteration as its amendment (its inclusion or, as the case may be, deletion) from the original Draft Plan is predicted to result in unmitigated significant effects on the Natura 2000 Network and essentially then, it is recommended that these material alterations are not made to the Draft Plan.

4 Review of Material Alterations to Volume 2 of the Draft Plan

4.1 Introduction

Volume 2 of the Draft Plan *Planning Guidance and Standards for Development in County Mayo* essentially contains guidance for developers in the form of national and European legislation, policy and guidance documents for a number of issues pertaining to residential development and other development throughout the county. Essentially, Volume 2 of the Draft Plan can be described as containing the mitigation measures for the protection, conservation and maintenance of a healthy environment, including the integrity of the Natura 2000 Network.

A number of proposed amendments to Volume 2 were proposed and of them, some are considered to be material alterations. This section deals with those material alterations and evaluates the impacts, if any, on the Natura 2000 Network in view of their conservation objectives, as a consequence of these material alterations.

It should be stated that a number of these alterations will result in some positive impacts and many alterations have been deemed not likely to impact on the integrity of the Natura 2000 Network. In a number of cases, then, the material alterations can be accepted with no significant effects on the Natura 2000 Network predicted (with or without existing mitigation) but there are some cases where mitigation is not considered feasible and these material alterations should not be accepted in their current state.

The following section identifies those material alterations which are predicted to result in significant effects on the Natura 2000 Network and highlight those for which mitigation is / is not feasible to offset, reduce or negate significant effects. Amended text (inclusions and deletions) are not reproduced in this document but their relevant section and material alteration reference number are referred to. Consequently, this document should be read in conjunction with *Proposed Amendments to Draft Mayo County Development Plan 2014 – 2020 Volume 2 Planning Guidance and Standards for Development in County Mayo*.

4.2 Evaluation of Material Alterations to Volume 2

Table 4.1 Evaluation of Volume 2 Material Alterations against Conservation Objectives of Natura 2000 Network

Amendment Reference	Amendment Details	Implications for Natura 2000 site(s)	Mitigation measures proposed
Residential Development (one or more houses)			
V2-T1	Deleted Sections 1.1; 1.2 and 1.3, General	The deletion of text of these three sections is considered to encourage the building of a new house, <i>in lieu of</i> the reuse of an existing building / structure. While the reuse of an existing structure may result in significant effects on some species, it is considered that these effects can be mitigated by appropriate measures. However, there appears to be a general endorsement of new development in a number of areas throughout the county, in addition to the ancillary activities and infrastructural demands which would be necessary.	The implementation of Article 6(3) and 6(4) by the Council to screen all projects for appropriate assessment and to ensure those with potential to have significant effects on the integrity of Natura 2000 or European Sites (cSACs, SPAs), whether directly (in situ), indirectly (ex-situ) or in combination with other plans or projects, are subject to an appropriate assessment and the preparation of an NIS in order to inform decision making would serve to prevent significant effects, following firstly, avoidance of Natura 200 site boundaries by proposed development and by the full consideration by the planning authority of an appropriate assessment and associated surveys / assessments, the full extent of the predicted effects in combination with other plans and projects would be identified prior to the granting / refusal of such developments.
V2-T2	Altered Text Section 2.3, Rural Areas	The inserted text serves to encourage development in rural towns, villages and countryside. The use of the term <i>countryside</i> possibly infers development may be encouraged in areas without existing services. Should this be the case, significant effects on the Natura 2000 Network would be extremely difficult to manage and	The avoidance of Natura 2000 sites and the implementation of Article 6(3) and 6(4) of the EU Habitats Directive will examine the effects and propose appropriate and suitable mitigation. However, the location and scale of development and associated

Addendum No. 1 to the Natura Impact Report documenting the Appropriate Assessment of the Draft Mayo County Development Plan 2014 – 2020

		prevent, as a consequence of cumulative, indirect effects from in-combination projects.	infrastructure will influence the cumulative effects in these areas. The term <i>countryside</i> should be defined as an area outside of rural towns and villages where services are available, and where the area does not intersect any Natura 2000 site or is not adjacent to such a site where significant effects are deemed likely by the presence of a source-pathway-receptor.
V2-T3	Altered Text Section 2.3.1, Rural Areas	These alterations result in a general weakening of the conditions where a genuine rural generated housing need is considered. The consequence is envisaged to less control on development of housing in rural areas	Avoidance of Natura 2000 sites is a prerequisite for such development, in addition to the implementation of Article 6(3) and 6(4) of the EU Habitats Directive to identify and prevent significant effects from indirect and in-combination sources.
V2-T4	Deleted Section 2.3.1.2 , Rural Areas		
V2-T5	Altered Text Section 2.3.1.3 , Rural Areas		
V2-T6	Deleted Section 2.3.1.4, Rural Areas		
V2-T7	Added New Section 2.3.3 , Rural Areas	This alteration infers settlement patterns in locations where there may not be adequate services. This may not be compatible with the conservation objectives of Natura 2000 sites and mitigation of significant effects would be dependant on full appropriate assessment, with emphasis on in-combination effects, in addition to associated surveys and assessments.	Avoidance of Natura 2000 sites is a prerequisite for such development, in addition to the implementation of Article 6(3) and 6(4) of the EU Habitats Directive to identify and prevent significant effects from indirect and in-combination sources.
V2-T8	Deleted Old Section 2.3.3 , Rural Areas	In particular the deletion of the caveat to <i>the consideration of the proper planning and sustainable development of the area</i> may be perceived as removing the policy of allowing permanent housing subject to strict controls – environmental and planning legislation-based. This removal weakens the control of housing in areas identified as sensitive or vulnerable which consequently may include Natura 2000 sites or areas adjacent to and	The avoidance of Natura 2000 sites and the implementation of Article 6(3) and 6(4) of the EU Habitats Directive will examine the effects and propose suitable mitigation. However, the location and scale of development and associated infrastructure will influence the cumulative effects in these areas, which are also a consideration of an Article 6 assessment.

Addendum No. 1 to the Natura Impact Report documenting the Appropriate Assessment of the Draft Mayo County Development Plan 2014 – 2020

		likely to impact on the integrity of the Natura 2000 Network	
V2-T9	Altered Text Section 3.1, Occupancy Condition	The amendment of the occupancy condition weakens the control over proposed new housing in rural areas and consequently allows for more development in areas under strong urban pressure. Consequently, Natura 2000 sites adjacent to these areas would be at risk of significant effects from development of new housing in addition to upgrades to infrastructure.	The avoidance of Natura 2000 sites and the implementation of Article 6(3) and 6(4) of the EU Habitats Directive will examine the effects and propose suitable mitigation. However, the location and scale of development and associated infrastructure will influence the cumulative effects in these areas, which are also a consideration of an Article 6 assessment.
V2-T10	Altered Text Section 4.1, Ribbon Development	The inserted text appears to encourage ribbon development along roads excluding National Primary and National Secondary Roads – this therefore allows for ribbon development along local and other roads throughout the county.	The avoidance of Natura 2000 sites and the implementation of Article 6(3) and 6(4) of the EU Habitats Directive will examine the effects and propose suitable mitigation. However, the location and scale of development and associated infrastructure will influence the cumulative effects in these areas, which are also a consideration of an Article 6 assessment.
V2-T11	Deleted Section 5.3 and Added New Section 5.3, Infill Development	The included new section appears to encourage infill development	As material alteration V2-T10
V2-T11	Deleted Section 5.3 and Added New Section 5.3, Infill Development	There is potential for significant effects as a consequence of utilising single vacant sites between existing houses but these effects are considered to be mitigated	The avoidance of Natura 2000 sites and the implementation of Article 6(3) and 6(4) of the EU Habitats Directive will examine the potential for significant effects and propose suitable mitigation measures.
V2-T14	Deleted Text Section 6.2, Site Sizes in Rural Areas	The deletion appears to promote the erection of new development in contrast to the reuse of existing buildings / structure which, may result in significant effects on some species, it is considered that these effects can be mitigated by appropriate measures. However, the general endorsement of new development in a number of areas throughout the county, in addition to the ancillary activities and infrastructural demands	The implementation of Article 6(3) and 6(4) by the Council to screen all projects for appropriate assessment and to ensure those with potential to have significant effects on the integrity of Natura 2000 or European Sites (cSACs, SPAs), whether directly (in situ), indirectly (ex-situ) or in combination with other plans or projects, are subject to an

Addendum No. 1 to the Natura Impact Report documenting the Appropriate Assessment of the Draft Mayo County Development Plan 2014 – 2020

		which would be necessary:- this deletion is considered to be a dangerous precedent to set, in terms of the integrity of the Natura 2000 Network within Mayo and beyond the Draft Plan boundary.	appropriate assessment and the preparation of an NIS in order to inform decision making would serve to prevent significant effects, following firstly, avoidance of Natura 200 site boundaries by proposed development. However, it is not certain if these mitigation measures will be adequate in the context of the likely and unforeseen indirect and cumulative effects that the weakening of residential development policy will promote. The location and scale of development and associated infrastructure will influence the cumulative effects.
V2-T41	Altered Text Section 20.1.2, Water	The weakening of this policy to allow for use of wells as a water supply throughout the county is likely to result in significant effects on groundwater quality and quantity. Since a number of habitats and species for which cSACs and SPAs have been designated/ classified are groundwater dependent / spring-fed, this deletion is envisaged to have cumulative significant effects on the integrity of the Natura 2000 Network, the mitigation of which is likely to prove extremely difficult and complicated	Mitigation of this effect will prove extremely difficult and as such, it is recommended that this material alteration not be accepted, on the basis that a number of habitats and species are dependant on wells and groundwater sources and, in addition to the risk of not meeting the primary objective of the Water Framework Directive, there is potential for significant effects on the integrity of Natura 2000 sites, for which mitigation is likely to prove extremely complicated and difficult. It is recommended that this alteration not be made.
V2-T42	Deleted Section 20.1.2, Water	The removal of 20.1.2 which promoted connection to a Group Water Scheme will have similar effects as material alteration V2-T41 and increased dependence on wells, springs and boreholes.	Mitigation of this effect will prove extremely difficult and as such, it is recommended that this material alteration not be made.
V2-T43	Added Text Section	The inclusion of text inadvertently promotes the use of	Mitigation of this effect will prove

Addendum No. 1 to the Natura Impact Report documenting the Appropriate Assessment of the Draft Mayo County Development Plan 2014 – 2020

	20.1.4, now Section 20.1.3, Water	private wells as a drinking water source, contrary to national policy, Water Framework Directive objectives in addition to the resultant threat to aquatic and water-dependant habitats and species, not least groundwater-dependant features	extremely difficult and as such, it is recommended that this material alteration not be made.
V2-T52	Deleted Section 28	The deletion of text is considered to encourage the building of new properties, <i>in lieu of</i> the reuse of vacant properties. While the reuse of vacant properties may result in significant effects on some species, it is considered that these effects can be mitigated by appropriate measures. However, the general endorsement of new development in a number of areas throughout the county, in addition to the ancillary activities and infrastructural demands which would be necessary may have implications for the integrity of the Natura 2000 Network within Mayo and beyond the Draft Plan boundary.	The implementation of Article 6(3) and 6(4) by the Council to screen all projects for appropriate assessment and to ensure those with potential to have significant effects on the integrity of Natura 2000 or European Sites (cSACs, SPAs), whether directly (in situ), indirectly (ex-situ) or in combination with other plans or projects, are subject to an appropriate assessment and the preparation of an NIS in order to inform decision making would serve to prevent significant effects.
V2-T54	Added Text Section 29.4, Home Based e-working	Inserted text promotes further building and consequential risk of significant effects on Natura 200 Network throughout the county	The avoidance of Natura 2000 sites and the implementation of Article 6(3) and 6(4) of the EU Habitats Directive will examine the potential for significant effects and propose suitable mitigation. Proficient decision-making will occur in consideration of appropriate assessment and associated ecological assessments and / or surveys
V2-T56	Deleted Section 32.1.4, Coastal Edge	While a number of Natura 2000 sites of Mayo are located along the coast (much of the coast is designated in accordance with the EU Habitats Directive or EU Birds Directive) this deletion removes the protection that, particularly a Coastal Erosion Assessment would afford. Many habitats and species are dependant on coastal habitats and their destruction / disturbance would be deemed significant	Mitigation of the effects arising from this material alteration (to remove the Coastal Erosion Assessment) will prove extremely difficult and as such, it is recommended that this material alteration not be made.

Addendum No. 1 to the Natura Impact Report documenting the Appropriate Assessment of the Draft Mayo County Development Plan 2014 – 2020

V2-T58	Altered Text Section 35.1.2, Landscaping	The weakening of the policy that a landscape plan should be submitted with the insertion of <i>may</i> in lieu of <i>shall</i> is may result in the introduction of invasive species and inappropriate use of hedgerows etc. which has potential for significant effects on a number of Natura 2000 Network species, mobile and otherwise	It is recommended that this material alteration not be accepted and the original text restored.
V2-T76	Added Text Section 44.1.1, Water	The included text <i>where possible</i> weakens the policy to connect to the public water supply or a Group Water Scheme, as highlighted in alteration and deletions of 20.1.2 previously	Mitigation of this effect will prove extremely difficult and complicated and as such, it is recommended that this material alteration not be accepted.
V2-T78	Altered Text Section 44.2.2, Sewerage	Development in unserviced areas may have potential for the contamination of ground and surface waters which, if inhabited by, or linked to a qualifying interest or special conservation interest may pose a risk of significant effects.	The avoidance of Natura 2000 sites and the implementation of Article 6(3) and 6(4) of the EU Habitats Directive will examine the effects and propose suitable mitigation. However, the location and scale of development and associated infrastructure will influence the cumulative effects in these areas. A site suitability assessment, carried out in accordance with the relevant EPA Code of Practice would serve as an additional mitigation to protect the integrity of the Natura 2000 network.

Addendum No. 1 to the Natura Impact Report documenting the Appropriate Assessment of the Draft Mayo County Development Plan 2014 – 2020

4.3 Conclusion

Section 4 highlighted a number of issues in Volume 2 of the Draft Plan in that it identified some material alterations to the Draft Plan, which, in the absence of mitigation, could result in significant effects on the integrity of the Natura 2000 Network. In contrast, a number of material alterations, shaded in grey in Table 4.1, were deemed to pose a risk of significant effects for which mitigation was not feasible. Consequently, it was recommended that these material alterations not be made, since there is a risk, should these alterations to the Draft Plan be made, of the deterioration of natural habitats and the habitats of species as well as the disturbance of the species for which the sites has been designated, insofar as such disturbance could be significant in relation to the objectives of the Habitats Directive.

5 Concluding Remarks

The Natura Impact Report (NIR) prepared in 2013 indicated that there is potential for significant effects on the Natura 2000 network in Mayo and beyond as a consequence of the proposed Draft Plan by demonstrating some conflict between the Draft Plan's objectives and the conservation objectives for a number of Natura 2000 sites. These potential significant effects, however, are envisaged to be prevented, reduced and as fully as possible offset by the incorporation of appropriate measures. Further, a significant number of the objectives in the Draft Plan were deemed likely to improve the favourable conservation status of the qualifying interests and special conservation interests of cSACs and SPAs respectively.

The amendments to the Draft Plan proposed by members of Mayo County Council at Special Meetings in October and November 2013 in accordance with Section 12 of the Planning and Development Acts, 2000 to 2013, an appropriate assessment, pursuant to Section 12(7)(aa) of the Planning and Development Acts 2000 to 2013, and in accordance with the requirements of Part XAB of the Planning and Development Acts, 2000- 2013 is required to be carried out as respects of one or more than one proposed material alterations of the Draft Plan.

This addendum to the NIR has been prepared to document those issues raised by the DAU in addition to the appropriate assessment carried out as respects of one or more than one proposed material alterations of the Draft Plan to identify, describe and evaluate the likely significant environmental effects of implementing the Draft Plan, in accordance with Section 12(7)(aa) of the Planning and Developments Acts, 2000 to 2013 and Part XAB of the Planning and Development Acts, 2000 to 2013.

It was concluded that a total of nine proposed amendments or material alterations are predicted to result in significant effects on the integrity of one or more Natura 2000 sites in view of the sites' conservation objectives with mitigation not a possible option and consequently, it is recommended, following from the appropriate assessment and the preparation of the *Natura Impact Report Addendum No. 1*, not to make these alterations to the Draft Plan, including *Draft Mayo County Development Plan 2014- 2020 Volume 1: Written Statement* and *Volume 2: Planning Guidance and Standards for Development in Mayo*.