

SEA Screening Statement

for Strategic Environmental Assessment (SEA) in accordance with the
Planning and Development Acts 2000-2012
Planning and Development Regulations 2001-2012

for the

Proposed Variation No.11: Mahon Local Area Plan to the Cork City Development Plan 2009-2015

13 December 2013

Rannóg Polasaí Pleanála
Stiúrthóireacht Pleanála Stratéiseach agus Forbairt Eacnamíochta
Comhairle Cathrach Chorcaí
Halla na Cathrach, Corcaigh



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Document Information

Version	Prepared by	Date	Reviewed by	Date
1.0	Jeremy Ward, SEP, PP	12 December 2013	Ann Bogan, SP, PP	13 December 2013

Screening Statement

Introduction

This document and the attached Environmental Report for the Draft Mahon Local Area Plan 2013 together comprise the Screening Statement in relation to the Proposed Variation No.11: Mahon Local Area Plan to the Cork City Development Plan 2009-2015.

The Proposed Variation to the development plan is consequent to the objectives contained in the *Draft Mahon Local Area Plan*. The *Draft Mahon Local Area Plan* was subject to a full SEA on the basis of its population size.

The *Environmental Report* process completed for the Draft Mahon Local Area Plan resulted in a number of modifications to the Local Area Plan but showed that there were no likely significant effects of delivering the proposed local area plan.

The objectives contained in this Proposed Variation have therefore been subject to environmental assessment already as they are consequent to the local area plan.

The Environmental Authorities were given the opportunity of reviewing the *Draft Mahon Local Area Plan* and the related *Environmental Report*. Responses from the authorities (and other contributors) gave general support for the environmental aspects of the document, subject to a number of minor changes to the local area plan.

Timeline

The *Planning and Development Acts 2000-2012* requires that the notice for the *Proposed Alterations* to a local area plan must be placed a maximum of 3 weeks after the Council resolution of the 25th November 2013. Thus the notice is being placed in the paper for the Proposed Alterations and the Proposed Variation on the 16 December 2013. The deadline for submissions and observations are:

- Submissions to the Proposed Variation process by 4pm on Friday 24 January 2014;
- Submissions to the Proposed Alterations to the Mahon Local Area Plan process by 4pm on Friday 24 January 2013;
- **Submissions on this Screening Statement (SEA) process by Friday 24 January 2014.**

The same deadline applies to both the *Proposed Variation* and the *Proposed Alteration to the Draft Mahon Local Area Plan* as both documents must be adopted at the same time in order to ensure that the LAP is compliant with the Development Plan.

Determining the Likely Significance of Environmental Effects

The Environmental Report relating to the Draft Mahon Local Area Plan has fully considered all of the issues

Characteristics of the Plan

Relevant text in relation to the Local Area Plan and its characteristics can be found in the Environmental Report. In particular please refer to:

- Section 3.1: The Plan and its key features (pp6-7);
- Section 3.2: Key Development Issues (pp10-12);
- Section 6: Evaluation of Alternatives and Preferred Strategy

Characteristics of the effects and of the Area likely to be affected

Relevant text in relation to the Local Area Plan and its characteristics can be found in the Environmental Report. In particular please refer to:

- Section 3.2: The existing area (pp8-10);
- Section 4: Environmental Baseline and Trends (pp13-28)
- Environmental Assessment of the preferred strategy for the Mahon LAP (pp33-44).

Environmental Impacts of the Proposed Variation Objectives

The following table illustrates the environmental assessment of the objectives contained in the Proposed Alteration.

No.	Name	Amendment proposed	Environmental Assessment
1.	City Gate Park block, Mahon Link Road	1. Amendment to Map 8: South-Eastern Suburbs of Volume 2 of the CDP Change zoning objective from Residential, Local Services and Institutional to Business and Technology.	Assessed as part of Draft Mahon Local Area Plan.
2.	Mahon Point Overflow car park block, Mahon Link Road	2. Amendment to Map 8: South-Eastern Suburbs of Volume 2 of the CDP Change zoning objective from “Residential, Local Services and Institutional” to “Business and Technology”.	Assessed as part of Draft Mahon Local Area Plan.
3.	Land Uses that are open for consideration	3. Amend text in paragraph 14.6 Refer to the fact that the Local Area Plan will define uses that will be open for consideration.	Textual amendment. Principles assessed as part of Draft Mahon Local Area Plan.
4.	Bessboro Bridge	4a. Amendment to Map 8: South-Eastern Suburbs of Volume 2 of the CDP Add mapped objective to provide bridge across Old Passage Railway from Mahon Link Road to Bessboro spine road. 4b. Amend text in Chapter 4 and paragraph 14.8 Insert written objective to seek delivery of Bessboro Bridge.	Assessed as part of Draft Mahon Local Area Plan.
5.	Skehard Road Walkway	Amendment to Map 8: South-Eastern Suburbs of Volume 2 of the CDP Correction. Omit “existing walkway” mapped specific objective extending from Ringmahon Road / Estuary Drive to Lough Mahon.	Correction to the development plan. The environmental impact of this omission of a mapped objective is neutral but could be construed to be positive as it will not increase human activity on the riverside walkway adjacent to the European Sites.
6.	Jacob’s Island Centre	Amendment to Map 8: South-Eastern Suburbs of Volume 2 of the CDP Replace LC symbol (Indicative Location for Local Centres) with new “NC” symbol (Indicative Location for Neighbourhood Centres). Place symbol over McCarthy Developments site to relate to proposed (MCD) Neighbourhood Centre development.	Assessed as part of Draft Mahon Local Area Plan (text in DMLAP – this is a mapped objective).
7.	South Mahon Key Development Area text	Amendment to South Mahon sub-section in Chapter 14 (paragraphs 14.5-14.8) Update text to reflect the presence of the Local Area Plan.	Assessed as part of Draft Mahon Local Area Plan.

No.	Name	Amendment proposed	Environmental Assessment
8.	Mahon Point District Centre	<i>Amendment to Mahon Point District Centre subsection in Chapter 14 (paragraphs 14.42-14.44)</i> Update text to reflect the presence of the Local Area Plan.	<i>Assessed as part of Draft Mahon Local Area Plan.</i>

Conclusions

In order to comply with the legislative provisions this Screening Report assessment of the *Proposed Variation* has been completed. The findings of this assessment are that:

- The proposed changes would not be likely to result in significant environmental effects when delivered; and
- The proposed changes to the objectives do not require modification as a consequence of strategic environmental assessment.

Recommendation

That a determination is made to the effect that a full SEA is not required for one or more of the objectives in the Proposed Variation. A Manager's Order reflecting this recommended determination is attached to enable a formal decision, if appropriate.

Jeremy Ward

Senior Executive Planner, Planning Policy Section