

SEA STATEMENT

FOR

VARIATION No. 3 TO THE CORK CITY DEVELOPMENT PLAN 2022-2028

for: **Cork City Council**



Comhairle Cathrach Chorcaí
Cork City Council

by: **CAAS Ltd.**



AUGUST 2026

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Section 1 Introduction

1.1 Introduction and Legislative Context

This is the Strategic Environmental Assessment (SEA) Statement for Variation No. 3 to the Cork City Development Plan 2022-2028, as varied.

SEA is a systematic process of predicting and evaluating the likely environmental effects of implementing a plan, or other strategic action, in order to ensure that these effects are appropriately addressed at the earliest appropriate stage of decision-making on a par with economic and social considerations.

Directive 2001/42/EC of the European Parliament and of the Council of Ministers, of 27th June 2001, on the Assessment of the Effects of Certain Plans and Programmes on the Environment, referred to hereafter as the SEA Directive, introduced the requirement that SEA be carried out on plans and programmes which are prepared for a number of sectors, including land use. The SEA Directive has been transposed into Irish Law, including through the European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004 (SI No. 435 of 2004), as amended, and the European Union (Land Use Planning – Strategic Environmental Assessment) Regulations 2025 (SI No. 456 of 2025).

1.2 Content of the SEA Statement

Where SEA is undertaken, the Regulations require that a Statement is made available to the public and the competent environmental authorities after the making of the Variation.

This Statement is referred to as an SEA Statement.

The SEA Statement is required to include information summarising:

- a) how environmental considerations have been integrated into the Variation;
- b) how the following have been taken into account during the preparation of the Variation:
 - the environmental report,
 - submissions and observations made to the planning authority on the Variation and Environmental Report, and
 - any transboundary consultations (these are not relevant to this SEA).
- c) the reasons for choosing the Variation in the light of the other reasonable alternatives dealt with; and
- d) the measures decided upon to monitor the significant environmental effects of implementing the Variation.

1.3 Implications of SEA for the Variation

SEA has been undertaken on the Variation and the findings of the SEA are expressed in an Environmental Report, the first published version of which accompanied the Proposed Variation on public display. The Environmental Report was updated in order to take account of changes to the original Proposed Variation that were made on foot of submissions and recommendations in the submissions.

Cork City Council have been provided with the findings of SEA output during their consideration of the Variation and before the Variation was made.

Section 2 How Environmental Considerations were integrated into the Variation

2.1 Overview

Environmental considerations were presented to the Council for its consideration through:

1. Consultations;
2. Communication of environmental sensitivities throughout the SEA process;
3. Appropriate Assessment;
4. Strategic Flood Risk Assessment;
5. Consideration of alternatives;
6. Strategic work undertaken by the Council to ensure evidence-based planning;
7. Integration of environmental considerations into the Variation's Zoning provisions; and
8. Integration of individual SEA, AA and SFRA provisions into the Variation and the existing, already in force, Development Plan.

All parts of the Variation-preparation process were informed by the SEA, AA and SFRA processes.

2.2 Consultations

As environmental authorities identified under the European Union (Land Use Planning – Strategic Environmental Assessment) Regulations 2025, the following authorities were sent SEA scoping notices indicating that submissions or observations in relation to the scope and level of detail of the information to be included in the environmental report could be made: Environmental Protection Agency; Minister for Climate, Energy and the Environment; Minister for Housing, Local Government and Heritage; Minister for Agriculture, Food and the Marine; and Cork County Council.

Detail on submissions made on foot of the SEA scoping notice is provided under Section 3.2.

Detail is also provided on submissions that were made on the Proposed Variation and/or

the SEA Environmental Report while they were on public display (see Section 3.3).

2.3 Communication of environmental sensitivities throughout the SEA process

Environmental considerations were integrated into the Variation before it was placed on public display. Individual sensitivities that were considered by the Planning Team preparing the Variation included the following:

- European Sites (Special Areas of Conservation and Special Protection Areas);
- Other Ecological Designations;
- Status of Surface and Ground Waters;
- Various entries to the Water Framework Directive's Register of Protected Areas;
- Groundwater Vulnerability;
- Water Services Capacity, Performance and Demand;
- Cultural heritage (archaeological and architectural) sensitivities; and
- Landscape Designations.

A number of these sensitivities are mapped on Figures 2.1 to 2.3.

2.4 Appropriate Assessment

Appropriate Assessment (AA) Screening has been undertaken alongside the Variation. The requirement for AA is provided under the EU Habitats Directive (Directive 1992/43/EEC). The Screening for AA for the Variation has concluded that the any likelihood for significant effect to any European site as a result of the Variation can be ruled out. The preparation of the Variation, SEA and Screening for AA has taken place concurrently and the findings of the Screening for AA have informed the SEA.

2.5 Strategic Flood Risk Assessment

A Strategic Flood Risk Assessment (SFRA) has been undertaken as part of the preparation of the Variation. Requirements in relation to SFRA are provided under 'The Planning System and Flood Risk Management Guidelines for Planning Authorities' (Department of Environment and Office of Public Works, 2009) and associated Department of the Environment, Community and Local Government Circular PL2/2014. The SFRA has informed the provisions of the Variation.

2.6 Consideration of Alternatives

Consideration of the environmental effects arising from a variety of different alternatives for the Variation (see Section 4) has contributed towards the protection and management of the environment.

2.7 Integration of individual provisions into the text of the City Development Plan

Various individual provisions relating to environmental protection and management have been integrated into the existing, already in force, Cork City Development Plan.

In addition, all lower-tier plans and projects arising from the varied Development Plan will be required to comply with relevant environmental legislation and assessment requirements, ensuring that any potential adverse effects are avoided, reduced or mitigated as appropriate.

Both the planning and the assessment teams contributed towards the mitigation which was developed over multiple iterations and was informed by, inter alia, various communications through the SEA, AA and SFRA processes.

2.8 Integration of environmental considerations into the Variation's text and zoning provisions

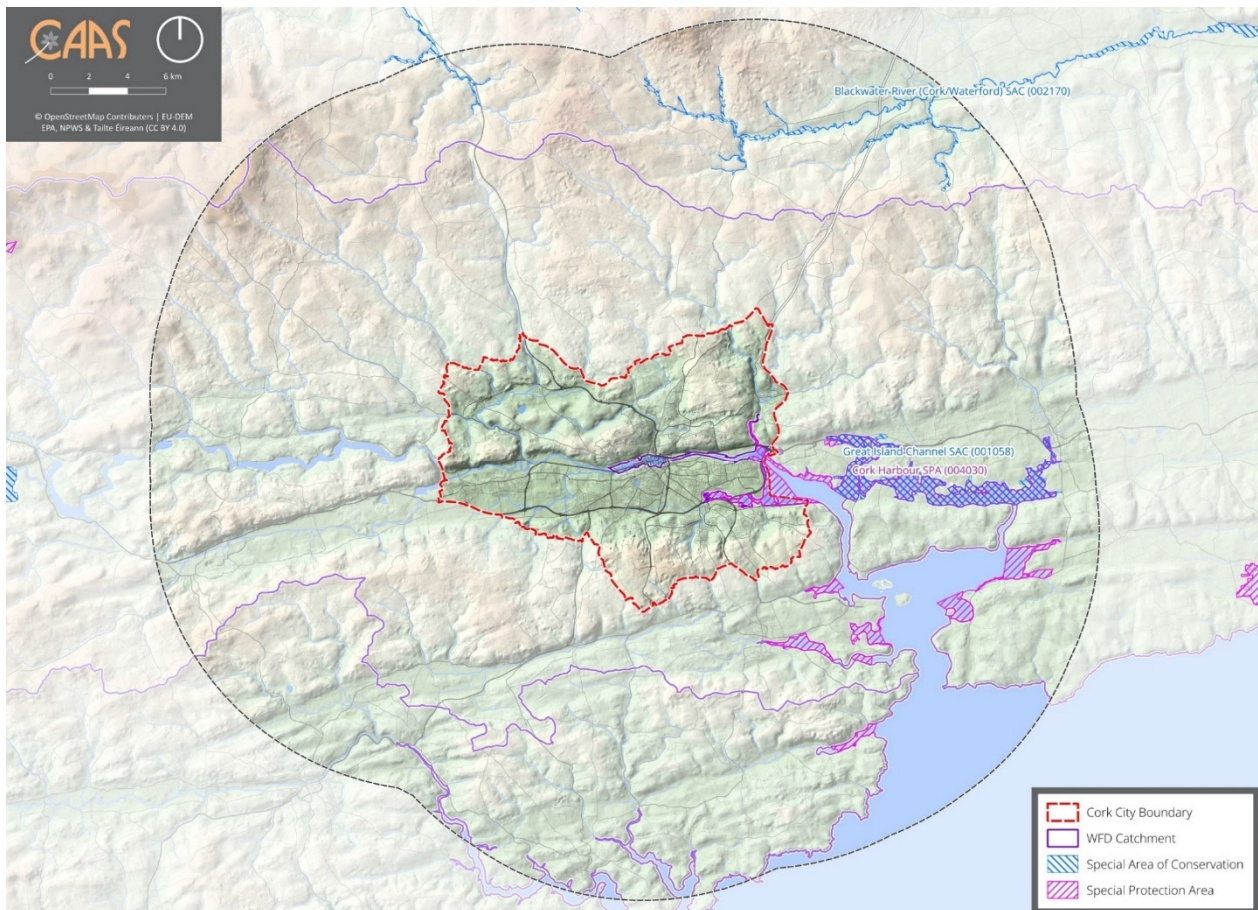
The land use zoning and objectives provided for by the Variation have taken into account environmental considerations, including those relating to ecology, cultural heritage, landscape/topography, infrastructural requirements and water. Zoning has been applied in a way that considers sustainable and compact growth, taking into account the various requirements set out in the higher-level Revised National Planning Framework, Southern RSES and existing Cork City Development Plan. Flood risk management and drainage provisions are already in force through the City Development Plan. In addition, land use zoning contained within the Variation has been informed by an iterative SFRA process, including both: the delineation of flood risk zones; and future climate scenario risk areas (mid-range as well as high end). The detailed Variation preparation process undertaken by the Planning Department combined with specialist input from the SFRA process facilitated zoning that helps to avoid inappropriate development being permitted in areas of elevated flood risk.

All sites where land use zoning has been changed under the Variation are situated within Flood Zone C. This is the Flood Zone with the lowest flood risk. The uses permissible / open for consideration under the varied Land use Zoning Objectives for these sites are considered to be appropriate to this Flood Zone. All projects under the Development Plan when varied will continue to need to demonstrate compliance with the provisions of the existing Development Plan relating to flood risk management and drainage.

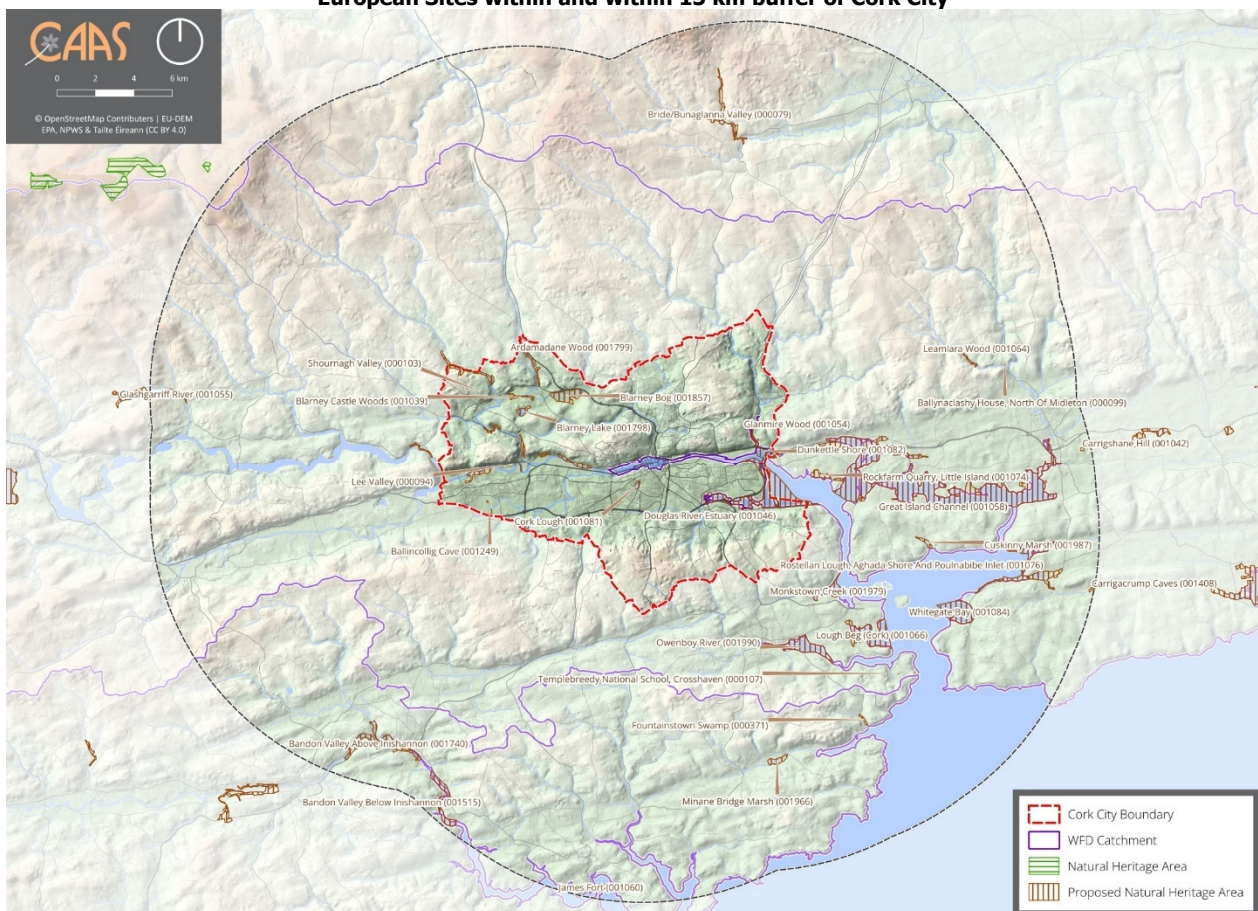
Some areas beyond Flood Zones A and B are identified as being at risk under Mid-Range and High-End Future Climate Risk Scenario Area Mapping. Most sites where land use zoning has been changed under the Variation are situated outside of these areas. The zoning of Site SW 7 Lands adjacent to Ballincollig GAA grounds was amended from ZO 15 Public Open Space to ZO 1 Sustainable

Residential Neighbourhoods, reflecting existing development. Western parts of this site identified as being at risk under Mid-Range Future Climate Risk Scenario (OPW). Any future development at this site would need to comply with the provisions of the existing Plan, as varied (refer to 9 of this report). The zoning of Site SW 10 Ballincollig (north of N22, west of Maglin Road) was amended from ZO 20 City Hinterland + Long Term Strategic Development Land to ZO 2 New Residential Neighbourhoods, reflecting existing development. Western parts of this site identified as being at risk under High-End Future Climate Risk Scenario (MWP for Cork City Council, South Ballincollig Drainage Study, 2021). Any future development at this site would need to comply with the provisions of the existing Plan, as varied (refer to 9 of this report). Furthermore, the Variation includes the following amendment as part of Site-Specific Objective 7 that applies to these lands "(ii) Strategic flood risk assessment analysis has identified areas of elevated flood risk under a high-end future climate risk scenario on these lands on these lands; such areas shall be excluded from development and used only for compatible SuDS or flood-resilient functions. This limitation shall take primacy over any other related land use zoning provision. All development proposals on the remainder of the lands shall be accompanied by a site-specific Flood Risk Assessment in accordance with the Flood Risk Management Guidelines."

Table 2.1 links key mitigation measures (from both the Variation and the Plan) to the likely significant effects of implementing the Variation, if unmitigated. The effects are consistent with those identified by the SEA for the Cork City Development Plan 2022-2028. The measures generally benefit multiple environmental components i.e. a measure providing for the protection of biodiversity, flora and fauna could beneficially impact upon the minimisation of flood risk and the protection of human health, for example.

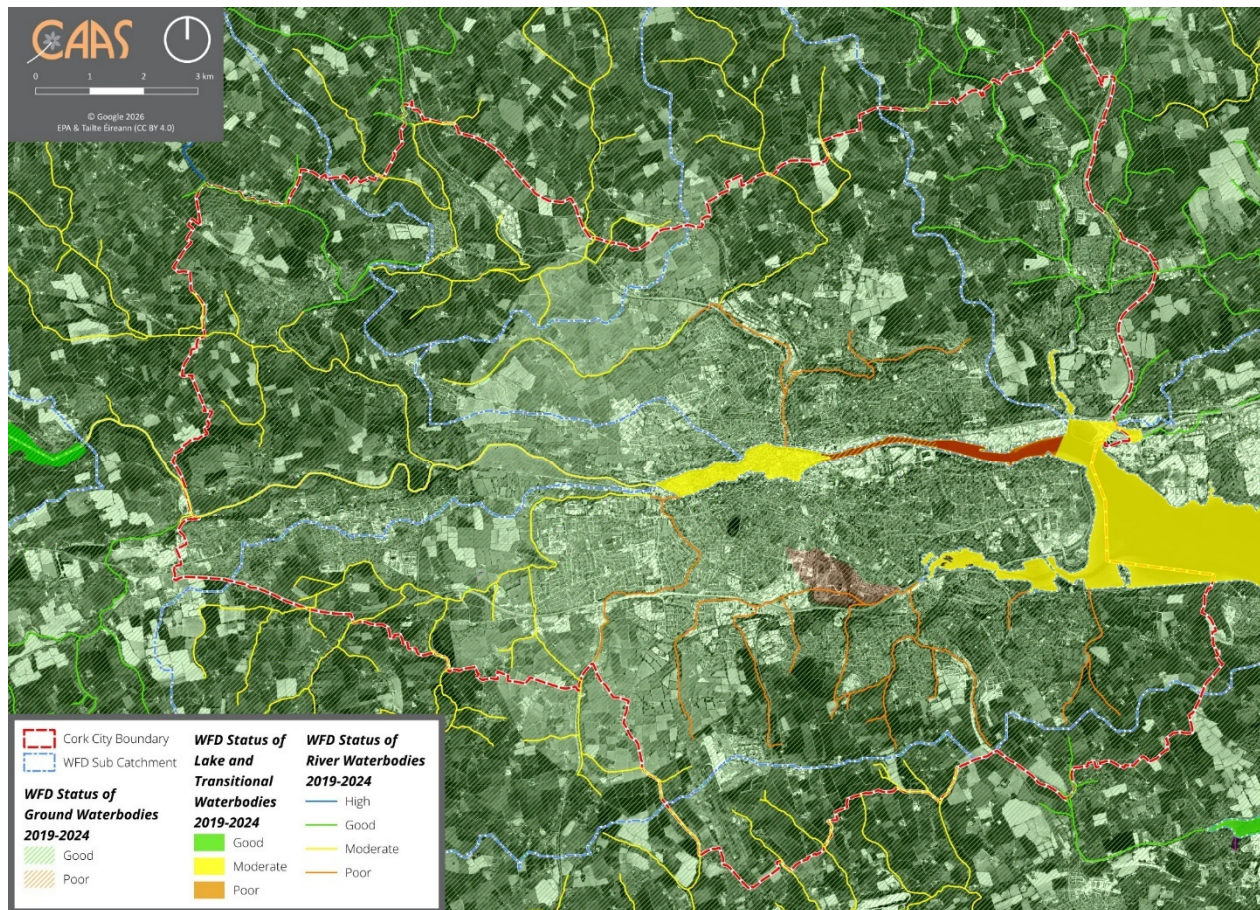


European Sites within and within 15 km buffer of Cork City

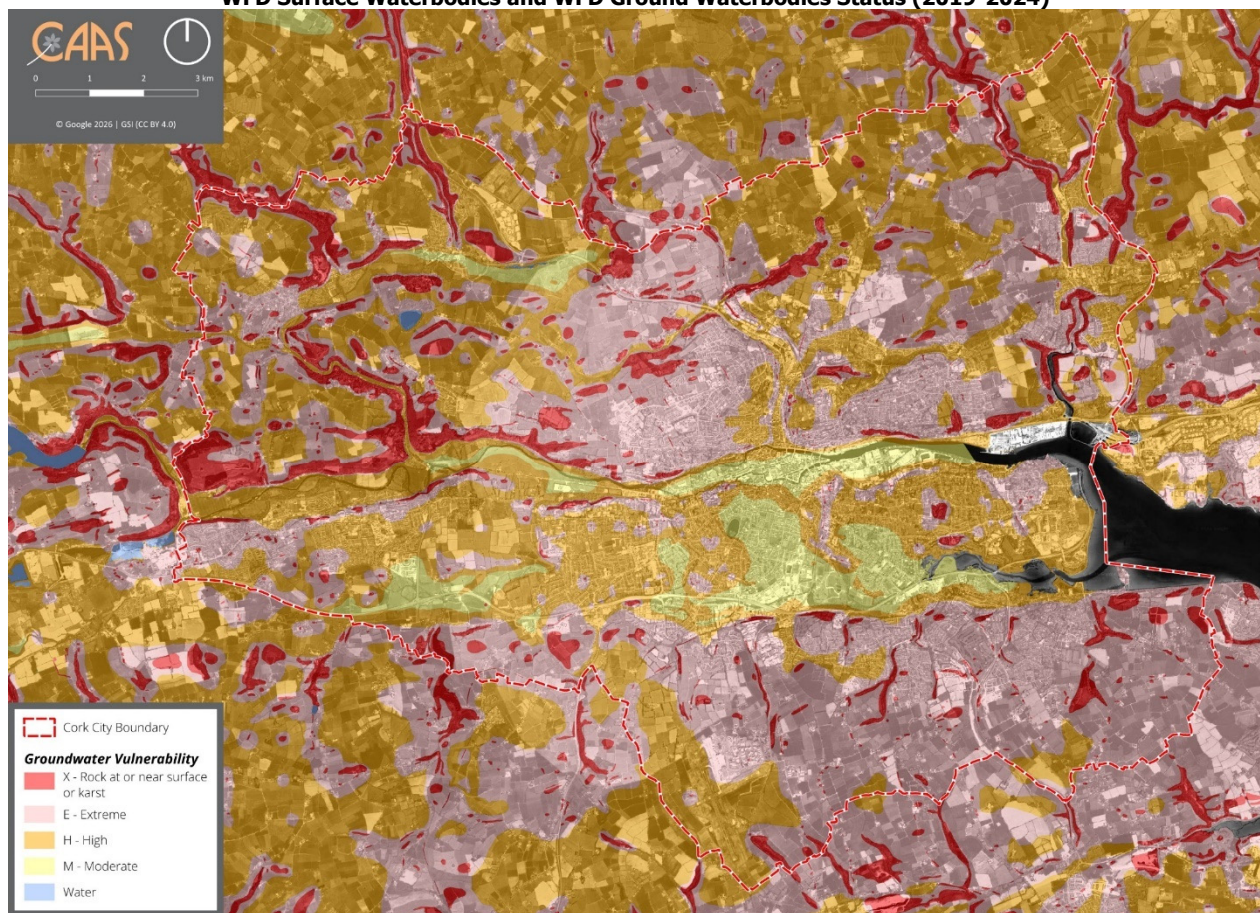


NHAs and pNHAs within and within 15 km buffer of Cork City

Figure 2.1 Selection of Individual Environmental Sensitivities taken into account (1 of 3)

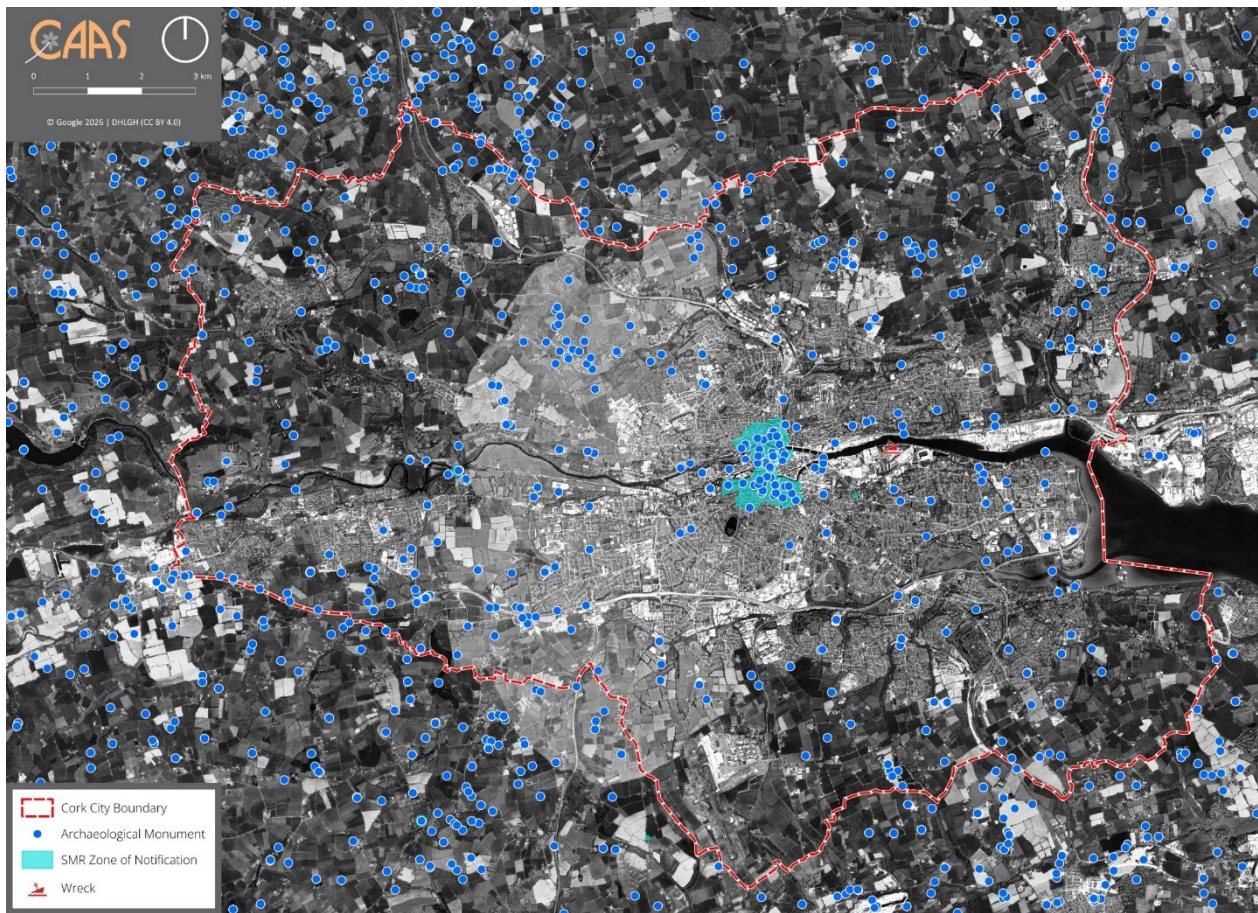


WFD Surface Waterbodies and WFD Ground Waterbodies Status (2019-2024)

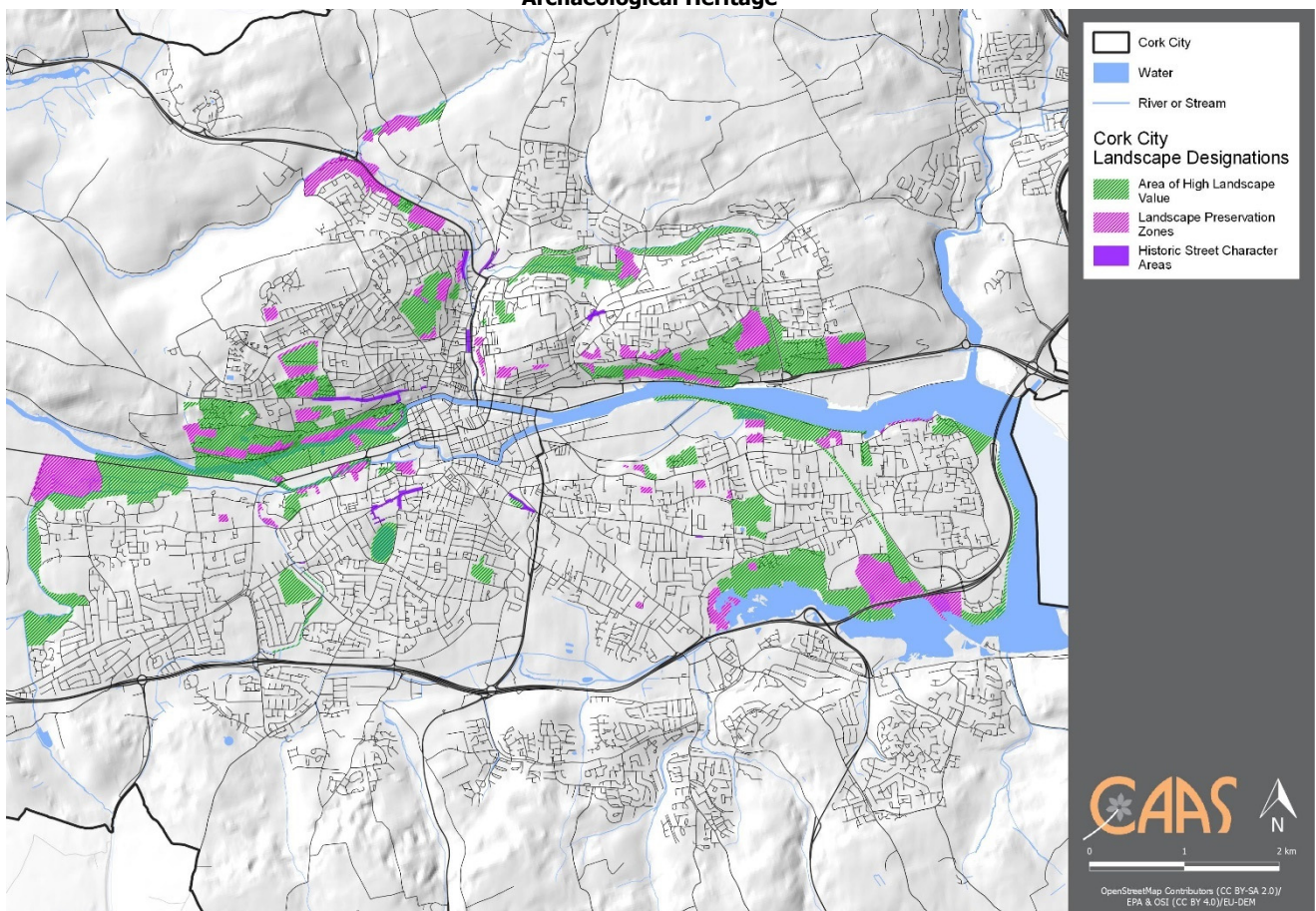


Groundwater Vulnerability

Figure 2.2 Selection of Individual Environmental Sensitivities taken into account (2 of 3)



Archaeological Heritage



Landscape Designations

Figure 2.3 Selection of Individual Environmental Sensitivities taken into account (3 of 3)

Table 2.1 Integration of Environmental Considerations into the Existing Development Plan and the Variation¹

Topic	Potentially Significant Adverse Effect, if Unmitigated	Existing Cork City Development Plan 2022-2028, as varied, mitigating measures including:	Variation No. 3 mitigating measures including ² :
Various – see below	Various – see below	Objective 2.42 SEA Monitoring The Council shall, in conjunction with the Southern Regional Assembly and other stakeholders as relevant, implement the monitoring programme as set out in the SEA Environmental Report and Statement. This will include the preparation of stand-alone SEA Monitoring Reports: 1. To accompany the report required of the manager under section 15(2) of the Act, including information in relation to progress on, and the results of, monitoring the significant environmental effects of implementation of the development plan; 2. On the significant environmental effects of implementing the Plan, in advance of the beginning of the review of the next Plan. Objective 4.6 Corridor & Route Selection Process Policies and Objectives relating to new roads and other transport infrastructure projects (including greenways, walkways, cycleways and blueways) that are not already provided for by existing plans/ programmes or are not already permitted, are subject to the undertaking of feasibility assessment having regard to normal planning considerations and environmental sensitivities as identified in the SEA Environmental Report and the objectives of the Plan relating to sustainable mobility. Objective 7.25 Sustainable Tourism To support the sustainable growth of tourism and marketing of Cork City as a multi-faceted visitor destination and a gateway to the southern region, Wild Atlantic Way and Ireland's Ancient East by: • Working in partnership with Fáilte Ireland, businesses and other stakeholders to support tourism investment, innovation and promotional and marketing strategies. • Supporting the implementation of the Cork City Tourism Strategy 2017-2022, the Local Economic and Community Plan- 2016-2021 (Pure Cork) and their successor strategies. • To support the implementation of the Tourism Destination Plan for Cork City and East Cork. • Develop existing tourist attractions and activities, while seeking investment in new attractions that help to diversify the tourism market. • Support the development of cultural facilities such as the Crawford Art Gallery and the Cork Events Centre. • Support initiatives that improve the sustainability of tourism, and support eco-tourism along with the reduction of the carbon footprint of tourist accommodation, attractions and activities. • Support high quality proposals, initiatives and pilot projects that represent opportunities to provide new or enhanced visitor facilities and attractions. This also extends to proposals that utilise technology to improve visitors' experiences and aid interpretation and navigation and seek to better leverage the City's network of green and blue infrastructure as tourism attractions. • Seeking to manage, where appropriate, any increase in visitor numbers to semi-natural areas in order to avoid significant effects including loss of habitat and disturbance, by ensuring that new any projects, such as greenways, are located a suitable distance from ecological sensitivities, such as riparian zones. • Seeking to manage, where relevant, any increase in visitor numbers to key habitats and / or any change in visitor behaviour in order to avoid significant effects, including loss of habitat and disturbance, by ensuring that new projects and activities are located a suitable distance from ecological sensitivities. Visitor / Habitat Management Plans may be required for proposed projects where relevant and as appropriate. Objective 7.38 Cork Harbour Planning Framework Cork City Council is committed to part-take as a key stakeholder and consultee in the preparation of a Cork Harbour Planning Framework Initiative, in coordination with other Local Authorities and stakeholders in the harbour area, as required under RSES Objective 79 and Cork MASP Objective 3 Cork Harbour, during the lifetime of the Plan. Cork City Council supports the preparation of an agreed framework to guide planning policy in managing the future development of the Cork Harbour Economy (CHE) as set out in RPO79 of the RSES to ensure that the sustainable development of the area not only harnesses the economic and social benefits to the City-region but also ensures that biodiversity, flora and fauna both within and outside protected sites are considered via the appropriate SEA and AA mechanisms.	Rural Generated Housing 3.53 The nearest built-up area village is normally more than 1 kilometre from the subject site on a farm / landholding. If the built-up area is closer than 1 kilometre from the subject site, proposals must demonstrate that the dwelling will not contribute to ribbon development or undesirable urban sprawl; • Applications must demonstrate how a proposed single rural dwelling will not impact upon the deliverability of the future development of lands identified as Long-Term Strategic Development Lands (see paragraphs 2.52 and 12.15) or lands identified within the route corridors of planned strategic transport infrastructure. 3.54 The Census 2016 illustrates that farm holdings of greater than 30 hectares are viable as full time farms (i.e. they have an income of greater than €50,000). Farms of greater than 30 hectares generated 75% of all farm output in Ireland in 2016. Farm holdings with less than 30 hectares are considered to be part time or "hobby" farms and wouldn't derive a need to live on the farm holding. Less than 5% of farmers in Ireland are 35 years old, or younger (Census 2016). National Planning Objective 66 requires development to occur within environmental limits having regard to the medium- and longer-term requirements of all relevant environmental and climate legislation. Notwithstanding the requirement to establish an exceptional rural housing need based on a demonstrable economic or social need, applications for a rural dwelling must demonstrate that the site is suitable for development and that it would not have a negative impact on the environment. Considerations include but are not limited to the settlement pattern in the area, traffic safety, flood risk, the preservation of mature landscape features and in-combination impacts with existing development (e.g. number of septic tanks in the area, the achievement of relevant servicing standards, etc). Septic tanks and proprietary treatment systems must comply with relevant approved standards (i.e. the EPA Code of Practice for Domestic Wastewater Treatment Systems (Population Equivalent ≤10), March 2021 and all updates). Objective 11.9 One-Off Housing: Demonstrable Need to Reside on Landholding Demonstrable Rural Housing Need Objective 11.9 should be read in conjunction with Objective 3.13 Housing in the Hinterland and Objectives 10.97 Protection of Hinterland, 10.98 Protection of Natural Landscape, 10.99 Protection of Settlements, and 6.9 Landscape.

¹ Note that non-material changes to individual Plan provisions referenced in this report may be updated during the finalisation of the Plan, including numbering, formatting and graphic design.

² In this column, mitigating amendments to Volume 1 are indicated by the following formatting protocol:

Original text - indicated thus (plain black font)

New text - indicated thus (blue underlined font)

Text deleted - ~~indicated thus~~ (red strikethrough font)

Original text retained but relocated - indicated thus (green underline font)

Topic	Potentially Significant Adverse Effect, if Unmitigated	Existing Cork City Development Plan 2022-2028, as varied, mitigating measures including:	Variation No. 3 mitigating measures including ² :
		Objective 9.20 Seveso (a) Assessment of Development in Vicinity of Seveso III Sites: Land use proposals for development within the vicinity of sites identified under the Control of Major Accident Hazards Directive and any regulations, under any enactment, giving effect to that Directive, will be assessed having regard to technical guidance provided by the Health and Safety Authority. (b) Relocation of Seveso III Sites: Cork City Council will actively seek the relocation of Seveso III facilities / activities to suitable alternative sites outside the City. Various Development Management Provisions. Objective Chapter 2 Core Strategy: To co-ordinate and enable active land management with the delivery of key infrastructure and regeneration projects, Cork City Council will prepare a framework plan for the existing and emerging built environment in and around the central city area. The plan will seek to co-ordinate the delivery of compact liveable growth by facilitating the planning and design of the following land use related issues: • Active land management of strategic underutilised sites • Inter connections between the City Centre, City Docks and Tivoli Docks. • Enable high levels of mobility connecting BusConnects Cork, the proposed LRT route and the emerging Lee to Sea Greenway • Land use planning around planned transport interchanges • Built Heritage and Conservation, including maritime heritage • GBI implementation, Natural Heritage, and Biodiversity management • Co-ordinating Placemaking objectives at a local level • River Transport and Mobility (including water-based transport and recreation) • River use management to balance demand and potentially conflicting interests. Table 6.4 17. Maritime Activities and Recreation Hub: To support the planning, design and delivery of a multi-use maritime activities and recreation hub in the Marina along the River Lee. The hub shall enhance the recreational, natural and cultural heritage value of the River Lee by improving access, activities and use of the water including water-based leisure activities and land site facilities such as rowing, light craft, swimming and other suitable active and passive recreational activities. Planning and design shall include stakeholders engagement designed to facilitate safe, improved accessibility to the water and the exploration of co-location and sharing of community, enterprise, recreation and open space infrastructure that helps create a community based maritime hub for the city and wider area. Objective 6.3 Cork City Council will seek to work with stakeholders in facilitating safe, improved accessibility to the water environment including the River Lee and Cork Harbour and encouraging uses which optimise the amenity, tourism, recreation and leisure opportunities associated with this blue infrastructure, while contributing towards the protection of protected species and without adversely impacting on the day-to-day economic functions of these assets.	
Biodiversity and flora and fauna	Arising from both construction and operation of development and associated infrastructure: • Loss of/damage to biodiversity in designated sites (including European Sites and Wildlife Sites) and Annexed habitats and species, listed species, ecological connectivity and non-designated habitats; and disturbance to biodiversity and flora and fauna; • Habitat loss;	Also refer to measures under other environmental components including Soil, Water and Air and Climatic Factors and Landscape. Strategic Biodiversity Goals (1) To protect and enhance designated areas of natural heritage and protected species and to adhere to all relevant biodiversity legislation; (2) To ensure that sites and species of natural heritage and biodiversity importance in non-designated areas are identified, protected and managed appropriately; (3) To create green and blue infrastructure network thereby creating ecological corridors linking areas of biodiversity importance; (4) To implement the recommendations of the GBI study and integrate green and blue infrastructure solutions into new developments; (5) To ensure all citizens are within 5km of a green and ideally wild space; (6) To protect and maintain the integrity and maximise rivers and watercourses within the city; (7) To protect and enhance the city's trees and urban woodlands; and (8) To promote best practice guidelines for management, control and eradication of invasive alien species. Green and Blue Infrastructure, Open Space and Biodiversity Development Objectives Strategic Objective 5: Green and Blue Infrastructure, Open Space and Biodiversity To strengthen the green and blue infrastructure of Cork City. To protect and promote biodiversity and habitat connectivity and protect natural areas. To protect and enhance Cork City's unique landscape character and maritime heritage. To ensure all of Cork City's residents have access to open spaces, recreation and amenity facilities and natural areas. A strong green and blue infrastructure network is essential to the quality of life of Cork City's residents and contributes towards the creation of places where people want to live and work. It is an objective of Cork City Council to achieve a healthy, green and connected City with high-quality and interconnected open spaces, parks, diverse natural areas and green and blue corridors. Proposals for new development in Cork City will respect and reflect the topography, landscape and ecology of the City, and will protect and enhance the City's green and blue infrastructure by ensuring that development does not fragment existing networks of green and	Also refer to measures under other environmental components including Soil, Water and Air and Climatic Factors and Landscape. Objective 10.91 North East and North West Regional Parks and Surrounds c) To enhance biodiversity by conserving and retaining existing habitats where appropriate, and to create new wildlife corridors and buffer zones that support the conservation and movement of wild species in the local and wider environment and support wider Plan objectives relating to climate resilience, active travel, built heritage, and landscape character. Site-Specific Objective 13 Location: Lauriston Hill, Rathcooney Site area: 5.8 Ha Zoning: ZO 3 Long-Term Strategic Regeneration Specific Objectives: (ii) The design, scale, layout and landscaping of this site shall respect its existing built and landscape character and ecological setting. Development of this site shall be designed to: • Respect and integrate with its location and setting, including historic connections to the built and landscape setting of Lauriston House and Lodge. • Respect the site's wider parkland setting, including wider landscape features, mature grouping of trees and hedgerows of high ecological value.

Topic	Potentially Significant Adverse Effect, if Unmitigated	Existing Cork City Development Plan 2022-2028, as varied, mitigating measures including:	Variation No. 3 mitigating measures including ² :
	fragmentation and deterioration, including patch size and edge effects; and Disturbance (e.g. due to noise and lighting along transport corridors) and displacement of protected species such as birds and bats.	blue infrastructure. Proposals for new development will demonstrate how green and blue infrastructure, open space, sport and recreation, landscape and biodiversity are considered commensurate to the scale and context of the development in the development process. Large-scale developments will incorporate open spaces to contribute to the green and blue infrastructure in the City. Objective 6.5 Trees and Urban Woodland (a) To protect and enhance the City's tree and urban woodlands in public and private ownership. Cork City Council will seek to survey, map and maintain existing important individual and groups of trees, using Tree Preservation Orders as appropriate. (b) To encourage the planting of new urban woodlands and trees where appropriate throughout the City and particularly where there are deficiencies in tree coverage as identified in the Cork City Green and Blue Infrastructure Study. (c) To support the preparation of a City Tree Strategy which provides a vision for long-term planting, protection and maintenance of trees, hedgerows and woodlands. (d) To support retaining existing trees and the planting of new trees as part of new developments subject to care on the species of tree and the siting and management of the trees to avoid conflict with transport safety and residential amenity in particular. (e) To promote the planting of pollinator friendly native deciduous trees and mixed forestry to benefit biodiversity. Objective 6.6 Rivers, Waterway and Wetlands (a) To protect and maintain the integrity, and maximise the potential, of the natural heritage and biodiversity value of rivers, associated watercourses and wetlands in Cork City, and to (b) To promote an integrated approach to optimising opportunities associated with rivers, waterways and wetlands generate biodiversity, recreation, tourism, and economic benefits. Objective 6.22 Natural Heritage and Biodiversity (a) To protect, promote and enhance Cork City's natural heritage and biodiversity. (b) To support the implementation of the National Biodiversity Plan and the All-Ireland Pollinator Plan and successor publications in Cork City. (c) To support and implement the biodiversity actions from the Cork City Heritage and Biodiversity Plan (2021-2026) in partnership with all relevant stakeholders. (d) Cork City Council will seek to establish and use a City biodiversity database, accessible across all council departments for consideration in land management decision-making. (e) Cork City Council will work with communities to enhance, and the delivery of new, biodiversity-rich areas throughout the City including individual buildings, streets, public and private spaces by supporting the provision of green roofs and walls, rain gardens, biodiversity-rich parklets, rainwater harvesting, natural banks and naturalised SUDS. (f) Cork City Council will seek, where appropriate, to enhance the linear habitat connectivity, including the interconnection and enhancement of: - Woodlands, gardens, open spaces, fields and hedgerows. - Coastal habitats, river catchments, lakes, streams, ponds. - Aquatic, marginal and bank side habitats. - Parks, playing fields and recreational areas. - Upstream of mapped flood zones. - City transport routes. Objective 6.23 Designated Sites and Protected Species To protect and enhance designated sites and areas of natural heritage and biodiversity and the habitats, flora and fauna for which it is designated, and to protect, enhance and conserve designated species. Objective 6.24 Information to be considered for development affecting designated sites To ensure that development proposals affecting designated sites have regard to the sensitivities identified in the SEA Environmental Report prepared in respect of this Plan. Objective 6.25 Non-designated Areas of Biodiversity Importance Cork City Council will seek to map the City's ecological networks and corridors of local biodiversity value outside of designated areas, and to work with local stakeholders in supporting the effective management of features which are important for wild flora and fauna and habitats. Objective 6.26 Alien Invasive Species To support the implementation of measures to control and prevent the introduction, establishment or spread of ecologically damaging alien invasive species (e.g. Japanese Knotweed and Himalayan Balsam). Paragraph 6.62 "As with all Plan provisions, Objectives in this Section will be implemented subject to compliance with the Habitats and Birds Directives and other ecological protection objectives" Paragraph No. 6.63 "No plans, programmes, etc. or projects giving rise to significant cumulative, direct, indirect or secondary impacts on European sites arising from their size or scale, land take, proximity, resource requirements, emissions (disposal to land, water or air), transportation requirements, duration of construction, operation, decommissioning or from any other effects shall be permitted on	- Integrate with active travel connections to Mayfield, Tivoli, Glanmire, and Ballyvolane. - Retain the site's natural and heritage features in a precautionary manner, including tree, hedgerow and root area protection and stone walls. - Encourage the conservation and movement of wild species through the retention of a strong ecological corridor linked to the Glen River and the Glen River Park, Vienna Woods and Glashaboy River Valley - Include for ecologically informed lighting. Site-Specific Objective 16 Location: Ringwood, Blarney Site area: 24 Ha Zoning: ZO 2 New Residential Neighbourhoods Specific Objectives: (ii) Development of these lands shall be designed and phased in full coordination with the delivery of the Ringwood Link Road and a high-quality, integrated network of pedestrian and cycling infrastructure that prioritises sustainable movement and ensures permeability within the site and to surrounding areas, including seamless connections to the proposed Blarney Train Station. All development shall incorporate robust environmental protection measures, including the safeguarding of ecological and landscape assets—specifically the Ringwood Woodland—the avoidance of adverse impacts on sensitive habitats, and the implementation of appropriate mitigation and ongoing management strategies.

Topic	Potentially Significant Adverse Effect, if Unmitigated	Existing Cork City Development Plan 2022-2028, as varied, mitigating measures including:	Variation No. 3 mitigating measures including ² :
		the basis of this Plan (either individually or in combination with other plans, programmes, etc. or projects)³.” Paragraph 6.64 “Any agricultural or fishing/aquaculture activities related developments or would be considered subject to compliance with the Habitats and Birds Directives and in consultation with Inland Fisheries Ireland as relevant”. Objective 9.19 External Lighting To require that external lighting proposals minimise the harmful effects of light pollution, are energy efficient, and do not have an excessive impact on residential or visual amenity, biodiversity or result in the distraction of road users.	
Population and human health	- Potential adverse effects arising from flood events. - Potential interactions if effects arising from environmental vectors.	Also refer to measures under other environmental components including Soil, Water and Air and Climatic Factors. Objective 9.18 Air Quality (a) To protect and improve air quality in Cork City in accordance with the provisions of EU Directives and national legislation on air pollution and support the actions of the City Council’s Air Quality Strategy 2021-2026, and its successors. (b) To continue to monitor air quality results submitted from selected locations throughout the City in co-operation with the Environmental Protection Agency and support the creation of a regional air quality and greenhouse gas emissions inventory. Objective 9.20 Noise To support the implementation of the objectives of The Cork Agglomeration Noise Action Plan 2018 – 2023 and promote the pro-active management of noise where it is likely to have significant adverse impacts on health and quality of life. Objective 9.21 Seveso (a) Assessment of Development in Vicinity of Seveso III Sites: Land use proposals for development within the vicinity of sites identified under the Control of Major Accident Hazards Directive and any regulations, under any enactment, giving effect to that Directive, will be assessed having regard to technical guidance provided by the Health and Safety Authority. (b) Relocation of Seveso III Sites: Cork City Council will actively seek the relocation of Seveso III facilities / activities to suitable alternative sites outside the City.	Also refer to measures under other environmental components including Soil, Water and Air and Climatic Factors. Site-Specific Objective 7 Location: Maglin, South Ballincollig (north of N22, west of Maglin Road) Site area: 9.8 Ha Zoning: ZO 2 New Residential Neighbourhoods Specific Objectives: (iii) Development shall be subject to a full assessment of environmental constraints at Development Management stage including • Full archaeological assessment • Noise attenuation measures shall be provided for along the boundary with the N22.
Soil	- Potential adverse effects on the hydrogeological and ecological function of the soil resource, including as a result of development on contaminated lands. - Potential for riverbank and coastal erosion.	Also refer to measures under other environmental components including Water and Biodiversity and Flora and Fauna. Objective 6.7 Carbon Sequestration To work with landowners, communities and other stakeholders in supporting initiatives to increase carbon sequestration through the effective and sustainable use of undeveloped, vacant and agricultural land. This could include opportunities to explore protecting soil fertility, reducing erosion, increasing soil organic matter, re-wetting bogs and peatland and restoring degraded soils. Objective 6.27 Areas of Geological Importance To seek the conservation of important features of geological interest in Cork City. Objective Chapter 7 Quarries and Aggregate Resources: To recognise the important role the mineral extraction and aggregate industry can play by protecting any reserves of aggregates and minerals from development that might impact on their utilisation. Extractions that would result in a reduction of the visual amenity of areas of high amenity or damage to areas of scientific importance or of geological, botanical, zoological and other natural significance including all designated European Sites or have a detrimental impact on residential amenity will not be permitted. The Planning Authority will have regard to the Guidelines for Planning Authorities for Quarries and Ancillary Activities (DoEHLG, 2004) when assessing applications relating to the extraction industry.	Also refer to measures under other environmental components including Water and Biodiversity and Flora and Fauna.
Water	- Potential adverse effects upon the status of water bodies and entries to the WFD Register of Protected Areas (ecological and human value), arising from changes in quality, flow and/or morphology. - Increase in flood risk and associated effects	Also refer to measures under other environmental components including Soil and Material Assets. Chapter 4 paragraph 4.9 The capacity and efficiency of the national road network drainage regimes in Cork City will be safeguarded. Objective 6.6 Rivers, Waterway and Wetlands (a) To protect and maintain the integrity, and maximise the potential, of the natural heritage and biodiversity value of rivers, associated watercourses and wetlands in Cork City, and to (b) To promote an integrated approach to optimising opportunities associated with rivers, waterways and wetlands generate biodiversity, recreation, tourism, and economic benefits. Chapter 9 paragraph “Coastal Change” A National Coastal Change Management Strategy Steering Group was set up in 2020 to scope out an approach for the development of a national coordinated and integrated strategy to manage the projected impact of coastal change to our coastal communities, economies, heritage, culture and environment. Cork City Council supports the preparation of the strategy and will consider its findings when published and how it may impact its functional area. In the interim consideration will be given to areas that may be at risk or vulnerable to coastal erosion or coastal change, including change associated with climate change.	Also refer to measures under other environmental components including Soil and Material Assets. 10.286A The access strategy serving the lands zoned for New Residential development in Riverstown (to the south and east of the existing Glashaboy Heights housing development) shall provide for the following: • High quality active travel connection to the south (via Hazelwood/Crestfield) ensuring convenient access to the local services within the Hazelwood Centre on Riverstown Road • Safe vehicular access to the north (via Glashaboy Heights) to include additional traffic calming measures as deemed necessary. • An urban design framework (prepared by a suitably qualified multi-disciplinary design team) for the full extent of these lands is required to accompany any development proposal submitted for these lands, to guide the development of the whole site, including phasing. • A services demand audit addressing sports facility and child care

³ Except as provided for in Article 6(4) of the Habitats Directive, viz. There must be: a) no alternative solution available, b) imperative reasons of overriding public interest for the project to proceed; and c) Adequate compensatory measures in place.

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	associated with flood events.	Objective 9.4 SUDS (a) To require that all planning applications for new development incorporate Sustainable Urban Drainage Systems (SUDS) in so far as possible. Such proposals shall be accompanied by a comprehensive SUDS assessment including run-off quantity, run off quality and impacts on habitat and water quality. (b) To encourage the provision of green roofs and green walls as an integrated part of Sustainable Urban Drainage Systems (SUDS) and which provide benefits for biodiversity, wherever feasible. (c) To investigate the feasibility of preparing Sustainable Urban Drainage Systems (SUDS) guidelines for Cork City during the lifetime of the plan. In the interim The Department of Housing, Local Government and Heritage document: Nature-based Solutions to the Management of Rainwater and Surface Water Runoff in Urban Areas Water Sensitive Urban Design - Best Practice Interim Guidance Document, will provide guidance in this regard.. Objective 9.5 Discharging (a) To ensure that onsite petrol/oil interceptors and silt traps shall be installed to all significant road projects/upgrades or for proposals where surface water otherwise discharges to watercourses, to prevent hydrocarbon pollution of the receiving waters. (b) To ensure that developments permitted by the Council which involve discharge of wastewater to surface waters or groundwaters, comply with the requirements of the EU Environmental Objectives (Surface Waters) Regulations and EU Environmental Objectives (Groundwater) Regulations. Objective 9.6 Storm Water To provide adequate storm water infrastructure in order to accommodate the planned levels of growth within the plan area and to ensure that appropriate flood management measures are implemented to protect property and infrastructure. Objective 9.7 Water Quality (a) To ensure the delivery of the relevant policies and objectives of The River Basin Management Plan for Ireland 2018 – 2021 and any subsequent plan, including those relating to protection of water status, improvement of water status, prevention of deterioration and meeting objectives for designated protected sites. (b) To support Irish Water in its implementation of Water Quality Management Plans for ground, surface, coastal and estuarine waters as part of the implementation of the EU Water Framework Directive and in the development of Drinking Water Protection Plans. (c) To support the provision of mitigation and protection measures for all protected areas, including Drinking Water Protected Areas and associated Source Protection Plans in line with the Water Framework Directives and River Basin Management Plans. (d) To have cognisance of, where relevant, the EU's Common Implementation Strategy Guidance Document No. 20 and 36 which provide guidance on exemptions to the environmental objectives of the Water Framework Directive. Objective 9.8 Flood Protection To protect, enhance and manage the City's floodplains, wetlands and coastal habitat areas that are subject to flooding as vital 'green infrastructure' which provides space for storage and conveyance of floodwater, enabling flood risk to be more effectively managed and reduce the need to provide flood defence infrastructures. Cork Council will also require that all proposed flood protection or alleviation works will be subject to Appropriate Assessment to ensure there are no likely significant effects on the integrity, defined by the structure and function, of any European Sites and that the requirements of Article 6 of the EU Habitats Directive are met. Objective 9.9 Flood Protection Schemes To work with the Office of Public Works (OPW) in the progression and completion of Flood Risk Management Plans and flood relief schemes including the Lower Lee Flood Relief Scheme (LLFRS), schemes in Blackpool, Glanmire / Glashaboy, Douglas / Togher and other schemes that may be developed during the period of the plan. Objective 9.10 Development in Flood Risk Areas (a) To restrict development in identified flood risk areas, in particular flood plains. All new development proposals shall comply with the requirements of the Planning System and Flood Risk Management –Guidelines for Planning Authorities (2009) and Department of Environment, Community and Local Government Circular PL2/2014, in particular through the application of the sequential approach and the Development Management Justification Test. (b) All significant proposals for development identified as being vulnerable to flooding will be required to provide a site specific Flood Risk Assessment to identify potential loss of floodplain storage and proposals for the storage or attenuation (e.g. SUDS) of run-off discharges (including foul drains) to ensure development does not increase the flood risk in the relevant catchment. (c) Adopt a river catchment approach to rivers entering the City, practicing natural flood management wherever practical and appropriate. South Docks Drainage and Levels Strategy Chapter 10 paragraph 10.108 Cork City Council has prepared a South Docks Drainage and Levels Strategy (2022) to inform the development of the City Docks (hereafter referred to as "the Strategy"). The objective of the Strategy is to provide a long-term placemaking vision that is flexible, environmentally responsible and climate- resilient, particularly to potential changes in sea level and rainfall intensity.	requirements in the local area is required to inform the urban design framework and any planning application on these lands including any associated provision. • A drainage strategy to inform development on these lands shall take a nature-based solutions led approach to maximise site resilience in relation to the management of surface water. • Minimise removal of mature healthy trees and field boundaries and incorporate as a feature of any proposed development. Protect the mature deciduous woodland adjacent to the site.”. 10.301D Strategic flood risk assessment analysis has identified areas of high probability flood risk on these lands; such areas shall be excluded from development and used only for compatible SuDS or flood-resilient functions. This limitation shall take primacy over any other related land use zoning provision. All development proposals on the remainder of the lands shall be accompanied by a site-specific Flood Risk Assessment in accordance with the Flood Risk Management Guidelines. 11.269A In complying with the flood risk management provisions of this Plan, including Paragraph 11.267 relating to Flood Risk Assessments within Flood Zone C, Drainage District benefitting areas and future climate scenario risk mapping shall be taken into account. Any structural and or non-structural flood risk management measures proposed shall take account of the specifications outlined at Paragraph 11.269 as relevant.” Site-Specific Objective 6 Location: Greenfields Road, Ballincollig Site area: 12.4 Ha Zoning: ZO 2 New Residential Neighbourhoods Specific Objectives: (i) Development shall be subject to a full assessment of environmental constraints including a site-specific flood risk assessment with appropriate avoidance, mitigation and design measures incorporated, as required. (ii) Any application for development at this site shall demonstrate that access requirements are preserved for the maintenance of Drainage Districts. Site-Specific Objective 7 Location: Maglin, South Ballincollig (north of N22, west of Maglin Road) Site area: 9.8 Ha Zoning: ZO 2 New Residential Neighbourhoods Specific Objectives: (ii) Strategic flood risk assessment analysis has identified areas of elevated flood risk under a high-end future climate risk scenario on these lands on these lands; such areas shall be excluded from development and used only for compatible SuDS or flood-resilient functions. This limitation shall take primacy over any other related land use zoning provision. All development proposals on the remainder of the lands shall be accompanied by a site-specific Flood Risk Assessment in accordance with the Flood Risk Management Guidelines. (iv) Any application for development at this site shall demonstrate that access requirements are preserved for the maintenance of

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		The Strategy is based on a sustainable urban drainage solution (<i>SUDS</i>) approach to provide the drainage network and conveyance and mitigation of water. The aim is to provide water features on Centre Park Road and Monahan's Road that form an integral part of the urban landscape. The Strategy was finalised in Q3 2022. Chapter 10 paragraph 10.109 The Strategy provides an integrated landscape and sustainable blue-green drainage concept design, combining a number of key components: • Marina Park /Atlantic Pond, the strategic park of landscape and recreational significance to the <i>South Docks</i> and wider area. The Park is designed to accommodate significant flood storage (c.72,000 cubic metres including c. 43,000 at the Atlantic Pond / surrounds, c. 24,000 within the park and c5,500 at the Pairc Uí Choimh all weather pitch storage cells); • The Kennedy Spine Park that will provide flood storage for c.1500 cubic metres of flood storage integrated into a park that will combine soft and hard landscapes reflecting the vision for this key piece of public open space; • An east-west green spine along Centre Park Road (West of Marquee Road), incorporating an open swale that is designed to accommodate c.2,300 cubic metres of flood storage;An east-west green spine along Monahan Road, incorporating an improved drainage channel/open swale designed to accommodate c.4,900 cubic metres of flood storage; • The Strategy sets out the full schedule of the strategic flood storage locations for the South Docks. Chapter 10 paragraph 10.110 The Strategy provides the following (Refer to Map in Chapter D in Volume 2: Mapped Objectives: which provides a summary of proposed infrastructure measures in the South Docks Drainage and Levels Strategy): • An infrastructure strategy to ensure that the South Docks is resilient to flood risk and climate change; • Drainage catchments that reflect the capacity of the network to deal with pluvial (rainfall) runoff; • A surface water drainage network based upon SuDS / nature-based solutions, including conveyance by grey infrastructure. • A perimeter flood protection from tidal and fluvial (river) flood risks including a transition from the standard perimeter defence of 4.35m OD at the proposed Kent Station Bridge to the proposed flood protection levels at Albert Quay East, to be delivered as part of the Cork Docklands to City Centre Road Improvement Scheme. • Minimum ground (public realm and streets) level and building finished floor levels (FFLs) with proposed ground levels as close to existing ground levels as possible, while mitigating against pluvial (rainfall) flood risk. • Public strategic (regional) flood storage provided across a number of locations in the South Docks, as set out above. • Site acquisition as required to deliver elements of the strategy that are located in private ownership. • The Strategy indicates that there may be a requirement for a surface water pumping station in the vicinity of Atlantic Pond area in the future to ensure the necessary adaptation plans are in place to mitigate the risks presented by climate change., It is estimated that with a total site area of a total of c.250sqm will be required to accommodate this pumping station infrastructure. The Strategy identifies a possible locations for this facility on the proposed extension to the Atlantic Pond area. However this is indicative only locations, for the pumping station will be identified when required, in response to the prevailing climate change. Chapter 10 paragraph 10.111 Minimum Ground Levels and Finished Floor Levels Chapter 10 paragraph 10.112 It is necessary to marginally increase localised ground (public realm and roads) levels at low points to between 0.85m OD and 1.0m OD to facilitate an effective gravity system and achievable storage volumes for flood events up to High End Risk Future Scenario (HEFS). Chapter 10 paragraph 10.113 To ensure that the proposed buildings within the South Docks achieve the appropriate standard of protection from flooding, it is proposed to set minimum finished floor levels (FFL) at least 300mm above the predicted relevant High-End Future Scenario flood event, taking account of two types of flooding: • A pluvial flood event, where stormwater discharges from the South Docks are "tide locked" • Tidal inundation from the River Lee in the event of a breach in the polder defence. The standard of protection to be provided is summarised as follows: • Pluvial flood protection designed to a standard of 1%AEP, assuming +40% rainfall intensity, due to climate change. • Tidal flood protection designed to a standard of 0.5%AEP, assuming +1.05m sea-level rise due to climate change. The recommended finished floor levels throughout the South Docks are summarised in Figure 10.10. Flood defence for the North Docks will be achieved through the setting of appropriate building finished floor levels for new developments, designed to withstand sea-level rise of up to 0.5m due climate change, in alignment with OPW document The Planning System and Flood Risk Management Guidelines.	Drainage Districts. Site-Specific Objective 8 Location: Maglin, South Ballincollig Site area: 1.25 Ha Zoning: ZO 8 Neighbourhood and Local Centres Specific Objectives: (ii) Development shall be subject to a full assessment of environmental constraints at Development Management stage including a site-specific flood risk, with appropriate avoidance, mitigation and design measures incorporated as required. (iii) Any application for development at this site shall demonstrate that access requirements are preserved for the maintenance of Drainage Districts. Site-Specific Objective 9 Location: Maglin, South Ballincollig Site area: 0.7 Ha Zoning: ZO 2 New Residential Neighbourhoods Specific Objectives: (ii) Development shall be subject to a full assessment of environmental constraints at Development Management stage including a site-specific flood risk, with appropriate avoidance, mitigation and design measures incorporated as required. (iii) Any application for development at this site shall demonstrate that access requirements are preserved for the maintenance of Drainage Districts. Site-Specific Objective 16 Location: Ringwood, Blarney Site area: 24 Ha Zoning: ZO 2 New Residential Neighbourhoods Specific Objectives: (vi) Development proposals shall be informed by the following • a comprehensive archaeological assessment • a site-specific flood risk assessment, and provision of a SuDS-based surface water management and attenuation measures in accordance with best practice. SE 2, Site-Specific Objective 1: (vi) The drainage strategy to inform development on these lands shall take a nature-based solutions led approach to maximise site resilience in relation to the management of surface water. SW 3, Site-Specific Objective 19: (i) An ecological impact assessment is required for any proposal for development on this site, to be conducted by a suitably qualified ecologist. (ii) A site-specific flood risk assessment is required for any proposal for development on this site, which should take account of impacts on the Glasheen River, both upstream and downstream of the site, including the channel crossing the N40 which runs through the site." (iii) Any application for development at this site shall demonstrate that access requirements are preserved for the maintenance of Drainage Districts. SW 8, Neighbourhood Development Site 4: Any application for development at this site shall demonstrate that access requirements are preserved for the maintenance of Drainage Districts.

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		Chapter 10 paragraph 10.114 Finished floor levels within Figure 10.10 are recommendations only. Planning applications for new development both within the South Docks and the North Docks will still need to demonstrate compliance with the provisions of the OPW Guidelines by means of a Site Specific Flood Risk Assessment. Chapter 10 paragraph 10.115 Notwithstanding the provisions of paragraph 10.114 above, within the polder defended polder areas of South Docklands, the finished floor level for Highly Vulnerable Development shall be +1.9mOD. This is required to mitigate the residual flood risk arising from a breach of the polderdefence during 0.5%AEP tidal flood level, including appropriate allowances for climate change, and freeboard. Chapter 10 paragraph 10.116 It is envisaged that minimum FFLs along the quayside would be set at or above the proposed polder defence level of +3.85m to +4.35m OD, except for the western end of Kennedy Quay which transitions to Albert Quay East. At this location a minimum FFL of +3.85m OD will be accommodated due to constraints imposed by existing streetscapes. Development Management Controls SuDS and Site run-off Chapter 10 paragraph 10.117 It is proposed that all private developments, except waterfront developments, will provide on-site storage for surface water, to prevent overwhelming of the proposed public system during extreme events and thus share the burden of providing the necessary surface water storage volume, which can be designed and provided through many storage mitigation techniques. Waterfront developments can discharge directly into the River Lee unattenuated. The gradual implementation of the private storage will incrementally reduce the pressure on the public drainage system, thus providing flexibility in the relative timing of the delivery of both public and private sector developments and infrastructure. Chapter 10 paragraph 10.118 It is proposed that there will be a shared responsibility for surface water storage between private and public lands by requiring all developments to limit discharges to the public system to an absolute maximum of 68l/s/ha (approximately 50% of design peak brownfield runoff rate for critical storm event) irrespective of tidal phase. Chapter 10 paragraph 10.119 Development proposals will be required to demonstrate how this discharge limit will be achieved, and include calculations for the volume of onsite storage to be provided. The proposals should seek to present storage solutions that are in line with Sustainable Urban Drainage System and Nature Based Solutions Principles (see Objective 9.4: Sustainable Urban Drainage Systems and para. 11.258). Basements and Structural Design Strategies Chapter 10 paragraph 10.120 Based on the findings of the Hydrogeology Desk Study (November 2021) completed as part of the Strategy, maintaining the aquitard function provided by the existing alluvium soil layer has been identified as a key requirement of the proposed redevelopment of the South Docks. It is however recognised, that the nature of the ground conditions and anticipated type and height of the buildings will mean that piling, and potentially basements, will be required in many instances. Where it is necessary for such structures to penetrate the alluvium layer, the detailing of the foundations, basements and piling will need to ensure that no new flow paths are created and that an equivalent aquitard function is maintained post-development. Structural design strategies that do not penetrate the alluvium later will be the preference for structural design solutions and departure from this approach will require justification. <i>Objective relating to Hop Island:</i> Chapter 11 paragraph 11.260 Land use zoning objectives provided by this Plan are subject to the following conditions: (1) Undeveloped land in Flood Zone A that is the subject of any zoning objective are only zoned for and shall only be developed for water compatible uses as identified in the Guidelines. (2) Undeveloped land in Flood Zone B that is the subject of any zoning objective are only zoned for and shall only be developed for water compatible or less vulnerable uses as identified in the Guidelines. (3) With respect to lands that have already been developed in Flood Zone A or B the potential conflict (between zoning and highly or less vulnerable development in Flood Zone A and between zoning and highly vulnerable development in Flood Zone B) will be avoided by applying the following zoning approach, subject to the exception areas set out in (iii) below: (i) Cork City Council will facilitate the appropriate management and sustainable use of these areas. This will mean generally limiting new development, but facilitating existing development uses that may require small scale development such as small extensions. Development proposals within these areas shall be accompanied by a detailed Flood Risk Assessment, carried out in accordance with The Planning System and Flood Risk Assessment Guidelines and Circular PL 2/2014 (or as updated), which shall assess the risks of flooding associated with the proposed development. Where development proposals submitted to the Planning Authority relate to existing buildings or developed areas, the sequential approach cannot be used to locate them in lower-risk areas and the Justification	

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		Test will not therefore apply. Proposals seeking to change the use of existing buildings from a less vulnerable use to a use that would be more vulnerable to the effects of flooding may not be permissible in areas of elevated flood risk, whilst some change of use proposals not increasing the vulnerability to the effects of flooding or small scale extensions to such buildings will be considered on their individual merits but are acceptable in principle. An existing dwelling or building that is not located within an area at risk of flooding but has a large rear garden / curtilage that is located within Flood Zone A or B would not be suitable for a more in-depth residential development proposal which would propose a residential use within Flood Zone A or B. (ii) Proposals shall only be considered favourably where it is demonstrated to the satisfaction of the Planning Authority that they would not have adverse impacts or impede access to a watercourse, floodplain or flood protection and management facilities, or increase the risk of flooding to other locations and be in accordance with the proper planning and sustainable development of the area. The nature and design of structural and non-structural flood risk management measures required for development in such areas (see relevant Flood Risk Assessments - section below) will also be required to be demonstrated, to ensure that flood hazard and risk will not be increased. Measures proposed shall follow best practice in the management of health and safety for users and residents of the development. (iii) Exceptional areas are the already developed City Centre and Docklands areas, which have undergone Justification Tests and have been zoned for development, and established built-up areas of Cork City including suburban areas such as Model Farm Road / Carrigrohane Road area and Douglas. Future development in these areas will: • be subject to site-specific flood risk assessments; • comply with the flood risk management provisions of this Plan, including the structural and non-structural risk management measures outlined under Flood Risk Assessments below, and relevant measures contained in the Council's 2020 South Docks Drainage Strategy; and • will benefit from Flood Relief Schemes being progressed by the OPW. Flood hazard and flood risk information is an emerging dataset of information. The flood risk mapping used by the Council may be altered in light of future data and analysis. Therefore, all landowners and developers are advised that Cork City Council accept no responsibility for losses or damages arising due to assessments of vulnerability to flooding of lands, uses and developments. Owners, users and developers are advised to take all reasonable measures to assess the vulnerability to flooding in a particular area, prior to submitting a planning application. Paragraph 12.7 Further to Plan provisions relating to flood risk management under other parts of this Plan (including paragraph no's. 11.261 to 11.267 and paragraph no's. 12.21 to 12.23), permissible uses within flood zones A or B in areas that have not passed the Justification Test (i.e. those areas outside of Cork City Centre and the North and South Docklands) shall be constrained to those "water compatible" and "less vulnerable" uses as appropriate to the particular flood zone (please refer to the accompanying Strategic Flood Risk Assessment document).	
Air and Climatic Factors	• Potential conflict between development under the Variation and aiming to reduce carbon emissions in line with local, national and European environmental objectives. • Potential conflicts between transport emissions, including those from cars, and air quality. • Potential conflicts between increased frequency of	Also refer to Plan's various sustainable transport provisions and detailed measures for Climate Action to Chapter 5 "Climate Change and the Environment". Objective 6.7 Carbon Sequestration To work with landowners, communities and other stakeholders in supporting initiatives to increase carbon sequestration through the effective and sustainable use of undeveloped, vacant and agricultural land. This could include opportunities to explore protecting soil fertility, reducing erosion, increasing soil organic matter, re-wetting bogs and peatland and restoring degraded soils. Objective 9.18 Air Quality (a) To protect and improve air quality in Cork City in accordance with the provisions of EU Directives and national legislation on air pollution and support the actions of the City Council's Air Quality Strategy 2021-2026, and its successors. (b) To continue to monitor air quality results submitted from selected locations throughout the City in co-operation with the Environmental Protection Agency and support the creation of a regional air quality and greenhouse gas emissions inventory. Objective 9.20 Noise To support the implementation of the objectives of The Cork Agglomeration Noise Action Plan 2018 – 2023 and promote the pro-active management of noise where it is likely to have significant adverse impacts on health and quality of life.	Objective 10.91 North East and North West Regional Parks and Surrounds c) To enhance biodiversity by conserving and retaining existing habitats where appropriate, and to create new wildlife corridors and buffer zones that support the conservation and movement of wild species in the local and wider environment and support wider Plan objectives relating to climate resilience, active travel, built heritage, and landscape character. d) To ensure that development within the surrounding area of both parks is designed to respond sensitively to the future park sites, incorporate natural surveillance where appropriate, and deliver high quality active travel links to the parks-quality active travel links to the parks Site-Specific Objective 13 Location: Lauriston Hill, Rathcooney Site area: 5.8 Ha Zoning: ZO 3 Long-Term Strategic Regeneration Specific Objectives: (ii) The design, scale, layout and landscaping of this site shall respect its existing built and landscape character and ecological setting. Development of this site shall be designed to: • Respect and integrate with its location and setting, including historic connections to the built and landscape setting of Lauriston

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	noise emissions and protection of sensitive receptors. Potential conflicts with climate adaptation measures including those relating to flood risk management.		House and Lodge. - Respect the site's wider parkland setting, including wider landscape features, mature grouping of trees and hedgerows of high ecological value. - Integrate with active travel connections to Mayfield, Tivoli, Glanmire, and Ballyvolane. - Retain the site's natural and heritage features in a precautionary manner, including tree, hedgerow and root area protection and stone walls. - Encourage the conservation and movement of wild species through the retention of a strong ecological corridor linked to the Glen River and the Glen River Park, Vienna Woods and Glashaboy River Valley - Include for ecologically informed lighting. Site-Specific Objective 16 Location: Ringwood, Blarney Site area: 24 Ha Zoning: ZO 2 New Residential Neighbourhoods Specific Objectives: (ii) Development of these lands shall be designed and phased in full coordination with the delivery of the Ringwood Link Road and a high-quality, integrated network of pedestrian and cycling infrastructure that prioritises sustainable movement and ensures permeability within the site and to surrounding areas, including seamless connections to the proposed Blarney Train Station. All development shall incorporate robust environmental protection measures, including the safeguarding of ecological and landscape assets—specifically the Ringwood Woodland—the avoidance of adverse impacts on sensitive habitats, and the implementation of appropriate mitigation and ongoing management strategies. Site-Specific Objective 13 Location: Lauriston Hill, Rathcooney Site area: 5.8 Ha Zoning: ZO 3 Long-Term Strategic Regeneration Specific Objectives: (ii) The design, scale, layout and landscaping of this site shall respect its existing built and landscape character and ecological setting. Development of this site shall be designed to: - Respect and integrate with its location and setting, including historic connections to the built and landscape setting of Lauriston House and Lodge. - Respect the site's wider parkland setting, including wider landscape features, mature grouping of trees and hedgerows of high ecological value. - Integrate with active travel connections to Mayfield, Tivoli, Glanmire, and Ballyvolane. - Retain the site's natural and heritage features in a precautionary manner, including tree, hedgerow and root area protection and stone walls. - Encourage the conservation and movement of wild species through the retention of a strong ecological corridor linked to the Glen River and the Glen River Park, Vienna Woods and Glashaboy River Valley - Include for ecologically informed lighting. Objective 11.10 Design and Landscaping of New and Replacement Dwellings Houses in Rural Areas b. Be energy efficient in their design, layout and siting; Promote

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			sustainable approaches to dwelling design by encouraging proposals to be energy efficient and climate positive in their design, layout and siting; c. Foster an innovative approach to design that acknowledges the diversity of suitable design solutions and safeguards the potential for exceptional innovative design in appropriate locations; d. Incorporate appropriate landscaping and screen planting by using predominantly indigenous species. Require the preservation of traditional or historic field boundaries, hedgerows and mature native landscape features and appropriate supplemental landscaping and screening using predominantly indigenous local trees and plant species and groupings.
Material Assets	- Failure to provide adequate and appropriate waste water treatment (water services infrastructure and capacity ensures the mitigation of potential conflicts). - Failure to adequately treat surface water run-off that is discharged to water bodies (water services infrastructure and capacity ensures the mitigation of potential conflicts). - Failure to comply with drinking water regulations and serve new development with adequate drinking water (water services infrastructure and capacity ensures the mitigation of potential conflicts). - Increases in waste levels. - Potential impacts upon public assets and infrastructure. - Interactions between	Also refer to measures under other environmental components including Population and Human Health, Cultural Heritage, Soil, Water, Air, various Land Use and Phasing provisions. Strategic Objective 8: Environmental Infrastructure Objective 9.1 Irish Water (a) To work with Irish Water to ensure the efficient and sustainable use and development of water resources and water services infrastructure in the City. (b) To work with Irish Water to identify and facilitate the timely delivery of water and wastewater projects in order to facilitate development in accordance with the Core Strategy. (c) To work with Irish Water in promoting water conservation and demand management measures among users and support the implementation of measures such as leakage reduction and network improvements. (d) To support Irish Water in the development and implementation of the National Water Resources Plan and Drinking Water Safety Plans. (e) To support Irish Water in the promotion of effective management of trade discharges to sewers in order to maximise the capacity of existing sewer networks and minimise detrimental impacts on sewage treatment works. Objective 9.2 Waste Water (a) To require all new proposals for development to provide a separate foul and surface water drainage system and to incorporate Sustainable Urban Drainage Systems in so far as practical. (b) As part of new proposals for development, evidence of consultation with Irish Water should be submitted as part of a planning application, demonstrating that adequate water services are available to service the development and that existing water services will not be negatively impacted. Objective 9.3 Group Water Schemes, Private Wells and Individual Treatment Systems (a) To require that all developments where public watermains are available or likely to be available and have sufficient capacity, shall connect to them. (b) To ensure that all new developments connect to the public wastewater infrastructure, where available, and to encourage existing developments that are in close proximity to a public sewer to connect to that sewer, subject to a connection agreement with Irish Water. (c) To discourage the provision of single house septic tanks and treatment plants to minimise the risk of groundwater pollution in line with the rural housing policy of this Plan. Where such facilities are permitted, full compliance with the prevailing regulations and standards, including the EPA's Code of Practice Wastewater Treatment and Disposal Systems Serving Single Houses (PE. ≤10) (EPA 2009), and its replacement the EPA Code of Practice for Domestic Wastewater Treatment Systems (Population Equivalent ≤ 10) (2021), will be required. (d) Residential development that requires the provision of private wastewater treatment facilities (i.e. Developer Provided Infrastructure), other than single house systems will generally not be permitted. (e) To ensure that private wastewater treatment facilities, where permitted, are operated in compliance with their wastewater discharge license, in order to protect water quality. Objective 9.12 Waste Management (a) To support the sustainable management of waste in line with the objectives of the Southern Region Waste Management Plan 2015-2021 and the National Waste Management Plan for a Circular Economy (NWMPC) when published, which will replace the existing Regional Waste Management Plans. (b) To facilitate the transition to a circular economy facilitating the value recovery and recirculation of resources in order to generate minimal waste. (c) Continue to fulfil duties under the Waste Management (certification of historic unlicensed waste disposal and recovery activity) Regulations 2008 (S.I. No 524 of 2008), including those in relation to the identification and registration of closed landfills.	Also refer to measures under other environmental components including Population and Human Health, Cultural Heritage, Soil, Water, Air, various Land Use and Phasing provisions.

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	agriculture and soil, water, biodiversity and human health - including phosphorous and nitrogen deposition as a result of agricultural activities and the production of secondary inorganic particulate matter.	(d) To encourage the recycling of construction and demolition waste and the reuse of aggregate and other materials in future construction projects. Applications for large infrastructure projects shall be accompanied by a Construction and Environmental Management Plan that includes details of how construction and demolition waste generated is to be managed and, where reuse/recycling is not practicable, disposed of, in line with legislative requirements. Objective 9.14 Undergrounding of Cables The Council will encourage the undergrounding of cables and associated equipment where feasible and generally require such services be located underground as part of new developments. It is acknowledged that this may not always be possible for high voltage transmission infrastructure. Proposals should demonstrate that environmental impacts including the following are minimised: • Habitat loss as a result of removal of field boundaries and hedgerows (right of way preparation) followed by topsoil stripping (to ensure machinery does not destroy soil structure and drainage properties); • Short to medium term impacts on the landscape where, for example, hedgerows are encountered; • Impacts on underground archaeology; • Impacts on soil structure and drainage; and • Impacts on surface waters as a result of sedimentation. 9.14 To promote the increased use of renewable energy resources in Cork City such as solar, small or microscale wind, geothermal, heat pumps and district heating. To engage with the proposed revision of the SEAI's Methodology for Local Authority Renewable Energy Strategies (LARES), to provide a best practice approach to identifying and assessing renewable energy resources in spatial planning at local authority level. Following this process a LARES for the City with specific targets on renewable energy will be prepared. To encourage small-scale wind energy developments and support small community-based proposals provided they do not negatively impact upon the environmental quality or amenity of the area.	
Cultural Heritage	• Potential effects on protected and unknown archaeology and protected architecture arising from construction and operation activities.	Strategic Objective 7: Heritage, Arts and Culture To protect and reinforce the unique character and built fabric of the city, towns, villages, suburbs, neighbourhoods and places that make up the fabric of Cork City, both the character derived from the natural environment and the man-made character created by the built form. This will be achieved by protecting Protected Structures, archaeological monuments, and archaeological heritage and Architectural Conservation Areas, while providing opportunities for new development that respects the rich and historic built heritage of the City. To identify, protect, enhance and promote Cork's unique cultural heritage and expression in an authentic and meaningful way. To foster and support the arts and culture in Cork City by encouraging new and improved facilities and by ensuring that arts and culture infrastructure are integrated into large-scale developments on key sites. To support the development of a vibrant cultural and creative sector in the City as a key enabler of innovation, placemaking and community development throughout the City. To support the role of Cork City as a significant domestic and international tourism destination and support the sustainable use and development of the City's tourism assets. To ensure that elements of archaeological, architectural and cultural heritage significance are identified, retained and interpreted wherever possible and the knowledge placed in the public domain. Proposals for new development must have regard to the historic built heritage of the City, particularly Protected Structures, archaeological monuments and heritage and Architectural Conservation Areas, and any development that has a detrimental impact on these assets will not normally be acceptable. Objective 8.1 Strategic Archaeology Objective (a) To protect and preserve archaeological monuments as listed in the Sites and Monuments Record (SMR), Record of Monuments and Places (RMP) and the Wreak Inventory of Ireland Database (WIID). All sites can be accessed on the Historic Environment Viewer (www.archaeology.ie). The National Monuments Service will be informed of all development proposals which relate to Sites and Zones of Archaeological Interest. (b) Cork City Council will have regard to the relevant national statutory policies and guidelines, including Frameworks and Principles for the Protection of the Archaeological Heritage and to Best Practice Guidance documents published by the Heritage Council and the Institute of Archaeologists of Ireland. (c) To preserve the character and setting of the medieval city wall and defences, which is a National Monument, according to the recommendations of the Cork City Walls Management Plan (2007) and the National Policy on Town Defences (2008). (d) To promote the retention, reuse, and enhancement of buildings and other elements of architectural, archaeological and other significance. (e) To ensure that development reflects and is sensitive to the historical importance and character of the city and its hinterland, in particular the street layout and pattern, plot sizes, building heights and scales. (f) To improve and encourage access to and understanding of the architectural and archaeological heritage of the City. Objective 8.2 Protection of the Archaeological Resource (a) Cork City Council will protect and enhance the archaeological value of the sites (and their settings) listed in the Record of Monuments and Places (RMP) and the Historic Environment Viewer.	Objective 10.91 North East and North West Regional Parks and Surrounds c) To enhance biodiversity by conserving and retaining existing habitats where appropriate, and to create new wildlife corridors and buffer zones that support the conservation and movement of wild species in the local and wider environment and support wider Plan objectives relating to climate resilience, active travel, built heritage, and landscape character. Site-Specific Objective 7 Location: Maglin, South Ballincollig (north of N22, west of Maglin Road) Site area: 9.8 Ha Zoning: ZO 2 New Residential Neighbourhoods Specific Objectives: (iii) Development shall be subject to a full assessment of environmental constraints at Development Management stage including • Full archaeological assessment • Noise attenuation measures shall be provided for along the boundary with the N22. Site-Specific Objective 13 Location: Lauriston Hill, Rathcooney Site area: 5.8 Ha Zoning: ZO 3 Long-Term Strategic Regeneration Specific Objectives: (ii) The design, scale, layout and landscaping of this site shall respect its existing built and landscape character and ecological setting. Development of this site shall be designed to: • Respect and integrate with its location and setting, including historic connections to the built and landscape setting of Lauriston House and Lodge. • Respect the site's wider parkland setting, including wider landscape features, mature grouping of trees and hedgerows of high ecological value. • Integrate with active travel connections to Mayfield, Tivoli,

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		(b) Cork City Council will ensure that development proposals will protect and preserve archaeological sites discovered since the publication of the Record of Monuments and Places (RMP). (c) To ensure the preservation of archaeological remains in-situ, in accordance with national policy (and in the interests of sustainability) impacts on the buried archaeological environment should be avoided where possible. Objective 8.3 The Value of Archaeological Knowledge To require that all appropriate archaeological excavation should be undertaken to the highest possible standards and the information made publicly available. The acquisition and dissemination of knowledge is a core principle for the protection of the archaeological heritage of the city. Cork City Council will endeavour to ensure public dissemination through publications and public lectures. Objective 8.4 Protection of the Medieval Historic Core (a) Where development is proposed within the medieval historic core a policy of minimising the impact on the archaeological resource will be promoted. Any proposed development will be assessed on the level and amount of undisturbed archaeology present on the site. (b) Cork City Council/ will seek to protect Cork's medieval street pattern, and in particular, seek to conserve and enhance the laneways within the setting of the streetscape. (c) Development proposals will seek to retain historic building lines and traditional plot widths where they derive from medieval origins. The physical integrity of the medieval core should be respected through the retention of plot sizes which can be achieved by the refurbishment of existing buildings. Objective 8.5 Protection of Cork's Medieval City Wall and Defences (a) Cork City Council will ensure preservation in-situ of the Medieval City Wall and Defences and will have regard to the preservation and enhancement of the line of the City Wall when considering development proposals in its vicinity. Disturbance, removal and alteration of the line of the City Wall will not be permitted. An appropriate buffer zone between the City Wall and the development will also be required. (b) Cork City Council will seek to improve public awareness and increase knowledge and appreciation of the medieval city walls. Objective 8.6 Protection of burial Grounds Cork City Council will seek to preserve and enhance burial grounds and their settings. Development in and adjacent to these areas will be limited. Where former burial grounds are in use as amenity spaces then their retention for passive recreational use will be required. Objective 8.7 Industrial Archaeology Cork City Council requires that all development proposals for industrial buildings and sites of industrial archaeological importance be accompanied by an archaeological assessment of the building(s) and their surrounding environment. Retention and/or incorporation of industrial buildings will be encouraged. Where in exceptional circumstances demolition is permitted, a detailed building report will be required. Objective 8.8 Underwater Archaeology Cork City Council requires that all development proposals which will impact on marine, riverine, lacustrine, intertidal/sub-tidal environments, and areas of former reclaimed land, shall be subject to appropriate archaeological assessment. Objective 8.9 Preservation of archaeology within open space in developments In development proposals where archaeological remains is to be retained in-situ the archaeology will be protected, safeguarded and, where suitable, be interpreted in an accessible manner. Where the archaeology being preserved is located in open space, then this will be in addition to the overall open space provisions. Objective 8.10 Archaeological Management Strategy for the City (a) Cork City Council will seek to prepare and implement conservation and management plans for National Monuments and Recorded Monuments in Cork City Council Ownership. (b) Cork City Council will seek to develop an archaeological strategy for the city, to include management and protection of strategic research locations. (c) Cork City Council will seek to develop an archaeological GIS for archaeological investigations undertaken in the city. (d) Cork City Council will seek to ensure that the tourism strategy within medieval historic core and in area/setting of historic monuments should draw on its archaeological heritage and should reflect a strong and authentic sense of place. Objective 8.11 Strategic Arts and Culture Objective (a) To celebrate Cork as a city of culture and to support the further development of Cork as a centre for arts, culture and creativity. (b) To grow Cork's cultural capacity by retaining and attracting creative practitioners to live and work in Cork. (c) To support the continued advancement, participation and collaboration of arts and cultural services through the implementation of the forthcoming Cork City Arts Strategy (2021 – 2025). (d) To creatively engage citizens in shaping Cork's cultural identity through implementation of the Creative Cork Strategy 2018 – 2022 and its successors. (e) To protect and enhance the cultural amenities of the city including the conservation, protection and enhancement of Cork	Glanmire, and Ballyvolane. • Retain the site's natural and heritage features in a precautionary manner, including tree, hedgerow and root area protection and stone walls. • Encourage the conservation and movement of wild species through the retention of a strong ecological corridor linked to the Glen River and the Glen River Park, Vienna Woods and Glashaboy River Valley • Include for ecologically informed lighting. Site-Specific Objective 16 Location: Ringwood, Blarney Site area: 24 Ha Zoning: ZO 2 New Residential Neighbourhoods Specific Objectives: (vi) Development proposals shall be informed by the following • a comprehensive archaeological assessment • a site-specific flood risk assessment, and provision of a SuDS-based surface water management and attenuation measures in accordance with best practice. Rural Generated Housing 3.53 Positive and sensitive restoration and adaptive reuse of disused and/or ruinous dwellings and built heritage assets is encouraged subject to normal planning considerations (see Objectives 11.11 and 11.12).

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		City's natural, built and cultural heritage. (f) To ensure the preservation and promotion of the cultural identity of Cork's urban and rural city neighbourhoods. Objective 8.12 Cork as a City of Culture To celebrate Cork as a city of culture and to support the further development of Cork as a centre for arts, culture and creativity; Cork City Council will aim to further expand and improve on the provision of such facilities and consider cultural provision in development management. Objective 8.13 Cork's Cultural Capacity To grow Cork's cultural capacity by retaining and attracting creative practitioners to live and work in Cork. To this end Cork City Council will seek to: (a) Ensure that cultural facilities are not lost from existing buildings in redevelopment proposals i.e. where the redevelopment of sites/buildings which include an existing cultural facility is proposed that this facility is replicated/re-housed in the new development. (b) Support the development of vacant premises and sites in the City Centre for arts and cultural uses. (c) Support the development of infrastructure for artists including spaces for artists to live, work and exhibit. (d) Ensure the retention and facilitation of artistic/design based educational institutions in the City, recognising the role of third level education institutions, including UCC and MTU, in the promotion and development of arts and culture in the City. Objective 8.14 Cork City Arts Strategy To support the continued advancement, participation and collaboration of arts and cultural services through the implementation of the Cork City Arts & Culture Strategy 2022 - 2026. Objective 8.15 Creative Cork Strategy To creatively engage citizens in shaping Cork's cultural identity through implementation of the Creative Cork Strategy 2018 – 2022 Cork City Council will seek to: (a) Invest in long term engagement in creative collaboration. (b) Recognise youth culture as a creative force and an art form for Cork City. (c) Creatively engage our citizens in Archaeology, built, natural and cultural heritage. (d) Creatively use our public space for our communities through one large scale cultural public event each year. (e) Recognise Cork City as an intercultural city. (f) Recognise the contribution of Cork creatives to Cork's identity as a city of culture. Objective 8.16 Arts and the Public Realm To ensure that the nurturing of the arts and associated services is part of the planned development of Cork City and its urban and rural neighbourhoods, in line with the 15 minute city concept and to enhance the cultural use of public realm spaces, Cork City Council will: (a) Stimulate cultural activity in Cork's public spaces including greater use of empty premises and outdoor spaces. (b) Prioritise high-quality, design-led approaches to public realm enhancement. (c) Provide for cultural and family uses in planning of public realm development projects. (d) Observe principles of placemaking in public realm development projects. (e) Implement the Arts Strategy for Cork Docklands Public Realm as part of the Docklands Development (f) Protect and enhance built heritage through development for cultural uses where necessary, appropriate and feasible. (g) Continue to promote and encourage the provision of public art in large scale developments, in public parks and other public spaces. (h) Ensure that all construction projects undertaken by Cork City Council which are supported by Government funding are considered for the 'Per cent for Art' Scheme. (i) Ensure a good distribution of artistic and creative spaces and events across the walkable neighbourhoods areas identified in Chapter 2. Objective 8.17 Conservation of the City's Built Heritage (a) To seek to ensure the conservation of Cork City's built heritage. (b) To ensure that Cork's Built Heritage contributes fully to the social and economic life of the city and to pursue actions that ensure Cork's built heritage will benefit from good custodianship and building occupation. Objective 8.18 Reuse and Refurbishment Historic Buildings (a) The City Council will actively encourage the re-use of historic buildings in the interests of conservation and environmental sustainability to minimise waste and optimise on the embodied energy in existing buildings. (b) Uses which will have a minimal impact on the character of historic structures will be encouraged. (c) Alterations will adhere to best practice conservation standards. (d) The reinstatement of lost features and removal of unsympathetic additions will be encouraged where appropriate. (e) It is recognised that the protection and retention of historic buildings within the medieval city, has the dual advantage of protecting the rich archaeological resource and the Recorded Monument of the City Wall. Objective 8.19 Record of Protected Structures	

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		To maintain a Record of Protected Structures (RPS) which shall include structures or parts of structures which are of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest, and which it is an objective to protect. (a) Any changes or alterations to the character of a Protected Structure which would in the opinion of Cork City Council, have a material effect on the character of the structure, will require planning permission. (b) Cork City Council will have regard to the relevant statutory guidance issue by the central government department responsible for the built heritage, including the Architectural heritage protection, guidelines for planning authorities. (c) Proposals for demolition of a Protected Structure shall not be permitted except in exceptional circumstances and where it can be shown that a greater public interest will be served which outweighs the loss to the architectural heritage. (d) Any alteration or demolition of a Protected Structure shall require the preparation of a full drawn and photographic record to Best Conservation Practice. (e) A broad range of uses will be considered for the regeneration / reuse of protected structures that are derelict / underutilised. (f) Where the planning authority accepts the principle of demolition a detailed written and photographic inventory of the building will be made and sent to the Cork City and County Archives and the Irish Architectural Archive for record purposes. (g) Where a planning application is being granted for development within the curtilage of a Protected Structure, the conservation of the protected structure will be prioritised as the first phase of the development to prevent endangerment, abandonment and dereliction. Objective 8.20 Historic Landscapes Cork City Council will ensure that the designated and undesignated historic landscapes and gardens throughout the city are protected from inappropriate development and enhanced where possible. Objective 8.21 Enabling Development To allow for the enabling of development Cork City Council will consider permitting the following, notwithstanding the zoning objectives of the area: (a) The restoration of a Protected Structure, or other buildings of architectural or other merit, currently in poor condition, to conservation best practice for any purpose compatible with the character of the building. (b) The conservation of a Protected Structure or other building of architectural or other merit, independently of its current condition for a range of potential uses such as tourism, social, cultural amenity as a priority, or housing and business uses as a secondary potential use, in cases where, in Cork City Council's opinion, that the converted building is capable of functioning as an important additional tourist attraction or facility, and the use is compatible with the character of the building (c) Cork City Council will promote by whatever means it considers most appropriate the temporary or short-term use, in particular arts, community or tourist uses, of vacant or underused structures or sites of built heritage interest for any use which is compatible with the character of the structure or site. Objective 8.22 National Inventory of Architectural Heritage (NIAH) Cork City Council will have regard to Ministerial recommendations to the City Council to consider the designation of the buildings and gardens listed in the National Inventory of Architectural Heritage as Protected Structures. Cork City Council will consider the structures listed in the NIAH for protection, by designation of Protected Structures, by the adoption of Architectural Conservation Areas to protect groups of buildings, or by whatever other means the Council considers will most effectively protect the architectural heritage of the City. These Ministerial Recommendations will be taken into account when the Cork City Council is considering proposals for development that would affect the historic or architectural interest of these structures. Cork City Council will seek to engage with key stakeholder groups, including public representatives, building owners and the public to develop the most appropriate response for the protection of specific buildings, groups of buildings and historic areas. Objective 8.23 Development in Architectural Conservation Areas Development in Architectural Conservation Areas should have regard to the following: (a) Works that impact negatively upon features within the public realm, such as stone setts, cobbles or other historic paving, railings, street furniture, stone kerbing etc. shall not be generally permitted. (b) Design and detailing that responds respectfully to the historic environment in a way that contributes new values from our own time. This can be achieved by considering layout, scale, materials and finishes and patterns such as plot divisions in the surrounding area. (c) Historic materials and methods of construction should be retained and repaired where this is reasonable, e.g. historic windows and doors, original roof coverings, metal rainwater goods should be retained along with original forms and locations of openings etc. (d) Repairs or the addition of new materials should be appropriate and in keeping with the character of the original structures.	

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		Objective 8.24 Demolition in Architectural Conservation Areas Demolition of structures and parts of structures will in principle only be permitted in an Architectural Conservation Area where the structure, or parts of a structure, are considered not to contribute to the special or distinctive character, or where the replacement structure would significantly enhance the special character more than the retention of the original structure. Objective 8.25 Recording of Structures in Architectural Conservation Areas Where in exceptional circumstances a structure or a part of a structure which is considered to contribute to the special character of the area, is permitted to be demolished, it should first be recorded in drawn and photographic form prior to demolition, and where appropriate should be monitored during demolition. The building record should be lodged with the Cork City & County Archives and with the Irish Architectural Archive in addition to the requirements of planning permission conditions. Objective 8.26 Individual buildings of character in suburban areas and villages There will be a presumption against the demolition of such structures of vernacular or historic / social interest which contribute to the character and identity of an area. Their re-use will be prioritised. Objective 8.27 Elements of Built Heritage Cork City Council will ensure the protection of important elements of the built heritage and their settings as appropriate. Objective 8.28 Separate access to the Upper Floors of Buildings In order to ensure the continued use of upper floors above ground floor commercial uses, there will be a presumption against the loss of access to the upper floors of buildings from street frontages, Cork City Council will seek the reinstatement of upper floor access points wherever possible from the street. Objective 8.29 Historic Town Centre Supports To advance the provision of collaborative supports for Historic Town Centres in Cork City, including the Collaborative Town Centre Health Check (CTCHC) Programme recently established by the Heritage Council.	
Landscape	• Occurrence of adverse visual impacts and conflicts with the appropriate protection of designations relating to the landscape.	Also refer to measures under Biodiversity and Flora and Fauna and Cultural Heritage Objective 6.9 Landscape (a) To preserve and enhance Cork's landscape character, key landscape assets and views and prospects of special amenity value. (b) Landscape will be an important factor in all development proposals, ensuring that a proactive view of development is undertaken while maintaining respect for the environment and heritage generally in line with the principle of sustainability. (c) To ensure that new development meets the highest standards of placemaking, siting and design. (d) To protect those prominent open hilltops, valley sides and ridges that define the character of the Cork City Hinterland and those areas which form strategic, largely undeveloped gaps between the main Hinterland settlements from development. (e) To discourage proposals necessitating the removal of extensive amounts of trees, hedgerows and historic walls or other distinctive boundary treatments. (f) To support, as appropriate, any relevant recommendations contained in the National Landscape Strategy for Ireland 2015-2025. Objective 6.10 City Landscape Strategy Cork City Council will undertake a City Landscape Strategy during the life of this Plan to ensure that the management of development throughout the City will have regard for the value of the landscape, its character, distinctiveness and sensitivity. Objective 6.11 Landscape and Development To ensure that the management of development throughout Cork City will have regard for the value of the landscape, its character, distinctiveness and sensitivity in order to minimize the visual and environmental impact of development, particularly in designated areas of high landscape value where higher development standards (layout, design, landscaping, materials) are required. Objective 6.12 Landscape Preservation Zones To preserve and enhance the character and visual amenity of Landscape Preservation Zones through the careful management of development. Development will be considered only where it safeguards the value and sensitivity of the particular landscape and achieves the respective site-specific objectives, as set out in Tables 6.6-6.10. Objective 6.13 Areas of High Landscape Value To conserve and enhance the character and visual amenity of Areas of High Landscape Value (AHLV) through the appropriate management of development, in order to retain the existing characteristics of the landscape, and its primary landscape assets. Development will be considered only where it safeguards to the value and sensitivity of the particular landscape. There will be a presumption against development where it causes significant harm or injury to the intrinsic character of the Area of High Landscape Value and its primary landscape assets, the visual amenity of the landscape; protected views; breaks the existing ridge silhouette; the character and setting of buildings, structures and landmarks; and the ecological and habitat value of the landscape. Objective 6.14 Cork City View Management Framework (a) To protect the strategic panoramic, linear, river prospect or scenic route views identified in this Plan and ensure that development proposals do not have an undue detrimental impact on these views.	Also refer to measures under Biodiversity and Flora and Fauna and Cultural Heritage Objective 10.91 North East and North West Regional Parks and Surrounds c) To enhance biodiversity by conserving and retaining existing habitats where appropriate, and to create new wildlife corridors and buffer zones that support the conservation and movement of wild species in the local and wider environment and support wider Plan objectives relating to climate resilience, active travel, built heritage, and landscape character. Glanmire 10.286A The design of the transport, access and movement network to service lands zoned for New Residential development in Riverstown (to the south and east of the existing Glashaboy Heights housing development) shall ensure they provide for easy, safe, legible and integrated access to the local services located on Riverstown Road to the existing development to the south (via Hazelwood / Crestfield). This shall include well integrated active travel routes with high levels of natural surveillance and natural landscape features. North East Regional Park It is the ambition of Cork City Council to create a Regional Park in the North East area, primarily to accommodate the needs of Mayfield, Ballyvolane and Glanmire residents and visitors. This area is currently agricultural land with rolling hills and would primarily be accessed via Old Youghal Road. Existing agricultural lands between Mayfield, Tivoli, and Glanmire have been identified for the park's location to make use of the unique characteristics of these lands, which include a unique hillside setting that provides panoramic views of the city and Lough Mahon. There is an opportunity to create of a green buffer that visually separates the City from Glanmire and maintains each settlement's character, while integrating the park with neighbouring land uses, including existing sports pitches and clubs, significant ecological and heritage assets, mature woodlands,

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		(b) Development proposals will be assessed against their impact on the designated view if it falls within the foreground, middle ground or background of that view. New development should not harm, and where possible should make a positive contribution to, the characteristics and composition of the designated views and their landmark elements. It should also preserve or enhance viewers' ability to recognise and to appreciate Strategically Important Landmarks in these views. (c) Development proposals that could affect a designated view should be accompanied by an assessment that explains, evaluates and justifies any visual impact on the view affected. The scoping process for determining whether a development proposal is likely to affect a designated view should be completed in consultation with Cork City Council. The assessment should demonstrate that the proposal is consistent with the relevant objectives of this Plan. The assessment should form part of a design statement or townscape and visual impact assessment submitted with a planning application. (d) Development in the foreground and middle ground of a designated view should not be overly intrusive, unsightly or prominent to the detriment of the view. Most designated views are seen in a 120 degree field of view. It is not expected that the view outside of this field of vision should be assessed unless specified by Cork City Council. (e) Strategic and local landmark buildings will need to be considered in the scoping of views to identify the potential impacts of development proposals. Objective 6.15 Development on Scenic Routes (a) To protect the character of those views and prospects obtainable from scenic routes identified in this Plan. (b) To require those seeking to carry out development in the environs of a scenic route to demonstrate that there will be no adverse obstruction or degradation of the views towards and from vulnerable landscape features. In such areas, the appropriateness of the design, site layout, and landscaping of the proposed development must be demonstrated along with mitigation measures to prevent significant alterations to the appearance or character of the area. (c) To encourage appropriate landscaping and screen planting of developments along scenic routes which provides guidance in relation to landscaping. Objective 8.20 Historic Landscapes Cork City Council will ensure that the designated and undesignated historic landscapes and gardens throughout the city are protected from inappropriate development and enhanced where possible.	Recorded Monuments, Protected Structures and their historic gardens woodlands, and designed landscapes. Depending on the final location, any panoramic views of the city and Lough Mahon should be maximised in the overall design. This shall be achieved in collaboration with stakeholders. Access connections to Mayfield, Ballyvolane, Lotabeg, Tivoli and Glanmire will be integral to the effectiveness of this potential park, with priority given to sustainable and active travel links. Measures to complement existing natural heritage assets on site and maximise benefits to biodiversity will form part of the overall proposal. This is a medium to long term goal and will require a Framework Plan. Such a plan will consider a mix of uses to ensure effective natural surveillance of the regional park to ensure the park will be safe, friendly and welcoming to visitors. Site-Specific Objective 13 Location: Lauriston Hill, Rathcooney Site area: 5.8 Ha Zoning: ZO 3 Long-Term Strategic Regeneration Specific Objectives: (ii) The design, scale, layout and landscaping of this site shall respect its existing built and landscape character and ecological setting. Development of this site shall be designed to: • Respect and integrate with its location and setting, including historic connections to the built and landscape setting of Lauriston House and Lodge. • Respect the site's wider parkland setting, including wider landscape features, mature grouping of trees and hedgerows of high ecological value. • Integrate with active travel connections to Mayfield, Tivoli, Glanmire, and Ballyvolane. • Retain the site's natural and heritage features in a precautionary manner, including tree, hedgerow and root area protection and stone walls. • Encourage the conservation and movement of wild species through the retention of a strong ecological corridor linked to the Glen River and the Glen River Park, Vienna Woods and Glashaboy River Valley • Include for ecologically informed lighting. Rural Generated Housing 3.53 The integrity of the particular landscape character, the ecological value and connectivity, and heritage conservation of the lands and the distinction between built-up areas and the open countryside is not adversely impacted. The open hilltops, valley sides and ridges that are located within the Cork City Hinterland area have a strategic role in defining the City's overall landscape character and structure, and will be afforded the highest degree of protection (see Objectives 10.97, 10.98 and 10.99).

Section 3 Environmental Report and Submissions/ Observations

3.1 Introduction

This section details how both the Environmental Report and submissions and observations made to Cork City Council on the Environmental Report and SEA process have been taken into account during the preparation of the Variation and the SEA.

3.2 SEA Scoping Notices and Submissions

As part of the SEA scoping process for preparation of the Variation, environmental authorities⁴ were notified that a submission or observation in relation to the scope and level of detail of the information to be included in the Environmental Report could be made to the Council. A detailed submissions was received from the Environmental Protection Agency.

The issues raised in this submission and how these issues have been taken into account during preparation of the Variation and the SEA are provided on Table 3.1 below. Taking into account the submission from the Environmental Protection Agency environmental considerations were integrated into the Variation, including through the selection of Plan provisions identified on Table 2.1.

⁴ The following authorities were notified: Environmental Protection Agency; Minister for Climate, Energy and the Environment; Minister for Housing, Local Government and Heritage; Minister for Agriculture, Food and the Marine; and Cork County Council.

Table 3.1 Taking into account SEA Scoping Submissions

No.	Submission text	Response
Scoping Submission from Environmental Protection Agency		
A	We acknowledge your notice, dated 3rd March 2026, in relation to the Proposed Variation No 3 to the Cork City Development Plan 2022-2028 ('Variation'). In our role as an SEA environmental authority under the SEA Regulations, we focus on promoting the full and transparent integration of the findings of the Environmental Assessment into the Plan and advocating that the key environmental challenges for Ireland are addressed as relevant and appropriate to the plan. Our functions do not include approving or enforcing SEAs or plans.	Noted.
B	As a priority, we focus our efforts on reviewing and commenting on key sector plans. For land use plans at county and local level, we provide a 'self-service approach' via the guidance document 'SEA of Local Authority Land Use Plans – EPA Recommendations and Resources'. This document is updated regularly and sets out our key recommendations for integrating environmental considerations into Local Authority land use Plans. We recommend that you take this guidance document into account in preparing the Variation and SEA.	The 'SEA of Local Authority Land Use Plans – EPA Recommendations and Resources' document has been considered in the preparation of the SEA Scoping Report and will be kept on file for reference throughout the SEA process.
C	In preparing the Variation, Cork City Council should also ensure that the Variation aligns with key relevant higher-level plans and programmes and is consistent with the relevant objectives and policy commitments of the National Planning Framework and the Regional Spatial and Economic Strategy for the Southern Region.	The SEA will seek to ensure that the Plan aligns with key relevant higher-level plans and programmes and is consistent with the relevant objectives and policy commitments of the National Planning Framework and the Regional Spatial and Economic Strategy for the Southern Region. Further comments made during the process will be taken into account as appropriate.
D	Consideration should be given to the potential for significant negative effects on population and human health, water quality (see Water Action Plan) and flood risk, biodiversity, flora and fauna, landscape and soil. In addition, climatic factors should be considered with reference to the most up to date Climate Action Plan and relevant Flood Risk Management Plan. The availability and capacity of existing critical infrastructure including wastewater and water supply should be considered in the context of the likely population increase associated with the proposed housing target being accommodated.	The SEA will assess and document the full range of likely significant environmental effects of implementing the Variation on all relevant environmental components. The Water Action Plan, the Climate Action Plan, the relevant Flood Risk Management Plan, and the availability and capacity of existing critical infrastructure including wastewater and water supply in the context of the likely population increase associated with the proposed housing target being accommodated will all be considered.
E	You're also referred to the Environmental Monitoring set out in Table 7.1 of the SEA Statement for the First Revision of the National Planning Framework. This monitoring should be reflected, where relevant and appropriate, in the context of future, environmental monitoring and related reporting associated with the revised CDP implementation.	This monitoring information will be considered when undertaking future, environmental monitoring and related reporting associated with the revised City Development Plan implementation.
F	The EPA may provide additional comments upon receipt of the SEA Environmental Report and Draft Plan/Variation at the next stage of the SEA process.	Noted.

No.	Submission text	Response
G	Available Guidance & Resources Our website contains various SEA resources and guidance, including: - SEA process guidance and checklists; - Inventory of spatial datasets relevant to SEA; - Topic and sector specific SEA guidance (including <i>SEA and Integration Guidance</i> (EPA, 2025), <i>Good practice note on Cumulative Effects Assessment</i> (EPA, 2020), <i>Developing and Assessing Alternatives in SEA</i> (EPA, 2015), and <i>Integrated Biodiversity Impact Assessment</i> (EPA, 2012)). You can access these guidance notes and other resources at: https://www.epa.ie/our-services/monitoring--assessment/assessment/strategic-environmental-assessment/sea-topic-and-sector-specific-guidance/ EPA SEA GIS Search and Reporting Webtool Our SEA WebGIS Tool has been updated recently and is now available at https://gis.epa.ie/EPAMaps/SEA. It allows an indicative report on key aspects of the environment in a specific geographic area to be produced. It is intended to assist public authorities in SEA screening and scoping exercises. Catchments.ie Our https://gis.epa.ie/EPAMaps/Water website provides a single point of access to water quality and catchment data from the National WFD monitoring programme. EPA AA GeoTool Our AA GeoTool application has been developed in partnership with the NPWS. It allows users to select a location, specify a search area and gather available information for each European Site within the area. It is also available through EPA https://gis.epa.ie/EPAMaps/AAGeoTool. Ireland's State of the Environment Report 2024 In October 2024, the EPA published the latest iteration of our 4-yearly State of the Environment Report. This report should be considered, and relevant aspects integrated as appropriate, in implementing the Plan outputs/ recommendations. It is available at: https://www.epa.ie/our-services/monitoring--assessment/assessment/state-of-environment-report/.	These resources and guidance have been considered in the preparation of the SEA Scoping Report and will be accessed, as relevant, for reference throughout the SEA process.
H	Transition to a low carbon climate resilient economy and society You should ensure that the Variation aligns with national commitments on climate change mitigation and adaptation, as well as relevant sectoral, regional and local adaptation plans.	The SEA will seek to ensure that the Plan aligns with national commitments on climate change and adaptation, as well as relevant sectoral, regional and local adaptation plans.
I	Environmental Authorities Under the SEA Regulations, you should consult with: - Environmental Protection Agency; - Minister for Housing, Local Government and Heritage; - Minister for Climate, Energy and the Environment; and, - Minister for Agriculture, Food, and the Marine. any adjoining planning authority whose area is contiguous to the area of a planning authority which prepared a draft plan, proposed variation or local area plan.	Notice has been given to relevant environmental authorities as part of the SEA scoping process.
J	If you have any queries or need further information in relation to this submission, please contact me directly. I would be grateful if you could send an email confirming receipt of this submission to: sea@epa.ie.	None.

3.3 Submissions on the Environmental Report for the Proposed Variation

Various submissions were made on the Proposed Variation and/or associated environmental assessment documents, including the SEA Environmental Report and AA/SFRA documents, while these documents were on public display.

Updates made to the Variation's SEA Environmental Report on foot of submissions included updating references to the "Water Services Strategic Plan 2050".

Some of the submissions related to the Strategic Flood Risk Assessment (SFRA) and the integration of flood risk management considerations into the Variation. Various sites referenced in the submissions were confirmed to be within Flood Zone C. Notwithstanding this, the following additional text was added to the original Proposed Variation by way of amendment:

SE 2, Site-Specific Objective 1:

"(vi) The drainage strategy to inform development on these lands shall take a nature-based solutions led approach to maximise site resilience in relation to the management of surface water."

SW 3, Site-Specific Objective 19:

"(ii) A site-specific flood risk assessment is required for any proposal for development on this site, which should take account of impacts on the Glasheen River, both upstream and downstream of the site, including the channel crossing the N40 which runs through the site."

"(iii) Any application for development at this site shall demonstrate that access requirements are preserved for the maintenance of Drainage Districts."

SW 8, Neighbourhood Development Site 4:

"Any application for development at this site shall demonstrate that access requirements are preserved for the maintenance of Drainage Districts."

SW 9, Site Specific Objective 6:

"(ii) Any application for development at this site shall demonstrate that access requirements are preserved for the maintenance of Drainage Districts."

SW 10, Site-Specific Objective 7:

"(iv) Any application for development at this site shall demonstrate that access requirements are

preserved for the maintenance of Drainage Districts."

SW 11, Site-Specific Objective 8:

"(iii) Any application for development at this site shall demonstrate that access requirements are preserved for the maintenance of Drainage Districts."

SW 12, Site-Specific Objective 9:

"(iii) Any application for development at this site shall demonstrate that access requirements are preserved for the maintenance of Drainage Districts."

"10.286A

The access strategy serving the lands zoned for New Residential development in Riverstown (to the south and east of the existing Glashaboy Heights housing development) shall provide for the following:

....

- A drainage strategy to inform development on these lands shall take a nature-based solutions led approach to maximise site resilience in relation to the management of surface water."

"11.269A

In complying with the flood risk management provisions of this Plan, including Paragraph 11.267 relating to Flood Risk Assessments within Flood Zone C, Drainage District benefitting areas and future climate scenario risk mapping shall be taken into account. Any structural and or non-structural flood risk management measures proposed shall take account of the specifications outlined at Paragraph 11.269 as relevant."

Other amendments made to the original Proposed Variation that was placed on display included those related to ecological impact assessment, noise management and sustainable mobility. Further information on how submissions were considered, refer to the Chief Executive's Report on submissions received on the Proposed Variation and associated documents is available at corkcity.ie.

All parts of the Variation-preparation process were informed by the SEA, AA and SFRA processes. The mitigation integrated into the final, adopted Plan includes that identified at Table 2.1 of this report.

3.4 SEA documents including SEA Environmental Report

The Proposed Variation and accompanying documents (including SEA Environmental Report and AA and SFRA documents) were placed on public display, having integrated various recommendations arising from the SEA, AA and SFRA processes. Responses to submissions made during the public display of the Proposed Variation and associated SEA, AA and SFRA documents were integrated into a Chief Executive's Report and considered by Cork City Council.

A number of non-material alterations were made to the original Proposed Variation that was placed out on public display.

On making the Variation, the Environmental Report that had been placed on public display alongside the Proposed Variation was updated to become a final Environmental Report that is consistent with the Variation as made, taking into account all changes that were made to the original Proposed Variation that was placed on public display.

Section 4 Summary of Alternatives considered

4.1 Introduction

The SEA Directive requires that reasonable alternatives (taking into account the objectives and the geographical scope of the plan or programme, or variation to these) are identified, described and evaluated for their likely significant effects on the environment. Summaries of the alternatives for the Variation and their assessment are provided below.

4.2 Limitations in Available Alternatives

The alternatives available for the Variation are significantly limited by the provisions of higher-level planning objectives, including those of Ministerial Guidelines, the Revised National Planning Framework, the Regional Spatial and Economic Strategy for the Southern Region and the existing City Development Plan which set out various requirements for the content of the Variation. Notwithstanding these higher-level policy constraints and the limited scope of the Variation, alternatives to the land use zoning approach are identified and assessed.

4.3 Alternatives Description and Assessment Summary

Two alternatives (with associated components) for the approach to land use zoning were identified and assessed:

Land Use Zoning Approach Alternative 1: "More Compact Development, More Transport Orientated, More Infrastructure-Led"

Under this Alternative, Cork City would be facilitated in meeting the revised population targets, resulting in balanced, orderly development and implementation of the varied Core Strategy.

The approach under this alternative would allow for capacity/delivery with respect to existing and planned infrastructure and services to be integrated into the Plan as varied to the highest degree.

The infrastructure required to be in place to achieve the growth targets is largely already in place or planned under this alternative.

The development of the City would be more compact and sustainable under this scenario and would better support its longer-term viability. A higher number of residential units, in comparison with Alternative 2, would be expected to take place within the existing built-up footprint on brownfield, infill and under-utilised sites at appropriate densities, with a greater focus on use of consolidation and regeneration sites, with potential for wider regeneration benefits to central areas, including housing provision. Regeneration, reuse and redevelopment of more central and brownfield and infill lands and optimising the use of vacant, derelict, and underutilised sites and buildings would be more likely to be achieved. Giving a strong preference to lands that have both greater capacity to satisfy the principles of active travel and a more realistic opportunity of being developed over the lifetime of the Plan, would provide for the proper planning and sustainable development of the City as envisaged by the wider planning framework to a greater degree.

There would be greater potential for transport orientated development, including proximate development patterns linked by active travel infrastructure and public transport. Associated benefits and improvements to the public realm and appearance of the built environment, including liveability and quality of life improvements, would be more likely.

This Alternative would make the greatest contribution towards the protection and management of the environment by facilitating development of lands (including those within the existing built-up footprint of the City and suburbs) that have relatively low levels of environmental sensitivities and are served (or can be more easily served) by infrastructure and services, thereby helping to avoid the need to develop more sensitive, less well-served lands elsewhere in the City and beyond. This Alternative would be considered the most effective out of both alternatives considered in the delivery of a sustainable, low carbon and climate resilient future for the City.

The approach under Alternative 1 would benefit the protection of various environmental components. Although potentially adverse effects associated with land use development would exist, they would be mitigated to a significant degree. Less residual environmental effects would result.

Under this alternative there would be:

- More optimum use of land and resources, with positive role for addressing climate change, such as potential for reduced carbon heavy travel patterns.
- Greater potential for modal shift to sustainable travel such as walking, cycling and public transport, with resultant benefits for climate resilience.
- Use of already serviced lands within the existing built-up footprint of the City and suburbs could lead to potential reduced costs for delivery of new supporting infrastructure.
- Creation of more liveable built environments, with greater accessibility to services and amenities for local communities.

Land Use Zoning Approach Alternative 2: "Less Compact Development, Less Transport Orientated, Less Infrastructure-Led"

Under this Alternative, Cork City would be facilitated in meeting the revised population targets, resulting in balanced, orderly development and implementation of the varied Core Strategy.

The approach under this alternative would not allow for capacity/delivery with respect to existing and planned infrastructure and services considerations to be integrated into the Plan as varied to the highest degree.

Additional significant infrastructure would be required to accommodate sporadic/outer fringe development, more than would be required for Alternative 1 'More Compact Development, More Transport Orientated, More Infrastructure-Led'.

The development of the City would be less compact and less sustainable under this scenario and would not optimally support its longer-term viability. A lower number of residential units, in comparison with Alternative 1, would be expected to take place within the existing built-up footprint on brownfield, infill and under-utilised sites at appropriate densities. Under this alternative there would be potential for greater proportion of housing to be delivered outside of the built-up areas, including on urban fringe and outer areas, creating unsustainable travel patterns with a greater reliance on the private car. Giving less of a preference to lands that have both greater capacity to satisfy the principles of active travel and a more realistic opportunity of being developed over the lifetime of the Plan, would provide for the proper planning and sustainable development of the City as envisaged by the wider planning framework to a lesser degree.

There would be greater potential for negative impacts on the vitality and viability of built-up areas, due to under use of infill sites. This alternative would be likely to result in increased outer fringe development, that would be more difficult to serve with active travel infrastructure and public transport.

This Alternative would make less of a contribution towards the protection and management of the environment by facilitating development of lands (including those within the existing built-up footprint of the City and suburbs) that have relatively low levels of environmental sensitivities and are served (or can be more easily served) by infrastructure and services. Development of more sensitive, less well-served lands in the City would be provided for. This Alternative would be considered the least effective out of both Alternatives considered in the delivery of a sustainable, low carbon and climate resilient future for the City.

The approach under Alternative 2 would benefit the protection of various environmental components to a lesser degree. Although potentially adverse effects associated with land use development would exist, they would be mitigated to in many cases; however, more residual environmental effects would result.

Under this alternative there would be:

- An increase in car dependency and associated carbon heavy travel patterns, which would undermine efforts aimed at securing climate resilience.
- Increased peripheral pattern of residential development with potential for self-contained and disconnected built environments.
- Reduced potential for modal shift to sustainable travel options such as walking, cycling and public transport.
- Potential for increased costs associated with the delivery on new supporting infrastructure (roads, footpaths etc.) in more peripheral areas.
- Increased costs for the delivery of necessary supporting infrastructure for a higher level of urban fringe and outer areas.

The selected land use zoning approach for the Variation is Alternative 1. This compact development approach performed more favourably across multiple Strategic Environmental Objectives, including those relating to climate, human health, material assets and landscape. This approach would facilitate Cork City in meeting the revised population targets and would enable the rapid activation of available and housing delivery in the interests of providing housing for people.

4.4 Reasons for Choosing the Selected Alternatives in light of Other Reasonable Alternatives Considered

The selected alternative for the Variation that emerged from the planning/SEA process is indicated above.

This alternative has been integrated into the Variation as made having regard to both:

1. The environmental effects which were identified by the SEA and are detailed above; and
2. Planning – including social and economic – effects that also were considered.

Section 5 Monitoring Measures

5.1 Introduction

The SEA Directive requires that the significant environmental effects of the implementation of plans and programmes are monitored. This section details the measures which will be used in order to monitor the likely significant effects of implementing the Variation. Monitoring will be undertaken as part of reporting on the City Development Plan (to which the Variation has been made) monitoring programme.

Monitoring can both demonstrate the positive effects facilitated by the Variation and can enable, at an early stage, the identification of unforeseen adverse effects and the undertaking of appropriate remedial action. Monitoring will enable the early identification of any unforeseen adverse environmental effects arising from implementation of the Variation and will facilitate the timely undertaking of remedial action where required.

The occurrence of significant adverse environmental effects not predicted and mitigated by this assessment, which are directly attributable to the implementation of the Variation, would necessitate consideration of these effects in the context of the Variation and potential remediation action(s) and/or review of part(s) of the Variation.

5.2 Indicators and Targets

Monitoring is based around indicators which allow quantitative measures of trends and progress over time relating to the Strategic Environmental Objectives identified in the SEA Environmental Report and used in the evaluation. Each indicator to be monitored is accompanied by the target(s) which were identified with regard to the relevant strategic actions. The monitoring measures identified below as part of the Variation SEA are consistent with the measures that were identified by the Cork City Development Plan 2022-2028 SEA. This consistency across the hierarchy of land use plans will improve the efficiency and effectiveness of future monitoring.

Table 5.1 overleaf shows the indicators and targets which have been selected for monitoring the likely significant environmental effects of implementing the Variation, if unmitigated. Monitoring is an ongoing process and the programme allows for flexibility and the further refinement of indicators and targets. The Monitoring Programme may be updated to deal with specific environmental issues – including unforeseen effects – as they arise.

5.3 Sources

The Variation forms part of the wider land use planning framework comprising a hierarchy of policies, plans, programmes, etc. This wider framework, including the National Planning Framework, Southern RSES, and Cork City Development Plan is subject to its own SEA (and associated monitoring) requirements. Individual projects will be subject to their own monitoring requirements as relevant.

In implementing the Monitoring Programme, the Council will take into account this hierarchy of planning and environmental monitoring.

Sources for indicators may include existing monitoring databases (including those maintained by planning authorities and national/regional government departments and agencies) and the output of lower-tier environmental assessment and decision making (including a review of project approvals granted and associated documents and the output of any EIA monitoring programmes).

Internal monitoring of the environmental effects of grants of permission in the Council would provide monitoring of certain indicators on a *grant of permission*⁵ basis. Where significant adverse effects as a result of the development to be permitted are identified,

⁵ The likely significant effects of development proposals on environmental sensitivities are further determined during the development management process. Documenting any identified effects as a result of a development to be permitted can help to fulfill monitoring requirements.

such effects could be identified, recorded and used to inform monitoring evaluation.

5.4 Reporting

Reporting will be undertaken as part of reporting on the City Development Plan monitoring programme.

The SEA Interim Monitoring Report for the Cork City Development Plan 2022-2028 Two-Year Progress Review concluded that: "No issues have been identified that would indicate: that effects do not correspond with the predictions of environmental effects made by the 2021/2022 SEA of the Plan....; or unforeseen effects arising from implementation of the Plan, alone or in combination with other plans or programmes. The mitigation measures integrated into and already in force through the Plan are deemed therefore to be effective and adequate and no remedial action (e.g. additions to, amendments to and/or guidance on how to implement existing measures) is deemed necessary."

A stand-alone Monitoring Report on the significant environmental effects of implementing the Plan as varied will be prepared in advance of the beginning of the review of the Development Plan. This report will address indicators consistent with those set out on Table 5.1.

The results of monitoring will directly inform future statutory reviews and variations of the City Development Plan, ensuring an adaptive and evidence-based approach to environmental management.

The Council is responsible for the ongoing review of indicators and targets, collating existing relevant monitored data, the preparation of monitoring evaluation report(s), the publication of these reports and, if necessary, the carrying out of remedial action.

Table 5.1 Indicators, Targets, Sources and Remedial Action

Environmental Component	SEO Code	Indicators	Targets	Sources	Remedial Action ⁶
Biodiversity, Flora and Fauna	BFF	• Condition of European sites	- Require all local level land use plans, e.g. framework plans, to include ecosystem services and green/blue infrastructure provisions and as a minimum, to have regard to the required targets in relation to the conservation of European sites, other nature conservation sites, ecological networks, and protected species - Implement and review, as relevant, the City's Heritage and Biodiversity Plan - Confirmation of compliance with Plan provisions relating to the protection of European Sites and sustaining resources	- DHLGH report of the implementation of the measures contained in the Habitats Directive - as required by Article 17 of the Directive (every 6 years) - DHLGH National Birds Directive Monitoring Report for the under Article 12 (every 6 years) - Internal review of local land use plans, e.g. framework plans. - Internal review of development management / grants of permission	Where condition of European sites is found to be deteriorating this will be investigated with the Regional Assembly and the DHLGH to establish if the pressures are related to Plan actions / activities. A tailored response will be developed in consultation with these stakeholders in such a circumstance.
		• Number of spatial plans that have included ecosystem services content, mapping and policy to protect ecosystem services when their relevant plans are either revised or drafted	- Require all local level land use plans, e.g. framework plans, to include ecosystem services and green/blue infrastructure provisions and as a minimum, to have regard to the required targets in relation to the conservation of European sites, other nature conservation sites, ecological networks, and protected species - Implement and review, as relevant, the City's Heritage and Biodiversity Plan	Internal review of local land use plans, e.g. framework plans.	Review internal systems
		• SEAs and AAs as relevant for new Council policies, plans, programmes etc. under the Development Plan	Screen for and/or undertake SEA and AA as relevant for new Council policies, plans, programmes etc. under the Development Plan	Internal review of preparation of new Council policies, plans, programmes etc. under the Development Plan	Review internal systems
		• Status of water bodies	Included under Water below	Included under Water below	Included under Water below
		• Compliance of planning permissions with Plan measures providing for the protection of Biodiversity and flora and fauna – see Chapter 6 "Green and Blue Infrastructure Open Space and Biodiversity"	For planning permission to be only granted when applications demonstrate that they comply with all Plan measures providing for the protection of biodiversity and flora and fauna – see Chapter 6 "Green and Blue Infrastructure Open Space and Biodiversity"	Internal review of development management / of grants of permission⁷	Review internal systems
Population and Human Health	PHH	• Implementation of Plan measures relating to the promotion of economic growth as provided for by Chapter 7 "Economy and Employment"	Progress in successfully implementing Plan measures relating to the promotion of economic growth as provided for by Chapter 7 "Economy and Employment"	Internal review of progress on implementing Plan objectives	- Review internal systems - Consultations with DCEE
		• Number of spatial concentrations of health problems arising from environmental factors resulting from development permitted under the Plan	No spatial concentrations of health problems arising from environmental factors as a result of implementing the Plan	- Review of published information from the Health Service Executive and EPA - Internal consultations with the Council's Environment Department	Consultations with the Health Service Executive and EPA

⁶ Where remedial action is required, consultations with government agencies (e.g. DCEE, DT, EPA, HSE, NPWS, Regional Assembly, Uisce Éireann) may be undertaken in order to confirm causes of any identified changes in the environment and in order to develop appropriate responses.

⁷ Including confirmation with development management that the following impacts have been considered and including use of monitoring data, where available: biodiversity/habitat loss; nitrogen deposition impacts on Natura 2000 sites; recreational disturbance resulting from implementation of tourism and recreation policies and objectives particularly in riparian areas; biodiversity enhancement; and disturbance /visitor pressure impacts of recreation, amenity and tourism development.

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Environmental Component	SEO Code	Indicators	Targets	Sources	Remedial Action ⁶
		Proportion of people reporting regular cycling / walking to school and work above previous CSO figures	- Increase in the proportion of people reporting regular cycling / walking to school and work above previous CSO figures - Progress in successfully implementing Plan measures relating to active travel	- CSO data - Internal review of progress on implementing Plan objectives	Where proportion of population shows increase in private car use above previous CSO figures, the Council will coordinate with the Regional Assembly, the DHLGH, DCEE and NTA to develop a tailored response.
		Number of spatial plans that include specific green infrastructure mapping	Require all local level land use plans, e.g. framework plans, to include specific green infrastructure mapping	Internal review of local land use plans, e.g. framework plans.	Review internal systems
Soil (and Land)	S	Proportion of population growth occurring on infill and brownfield lands compared to greenfield (also relevant to Material Assets)	- Contribute towards NPF target of maintaining built surface cover nationally to below the EU average of 4% - In accordance with National Policy Objectives of the National Planning Framework, a minimum of 50% of the housing growth targeted in the City is to be delivered within the existing built-up footprint - To map brownfield and infill land parcels across the City	- EPA Geoportal - Compilation of greenfield and brownfield development for the DHLGH - Internal review of development management / grants of permission	Where the proportion of growth on infill and brownfield sites is not keeping pace with the targets set in the NPF and the RSES, the Council will liaise with the Regional Assembly to establish reasons and coordinate actions to address constraints to doing so.
		Instances where contaminated material generated from brownfield and infill must be disposed of	Dispose of contaminated material in compliance with EPA guidance and waste management requirements	Internal review of development management / grants of permission where contaminated material must be disposed of	Consultations with the EPA and Development Management
		Environmental assessments and AAs as relevant for applications for brownfield and infill development prior to planning permission	Screen for and undertake environmental assessments and AA as relevant for applications for brownfield and infill development prior to planning permission	Internal review of development management / grants of permission	Review internal systems
Water	W	Status of water bodies as reported by the EPA Water Monitoring Programme for the WFD	- Subject to exemptions provided for by Article 4 of the Water Framework Directive, not to cause deterioration in the status of any surface water or affect the ability of any surface water to achieve 'good status' - Implementation of the objectives of the River Basin Management Plan	EPA Monitoring Programme for WFD compliance⁸	- Where water bodies are failing to meet at least good status this will be investigated with the DHLGH Water Section, the EPA Catchment Unit, the Regional Assembly and, as relevant, Uisce Éireann to establish if the pressures are related to Plan actions / activities. A tailored response will be developed in consultation with these stakeholders in such a circumstance. - Where planning applications are rejected due to insufficient capacity in the WWTP or failure of the WWTP to meet Emission Limit Values, the Council will consider whether it is necessary to coordinate a response with the Regional Assembly, EPA and Uisce Éireann to achieve the necessary capacity.

⁸ Including monitoring of water quality and nitrogen deposition due to bioenergy and agricultural projects where available.

SEA Statement for Variation No. 3 to the Cork City Development Plan 2022-2028

Environmental Component	SEO Code	Indicators	Targets	Sources	Remedial Action ⁶
		Number of incompatible developments permitted within flood risk areas	Minimise developments granted permission on lands which pose - or are likely to pose in the future - a significant flood risk	Internal review of development management / grants of permission	Where planning applications are being permitted on flood zones, the Council will ensure that such grants are in compliance with the Flood Risk Management Guidelines and include appropriate flood risk mitigation and management measures.
Material Assets	MA	- Programmed delivery of Uisce Éireann infrastructure for all key growth towns in line with Uisce Éireann Investment Plan and prioritisation programme to ensure sustainable growth can be accommodated - Number of new developments granted permission which can be adequately and appropriately served with waste water treatment over the lifetime of the Plan	- All new developments granted permission to be connected to and adequately and appropriately served by waste water treatment over the lifetime of the Plan - Where individual on-site wastewater treatment systems are proposed, for planning permission to be only granted when applications demonstrate that the outfall from the individual on-site wastewater treatment system will not – in combination with other septic tanks – contribute towards any surface or ground water body not meeting the objective of good status under the Water Framework Directive - Facilitate, as appropriate, Uisce Éireann in developing water and wastewater infrastructure - See also targets relating to greenfield and brownfield development of land under Soil	Internal review of development management / grants of permission	Where planning applications are rejected due to insufficient capacity in the WWTP or failure of the WWTP to meet Emission Limit Values, the Council will consider whether it is necessary to coordinate a response with the Regional Assembly, EPA and Uisce Éireann to achieve the necessary capacity.
		Proportion of people reporting regular cycling / walking to school and work above previous CSO figures	- Increase in the proportion of people reporting regular cycling / walking to school and work above previous CSO figures - Progress in successfully implementing Plan measures relating to active travel	- CSO data - Internal review of progress on implementing Plan objectives	Where proportion of population shows increase in private car use above previous CSO figures, the Council will coordinate with the Regional Assembly, the DHLGH, DCEE and NTA to develop a tailored response.
Air	A	- Proportion of journeys made by private fossil fuel-based car compared to previous levels - NO₂ (Nitrogen Dioxide), PM10 (particulate matter with diameter of 10 microns or less) and O₃ (Ozone) as part of Ambient Air Quality Monitoring	- Decrease in proportion of journeys made by car compared to previous levels - Improvement in Air Quality trends, particularly in relation to transport related emissions - Progress in successfully implementing Plan measures relating to sustainable mobility and travel	- CSO data - EPA Air Quality Monitoring - Internal review of progress on implementing Plan objectives	Where proportion of population shows increase in private car use above previous CSO figures, Council will coordinate with the Regional Assembly, DHLGH, DCEE and NTA to develop a tailored response. See also entry under Population and human health above.
Climatic Factors	C	Implementation of Plan measures relating to climate reduction targets	For review of progress on implementing Plan objectives to demonstrate successful implementation of measures relating to climate reduction targets	Internal review of development management / grants of permission	Review internal systems
		A competitive, low-carbon, climate-resilient and environmentally sustainable economy	Contribute towards transition to a competitive, low-carbon, climate-resilient and environmentally sustainable economy by 2050	Confirmation of progress in implementing of Cork City Council's Climate Change Adaptation Strategy 2019-2024 and Climate Action Plan 2024-2029	Where targets are not achieved, the Council will liaise with the Regional Assembly and the Eastern and Midlands Climate Action Regional Office to establish reasons and develop solutions.

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Environmental Component	SEO Code	Indicators	Targets	Sources	Remedial Action ⁶
		Share of renewable energy in transport	Contribute towards the National Energy and Climate Plan 2021-2030 sectoral target for transport (RES-T) of 14%, by 2030 (this may be increased following a provisional European agreement on 30 March 2023 for a binding overall RES target of at least 42.5% by 2030)	- EPA Greenhouse Gas Emissions reporting - Internal review of implementation of Plan provisions relating to renewable energy in transport, including facilitating the development of electricity charging and transmission infrastructure	
		Greenhouse gas emissions	Contribute towards the target of aggregate reduction in carbon dioxide (CO₂) emissions of at least 51% (compared to 1990 levels) by 2030 (helping to set Ireland on a path to reach net-zero emissions by 2050)		
		Energy consumption, the uptake of renewable options and solid fuels for residential heating	To promote reduced energy consumption and support the uptake of renewable options and a move away from solid fuels for residential heating		
		Proportion of journeys made by private fossil fuel-based car compared to previous levels	- Decrease in the proportion of journeys made by residents of the City using private fossil fuel-based car compared to previous levels - Progress in successfully implementing Plan measures relating to sustainable mobility and travel	- CSO data - Internal review of progress on implementing Plan objectives	Where trends toward carbon reduction are not recorded, the Council will liaise with the Regional Assembly and the Eastern and Midlands Climate Action Regional Office to establish reasons and develop solutions.
		Proportion of people reporting regular cycling / walking to school and work above previous CSO figures	- Increase in the proportion of people reporting regular cycling / walking to school and work above previous CSO figures - Progress in successfully implementing Plan measures relating to active travel	- CSO data - Internal review of progress on implementing Plan objectives	Where proportion of population shows increase in private car use above previous CSO figures, the Council will coordinate with the Regional Assembly, the DHLGH, DCEE and NTA to develop a tailored response.
Cultural Heritage	CH	Percentage of entries to the Record of Monuments and Places, and the context these entries within the surrounding landscape where relevant, protected from adverse effects resulting from development which is granted permission under the Plan	Protect entries to the Record of Monuments and Places, and the context of these entries within the surrounding landscape where relevant, from adverse effects resulting from development which is granted permission under the Plan	Internal review of development management / grants of permission	Where monitoring reveals visitor or development pressure is causing negative effects on designated archaeological or architectural heritage, the Council will work with the Regional Assembly, Fáilte Ireland and the National Monuments Service and other stakeholders, as relevant, to address pressures through additional mitigation.
		Percentage of entries to the Record of Protected Structures and Architectural Conservation Areas and their context protected from significant adverse effects arising from new development granted permission under the Plan	Protect entries to the Record of Protected Structures and Architectural Conservation Areas and their context from significant adverse effects arising from new development granted permission under the Plan	Internal review of development management / grants of permission	
Landscape	L	Number of developments permitted that result in avoidable adverse visual impacts on the landscape, especially with regard to landscape designations, resulting from development which is granted permission under the Plan	No developments permitted which result in avoidable adverse visual impacts on the landscape, especially with regard to landscape designations, resulting from development which is granted permission under the Plan	Internal review of development management / grants of permission	Where monitoring reveals developments permitted which result in avoidable adverse visual impacts on the landscape, the Council will re-examine Plan provisions and the effectiveness of their implementation.