

# Appropriate Assessment Screening & Natura Impact Report on the Proposed Material Alterations to the Draft Headford Local Area Plan 2015-2021



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## 1. Screening for Appropriate Assessment (Stage 1)

### 1.1 Background

Material Alterations to the Draft Headford Local Area Plan (LAP) 2015-2021 have been proposed by the Elected Members of Galway County Council. These alterations have arisen following a review of the Chief Executive's Report on submissions received during the public display period of the Headford Local Area Plan (LAP) 2015-2021 by the Elected Members of the Council on 27<sup>th</sup> May 2015.

A total of 38 submissions were received on the Draft Headford Local Area Plan 2015-2021 and the issues raised by the submissions were summarised and the response and recommendation of the Chief Executive was provided in accordance with the Planning and Development Act 2000 (as amended). Following consideration of the Chief Executive's Report on the submissions, the Elected Members decided to make a number of changes which are considered to be Material Alterations in response to a number of issues raised in the submissions.

Galway County Council, as the competent authority carried out a formal screening process of the Draft Headford LAP 2015-2021 to determine whether the Draft Headford Local Area Plan would require an Appropriate Assessment. The AA Screening Report was completed in January 2015 and this assessment concluded that significant effects arising from the Plan were unlikely and a full AA was not required.

### 1.2. Introduction

This is the Appropriate Assessment screening report of the Material Alterations to the Draft Headford Local Area Plan (LAP) 2015-2021. It is an addendum report to the Appropriate Assessment Screening Report prepared at the Draft Headford Local Area Plan stage and should be read in conjunction with that report.

This report is being carried out in line with the requirements of Article 6(3) of the EU Habitats Directive (Directive 92/43/EEC) on the Conservation of Natural Habitats and of Wild fauna and Flora; the Planning and Development Act 2000, (as amended) and the European Communities (Birds and Natural Habitats) Regulations 2011(S.I. No. 477/2011). The purpose of this report is to assess the likely effects of the Material Alterations to the LAP, separately, together or in combination with other projects or plans, on any Natura 2000 site and to consider whether these impacts are likely to be significant and thus require an Appropriate Assessment.

## 2. Material Alterations

Proposed material alterations to the plan were screened for any potential impact on the Natura Sites within the zone of Influence of the Plan Area. The following table 2.1 lists the Material Alterations that were made at the Galway County Council Meeting of the 27<sup>th</sup> May 2015 and Map attached in Appendix A illustrates the said Material Alterations.

Material Alteration No.	Description
MA 1	Include subject lands within the plan boundary and zone Residential-Phase 2 as per attached map ( <i>Material Alterations Proposed to the Draft Plan – Map 1A Land Use Zoning - Draft Headford Local Area Plan</i> ). Constrained Land Use applicable to the developed area of these lands.
MA 2	Include the subject lands within the plan boundary and zone Business & Enterprise, as per attached Map 1A.
MA 3	Zone subject lands located outside of the buffer zone as Residential Phase 2, as per attached Map 1A.
MA 4	Rezone lands from Residential-Existing (with Constrained Land Use) and Recreation, Amenity & Open Space to Residential Phase 2 (Constrained Land Use applicable to the developed area of these lands).
MA 5	Rezone the lands from Recreation, Amenity and Open Space to Residential-Phase 2 as per attached Map 1A.
MA 6	Extend the plan boundary and zone lands as Residential-Phase 2 as per attached Map 1A.
MA 7	Rezone the subject lands identified outside of the flood zone area as Residential – Phase 2, as per

	attached Map 1A.
<b>MA 8</b>	Include additional lands within the plan boundary and zone same Existing Residential to Residential – Phase 2. In addition, rezone lands within Ashtorn Avenue Estate from Residential –Phase 2 to Existing Residential as per attached map
<b>MA 9</b>	Rezone the subject lands from Existing Residential to Village Centre/Commercial as per attached map
<b>MA 10</b>	Include the subject lands within the plan boundary and zone Residential –Phase 2 as per attached map
<b>MA 11</b>	Include the subject lands within the plan boundary and zone the lands Business & Enterprise as per attached map
<b>MA 12</b>	Include the subject lands within the plan boundary and zone lands Residential –Phase 2 as per attached map
<b>MA 13</b>	Rezone the subject lands from Community Facilities to Residential –Phase 2 as per attached map
<b>MA 14</b>	Remove the subject lands which were zoned Recreation and Amenity in the Draft Headford Local Area from the plan boundary as per the attached map
<b>MA 15</b>	Include subject lands in the plan boundary and zone Residential-Phase 2 as per attached map
<b>MA 16</b>	Include the subject lands in the plan boundary and zone Residential-Phase 2 as per attached map
<b>MA 17</b>	Delete Objective RD11 from the Specific Objectives Map as per attached maps
<b>MA 18</b>	<ul style="list-style-type: none"> <li>Enlarge the denoting circle of Specific Objective TI 13 on the Specific Objectives Map of the Draft Headford Local Area Plan, to encompass a wider area, as per attached Map 2.</li> <li>Amend text of Objective TI 13 as follows:  <b>Objective TI 13 – Access Arrangement on the N84</b>  a) Upgrade the junction of the Mart Road and the N84 <b>within the 50kmh speed zone to provide for coordinated access to the Business &amp; Enterprise lands east of the N84. Such access arrangements shall be carried out in consultation and agreement with the Road Design Section of Galway County Council.</b></li> </ul>
<b>MA 19</b>	Include denoting circle of Specific Objective NH 9 on the Specific Objectives Map of the Draft Headford Local Area Plan, as per attached Map 2.
<b>MA 20</b>	Update Policy TI 1 in the Draft plan as follows: <b>-Policy TI1 – Roads, Streets and Parking</b> ..... In this regard, the principles, approaches and standards set out in relevant national policy, including the <i>Spatial Planning and National Roads Guidelines</i> , the <i>Sustainable Residential Development in Urban Areas Guidelines</i> and the accompanying <i>Urban Design Manual</i> , the <i>Traffic Management Guidelines</i> (2003), the <i>Traffic and Transport Assessment Guidelines</i> (2007)(2014), the <i>Design Manual for Urban Roads and Streets</i> (2013) <b>and the NRA Design Manual for Roads and Bridges as appropriate to the national road network outside areas subject to a reduced urban speed limit</b> , and any forthcoming guidelines in relation to street design and cycling facilities shall be applied to new developments, as appropriate.
<b>MA 21</b>	Amend draft plan as follows: -Include specific reference to the SEA Regulations, S.I. No. 201 of 2011 on page 2 in the plan as follows: The Strategic Environmental Assessment Screening has been prepared in accordance with the EU Directive on SEA (2001/42/EC), the <b>national Planning and Development (Strategic Environmental Assessment) Regulations 2004</b> (SI No. 436 of 2004) <b>as amended by the Planning and Development (Strategic Environmental Assessment) (Amendment) Regulations 2011</b> (S.I. No. 201 of 2011), <b>the European Communities (Environmental Assessment of Certain Plans and Programmes) (Amendment) Regulations 2011</b> (SI No. 200 of 2011) <b>amending the European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004</b> (S.I. No.435 of 2004), <b>and</b> the 2004 Strategic Environmental Assessment Guidelines.....
<b>MA 22</b>	<b>-Policy UI 1 – Water Supply, Wastewater and Surface Water Infrastructure</b> Support Irish Water in the provision and maintenance of adequate wastewater disposal and water supply and <b>the maintenance of the existing</b> surface water drainage infrastructure, in accordance with EU Directives, to service <b>the development of</b> Headford. This will include satisfactory capacity for public wastewater <b>and storm-water sewers as appropriate</b> , <b>and</b> a satisfactory quantity and quality of water supply <b>..and the promotion of</b> Sustainable Drainage System approaches and techniques within the plan area shall <b>also</b> be supported .  <b>-Objective UI 4 – Connections to the Public Sewer &amp; Public Water Mains</b> Development shall connect to the public sewer and public water mains, <b>subject to a connection agreement</b>

	<p>with Irish Water, in order to protect all waters in the plan area, and also to consolidate the urban structure and to control ribbon development along approach roads into Headford.</p> <p><b>-Objective UI 5 – Surface Water Drainage and Sustainable Drainage Systems</b>  Maintain and enhance, as appropriate, the existing surface water drainage system throughout the plan area and ensure that new developments are adequately serviced with surface water drainage infrastructure and promote the use of Sustainable Drainage Systems in new developments. Surface water runoff from development sites will be limited to pre-development levels and planning applications for new developments will be required to provide details of surface water drainage and Sustainable Drainage Systems proposals, with the developer responsible for the satisfactory disposal of surface water.</p>
MA 23	<p>Amend the Draft Plan as follows:</p> <p><b>-Section 2.2.3 Preferred Development Option</b></p> <p>.....</p> <p>Headford has <del>an adequate provision of a number of</del> community facilities including schools, a library and a number of sport pitches, which are predominantly located to the west of the village, allowing the opportunity for shared use of such facilities.</p> <p>-Include a new objective as follows:</p> <p><b>Objective CF 10 - Sporting Pitches &amp; Facilities</b>  Support the development of further sports pitches and training facilities on lands zoned for such purposes.</p>

Table 2.1 Material Alterations proposed at Galway County Council Elected Members Meeting 27<sup>th</sup> May 2015

### 3. Natura Sites

From the original Screening Report it can be reasonably inferred that the Lough Corrib SAC and Lough Corrib SPA are the sites which are deemed most likely to be affected by projects or developments arising from the Headford Local Area Plan. There are hydrological pathways from the Plan Area to the Lough Corrib Natura Sites via the Headford River and groundwater (See Table 3.2 in AA Screening Report for the Draft Headford LAP, January 2015). Thus the material alterations are considered solely with regard to any impact they may potentially have on these sites.

Lough Corrib SAC contains a wide range of terrestrial and aquatic habitats, many of which are vulnerable to water pollution from surface and groundwater sources. In addition it supports a range of plant and animal species which are dependent on favourable hydrological conditions and water quality. As direct hydrological pathways exist between the plan area and the Lough Corrib Natura sites whereby any negative impacts on the ground water or rivers within the plan area could be transmitted downstream and has an adverse effect on the water quality of Lough Corrib

A number of the qualifying interest animal species are mobile and may migrate between the plan area and Lough Corrib such as Salmon, Lamprey and Otter. Unsuitable development may cause a disturbance to these species and thus adversely affect the integrity of the Natura Sites.

See Table 3.1 in relation to the Lough Corrib Natura sites overleaf.

<b>Natura 2000 Site</b>	<b>Qualifying Interests</b>	<b>Threats</b>	<b>Sensitivities</b>	<b>Conservation Status</b>	<b>Conservation Objective</b>
<b>The River Corrib SAC(000297)</b>	[3110] Oligotrophic Waters containing very few minerals	Surface water pollution from forestry, agriculture, industry, domestic waste water. Ground water extraction. Peat extraction. Drainage. Invasive species, sport and leisure activities.	Surface water dependant. Nutrient enrichment. Acidification	Bad, Declining	Restore to favourable conservation status
	[3140] Hard Water Lakes	Surface water pollution and ground water pollution from forestry, agriculture, industry, domestic waste water. Invasive species	Surface and ground water dependant. Hydrological changes, nutrient enrichment	Bad, Declining	Restore to favourable conservation status
	[3260] Floating River Vegetation	Surface water pollution due to agriculture, forestry and industry. Peat extraction. Hydrographic modification, overgrazing	Hydrological changes, nutrient enrichment	Inadequate, Declining	Restore to favourable conservation status
	[6210] Orchid-rich Calcareous Grassland*	Over grazing, under grazing. Land abandonment. Scrub encroachment Agricultural intensification (land improvement). Fertilisation.	Changes in management (grazing regimes). Nutrient enrichment.	Bad	Restore to favourable conservation status
	[6410] Molinia Meadows	Under grazing, abandonment, scrub encroachment, ground water abstraction, overgrazing, invasive native weeds, drainage	Changes in management. Sensitive to hydrological changes	Bad, Declining	Restore to favourable conservation status
	[7110] Raised Bog (Active)*	Groundwater abstraction. Peat extraction. Forestry planting. Burning. drainage	Extremely sensitive to hydrological changes	Bad, Declining	Restore to favourable conservation status
	[7120] Degraded Raised Bog	Groundwater abstraction. Peat extraction. Forestry planting. Burning. drainage	Extremely sensitive to hydrological changes	Bad, Declining	Restore to favourable conservation status
	[7150] Rhynchosporion Vegetation	Grazing. Peat extraction. Forestry planting. Burning. drainage	Highly sensitive to hydrological changes	Inadequate, Declining	Restore to favourable conservation status
	[7210] Cladium Fens*	Water abstraction, land reclamation, peat extraction, forestry, surface water pollution,	Changes in hydrology – groundwater dependant. Sensitive to	Bad	Restore to favourable conservation status

		invasive species, infilling.	nutrient enrichment and changes in base status		
	[7220] Petrifying Springs*	Land reclamation. Peat extraction. Drainage. Over grazing. Ground water abstraction. Land abandonment. Surface water pollution from agriculture and forestry. Road construction. Trampling/overuse from leisure pursuits	Ground and surface water dependant. Extremely sensitive to hydrological changes and Nutrient enrichment. Very sensitive to changes in base status	Inadequate	Restore to favourable conservation status
	[7230] Alkaline Fens	Ground water and surface water abstraction. Land reclamation. Surface and Ground water pollution from agriculture and forestry. Land abandonment. Forestry planting. Agricultural intensification. Invasive species. Drainage. Changes in precipitation patterns (climate change)	Ground and surface water dependant. Extremely sensitive to hydrological changes and Nutrient enrichment. Very sensitive to changes in base status	Bad	Restore to favourable conservation status
	[8240] Limestone Pavement*	Quarrying, landfill, land reclamation, lack of grazing, over grazing,	Change of management, land take	Inadequate, stable	Restore to favourable conservation status
	[91A0] Old Oak Woodlands	Invasive native weed species. Invasive alien species. Grazing (deer).	Fragmentation. Inappropriate management.	Bad, Improving	Restore to favourable conservation status
	[91D0] Bog Woodland*	Peat extraction, drainage	very specific hydrological conditions are required both for the initiation and maintenance of this habitat	Favourable	Maintain favourable conservation status
	[1029] Freshwater Pearl Mussel ( <i>Margaritifera margaritifera</i> )	Ground and surface water abstraction. Surface water pollution from agriculture, forestry, industry and domestic waste water sources. Erosion, drainage, land modifications causing sedimentation	Sedimentation. Extremely sensitive to nutrient enrichment. Dependant on salmonid host for larval stage.	Bad, Declining	Restore to favourable conservation status
	[1092] White-	Invasive species. Introduced	Sensitive to some	Inadequate	Restore to favourable



	clawed Crayfish ( <i>Austropotamobius pallipes</i> )	diseases. River maintenance works.	pesticides and organic compounds. highly vulnerable to fungal disease carried by several American species of crayfish.		conservation status
	[1095] Sea Lamprey ( <i>Petromyzon marinus</i> )	Barriers to migration (weirs etc). River channel maintenance. Surface water pollution. Bait digging and collection. Canalisation.	Vulnerable to water pollution.	Bad	Restore to favourable conservation status
	[1096] Brook Lamprey ( <i>Lampetra planeri</i> )	River channel maintenance. Dredging. Surface water pollution due to agriculture and forestry. Bait digging and collection. Invasive molluscs such as <i>Corbicula</i> and <i>Dreissena</i> .	Changes in Siltation patterns. Vulnerable to water pollution.	Favourable	Maintain favourable conservation status
	[1106] Atlantic Salmon ( <i>Salmo salar</i> )	Agricultural intensification. Forestry planting. Waste disposal (commercial, industrial, domestic). Fish farming. Poaching. Surface water pollution from agriculture and forestry and domestic waste water. Water abstraction. Predation	Dependant on good water quality. Good quality spawning grounds. Barriers to migration.	Inadequate	Restore to favourable conservation status
	[1303] Lesser Horseshoe Bat ( <i>Rhinolophus hipposideros</i> )	Removal of hedges, woods and scrub. Forestry plantation and management. Demolition, dereliction of old buildings. reconstruction, renovation of buildings. Light pollution. Flooding.	Specific roosting habitat requirements. Connectivity between roosting and foraging areas. Adequate, suitable foraging sites within reasonable proximity. Disturbance by human development.	Favourable	Maintain favourable conservation status
	[1355] Otter ( <i>Lutra lutra</i> )	Road accidents. Surface water pollution affecting prey. Drainage. Development in riparian areas. Entanglement in fishing nets and pots.	Water quality. Disturbance/damage to riparian vegetation.	Favourable	Maintain favourable conservation status
	[1393] Slender Green Feather-	National population not threatened. Local populations	Nutrient enrichment. Base sensitive.	Favourable	Maintain favourable

	moss ( <i>Drepanocladus vernicosus</i> )	vulnerable to peat excavation, drainage, water abstraction, ground and surface water pollution from agriculture and forestry. Forestry plantation.	Hydrological conditions		conservation status
	[1833] Slender Naiad ( <i>Najas flexilis</i> )	Surface water pollution from agriculture, forestry and domestic waste water sources. Ground water abstraction. Invasive species.	Nutrient enrichment. Acidification. Water clarity. Water depth	Inadequate	Restore to favourable conservation status
<b>The River Corrib SPA (004042)</b>	Greenland White- fronted Goose ( <i>Anser albifrons flavirostris</i> ) [A395] Gadwall ( <i>Anas strepera</i> ) [A051] Shoveler ( <i>Anas clypeata</i> ) [A056] Pochard ( <i>Aythya ferina</i> ) [A059] Tufted Duck ( <i>Aythya fuligula</i> ) [A061] Common Scoter ( <i>Melanitta nigra</i> ) [A065] Hen Harrier ( <i>Circus cyaneus</i> ) [A082] Coot ( <i>Fulica atra</i> ) [A125] Golden Plover ( <i>Pluvialis apricaria</i> ) [A140] Black-headed Gull ( <i>Chroicocephalus ridibundus</i> ) [A179] Common Gull ( <i>Larus canus</i> ) [A182] Common Tern ( <i>Sterna hirundo</i> ) [A193] Arctic Tern ( <i>Sterna paradisaea</i> ) [A194] Wetlands	* Loss of or damage to wetland sites associated with development for industry, housing, infrastructure, sewage works. Aquaculture. Disturbance due to recreational activity. Hunting. Pollution of habitat from a range of sources. Climate change	Habitat loss, degradation, fragmentation. Nutrient enrichment. Noise, light, human activity (disturbance).	No status available	Maintain or Restore to favourable conservation status

**Table 3.1** Qualifying Interests of Lough Corrib SAC/SPA

#### **4. Effects of Material Alterations**

Each material alteration was considered in isolation in the first instance in terms of the effects it may have and their potential impact on the Lough Corrib Natura sites.

See Table 4.1 overleaf which illustrates the Screening of Proposed Material Alterations.

Material Alterations Proposed by Members	Effects of Material Alteration	Potential impacts of material alterations on Natura Sites	Determination
<p><b>MA 1</b>            Include subject lands within the plan boundary and zone Residential–Phase 2 as per attached map (<i>Material Alterations Proposed to the Draft Plan – Map 1A Land Use Zoning - Draft Headford Local Area Plan</i>).            Constrained Land Use applicable to the developed area of these lands.</p>	<p>New residential development may have the following general effects - Development and operational phases: Increased population – light, noise, traffic, air emissions. Pollution from use or storage of hazardous materials (paint, oil, pesticides). Disturbance from increased recreational pressure in surrounding landscape. Increased wastewater. Increase in hard landscaping and runoff water. Introduction of invasive plant or animal species</p>	<p>As the subject lands are located partially within boundary of Indicative flood zone B, there is concern that if development takes place in a flood zone and flood events subsequently occur there is the increased potential for flood waters to become contaminated and re-enter the water course and impact on the water quality of Lough Corrib.</p> <p>The Headford Local Area Plan has several objectives and policies which are intended to avoid potential negative impacts on Natura sites through compliance with</p>	<p>In reality, the portion of this site located within indicative flood zone B is already developed with a single dwelling house.</p> <p>For the remainder of the land parcel - Due to its size and location, this material alteration, considered in isolation would be unlikely to have a significant impact on the Lough Corrib SAC/SPA.</p> <p>However, in combination with the other proposed material alterations a potential significant impact on the Natura sites listed cannot be ruled out.</p> <p><b>Stage 2 AA required</b></p>
<p><b>MA 2</b>            Include the subject lands within the plan boundary and zone Business &amp; Enterprise, as per attached Map 1A.</p>	<p>New commercial development on these lands may have the following general effects - Development and operational phases: Increased population – light, noise, traffic, air emissions. Pollution from use or storage of hazardous materials (paint, oil, pesticides). Disturbance from increased recreational pressure in surrounding landscape. Increased wastewater. Increase in hard</p>	<p>A portion of this land is on the bank of the Headford River which has a direct hydrological connection with the Lough Corrib SAC/SPA. The effects of commercial development and activity on this site could potentially impact on the habitat quality of these</p>	<p>Most of the impacts would be localised and should be avoided or negated through the application of the policies and objectives already contained within the plan.</p> <p>However, because of the location of part of these lands on the banks of the river and considering the in combination effects with the other proposed material</p>

Material Alterations Proposed by Members	Effects of Material Alteration	Potential impacts of material alterations on Natura Sites	Determination
	<p>landscaping and runoff water. Introduction of invasive plant or animal species.</p>	<p>sites or on mobile species that may migrate between the river and Lough Corrib. The eastern end of the subject lands fall within the boundary of the Indicative flood zone A. Thus, there is concern that if development takes place in a flood zone and flood events subsequently occur there is the increased potential for flood waters to become contaminated and re-enter the water course and impact on the water quality of Lough Corrib.</p> <p>The Headford Local Area Plan has several objectives and policies which are intended to avoid potential negative impacts on Natura sites through compliance with all relevant legislation and guidelines and abiding by the principles of best practice in relation to planning and land use management in flood risk areas.</p>	<p>alterations a potential significant impact on the Natura sites listed cannot be ruled out</p> <p><b>Stage 2 AA Required</b></p>

Material Alterations Proposed by Members	Effects of Material Alteration	Potential impacts of material alterations on Natura Sites	Determination
<p><b>MA 3</b> Zone subject lands located outside of the buffer zone area as Residential Phase 2, as per attached Map 1A.</p>	<p>New residential development may have the following general effects - Development and operational phases: Increased population – light, noise, traffic, air emissions. Pollution from use or storage of hazardous materials (paint, oil, pesticides). Disturbance from increased recreational pressure in surrounding landscape. Increased wastewater. Increase in hard landscaping and runoff water. Introduction of invasive plant or animal species</p>	<p>A small portion of these subject lands adjoin the Headford River and coincide with Indicative flood zone A/B. Thus, there is concern that if development takes place in a flood zone and flood events subsequently occur there is the increased potential for flood waters to become contaminated and re-enter the water course and impact on the water quality of Lough Corrib. The Headford Local Area Plan has several objectives and policies which are intended to avoid potential negative impacts on Natura sites through compliance with all relevant legislation and guidelines and abiding by the principles of best practice in relation to planning and land use management in flood risk areas.</p>	<p>Most of the impacts would be localised and should be avoided or negated through the application of the policies and objectives already contained within the plan.</p> <p>However, because of the location of part of these lands on the banks of the river and considering the in combination effects with the other proposed material alterations a potential significant impact on the Natura sites listed cannot be ruled out</p> <p><b>Stage 2 AA Required</b></p>
<p><b>MA 4</b> Rezone lands from Residential-Existing (with Constrained Land Use) and Recreation, Amenity &amp; Open Space to Residential Phase 2 (Constrained Land Use applicable to the</p>	<p>These lands were zoned Existing Residential (With Constrained Land Use as there was an existing building on the lands to the front of the site) and</p>	<p>There is existing low level development on the site already and the adjoining lands are also within Indicative flood</p>	<p>Considering the size of the site and the context within an already developed area, the impacts would be relatively localised loss of habitat quality. Potential</p>

Material Alterations Proposed by Members	Effects of Material Alteration	Potential impacts of material alterations on Natura Sites	Determination
<p>developed area of these lands).</p>	<p>Recreation, Amenity &amp; Open Space (On the undeveloped lands) as published in January 2015.</p> <p>As part of the Material Alteration it is now proposed to zone the entire site as Residential Phase 2 (With Constrained Land Use Zoning to the front of the site).</p> <p>With the application of constrained land use, there is limited development permitted in accordance with the policies and objectives already contained within the plan for this zoning and in accordance with Circular PL2/2014. This zoning limits development while recognising that existing development uses within these zones may require small scale development. The underlying zoning or the existing permitted uses are deemed to be acceptable in principle for minor developments to existing buildings (such as small scale extensions to houses, most change of uses of existing buildings).</p> <p>However, the rezoning of the undeveloped area of the site as Residential Phase 2 within flood</p>	<p>zone A with development on either side of the subject site.</p> <p>There is concern that if development takes place in a flood zone and flood events subsequently occur there is the increased potential for flood waters to become contaminated and re-enter the water course and impact on the water quality of Lough Corrib.</p> <p>The Headford Local Area Plan has several objectives and policies which are intended to avoid potential negative impacts on Natura sites through compliance with all relevant legislation and guidelines and abiding by the principles of best practice in relation to planning and land use management in flood risk areas.</p>	<p>impacts on the nearby Natura sites would be avoided or negated through the application of the policies and objectives already contained within the plan.</p> <p>However, because of the location of part of these lands on the banks of the river and considering the in combination effects with the other proposed material alterations a potential significant impact on the Natura sites listed cannot be ruled out</p> <p><b>Stage 2 AA Required</b></p>

Material Alterations Proposed by Members	Effects of Material Alteration	Potential impacts of material alterations on Natura Sites	Determination
	<p>zone A, could lead to higher density development which may have the following general effects</p> <ul style="list-style-type: none"> <li>- Development and operational phases: Increased population – light, noise, traffic, air emissions. Pollution from use or storage of hazardous materials (paint, oil, pesticides). Disturbance from increased recreational pressure in surrounding landscape. Increased wastewater. Increase in hard landscaping and runoff water. Introduction of invasive plant or animal species</li> </ul>		
<p><b>MA 5</b>  Rezone the lands from Recreation, Amenity and Open Space to Residential-Phase 2 as per attached Map 1A.</p>	<p>The subject lands were zoned Recreation, Amenity &amp; Open Space and are now proposed to be zoned Residential - Phase 2, which would see it developed for housing and other uses permitted under the land use zoning matrix for this zoning, rather than being maintained largely as open/green space.</p> <p>New residential development and other development open for consideration on this land use zoning may have the following general effects - Development and operational phases: Increased population – light, noise, traffic, air emissions.</p>	<p>This land parcel is situated along the banks of the Headford River which is a direct hydrological link to Lough Corrib SAC. Development on this site could potentially impact on the water quality of Lough Corrib or on the health of the qualifying species which may commute between these sites.</p> <p>A large area of the rezoned land is within the area zoned as indicative flood zone A.</p>	<p>The zoning of the subject lands for Residential development in within the indicative flood zone A and in close proximity to the Headford river could potentially have an impact on the Lough Corrib SAC/SPA particularly when considered in combination with the other proposed material alterations.</p> <p><b>Stage 2 AA Required</b></p>



Material Alterations Proposed by Members	Effects of Material Alteration	Potential impacts of material alterations on Natura Sites	Determination
	Pollution from use or storage of hazardous materials (paint, oil, pesticides). Disturbance from increased recreational pressure in surrounding landscape. Increased wastewater. Increase in hard landscaping and runoff water. Introduction of invasive plant or animal species.	There is concern that if development takes place in a flood zone and flood events subsequently occur there is the increased potential for flood waters to become contaminated and re-enter the water course and impact on the water quality of Lough Corrib.	
<p><b>MA 6</b> Extend the plan boundary and zone all lands as Residential-Phase 2 as per attached Map 1A.</p>	This area was not included in the original plan boundary. It is currently farmland. Rezoning for residential development may have the following general effects - Development and operational phases: Increased population – light, noise, traffic, air emissions. Pollution from use or storage of hazardous materials (paint, oil, pesticides). Disturbance from increased recreational pressure in surrounding landscape. Increased wastewater. Increase in hard landscaping and runoff water. Introduction of invasive plant or animal species	This parcel of land is located entirely within an area designated as Indicative flood zone A. There is concern that if development takes place in a flood zone and flood events subsequently occur there is the increased potential for flood waters to become contaminated and re-enter the water course and impact on the water quality of Lough Corrib.	<p>Considering the size of the site and location of the subject lands, the impacts would be relatively localised loss of habitat quality. Potential impacts on the nearby Natura sites should be avoided or negated through the application of the policies and objectives already contained within the plan.</p> <p>However, considering the subject lands are within Indicative Flood Zone A and in combination with the other proposed material alterations a potential significant impact on the Natura sites listed cannot be ruled out.</p> <p><b>Stage 2 AA Required</b></p>
<p><b>MA 7</b> Rezone the subject lands identified outside of the flood zone area as Residential – Phase 2, as per attached Map 1A.</p>	New residential development and other development open for consideration on this land use zoning may have the following general effects - Development	Originally zoned as open space/ Recreation and Amenity this land would have remained largely undeveloped.	If this land is rezoned Residential Phase 2 and subsequently developed for housing or other permissible uses it would be a loss of green space and a

Material Alterations Proposed by Members	Effects of Material Alteration	Potential impacts of material alterations on Natura Sites	Determination
	<p>and operational phases: Increased population – light, noise, traffic, air emissions. Pollution from use or storage of hazardous materials (paint, oil, pesticides). Disturbance from increased recreational pressure in surrounding landscape. Increased wastewater. Increase in hard landscaping and runoff water. Introduction of invasive plant or animal species.</p> <p>This area is part of the old Demesne lands and the large trees and old walls would be threatened by development which would cause loss of feeding, roosting and communing space for bats which have been recorded in this area.</p>	<p>The site is not within the flood zone or the buffer zone and not immediately adjacent to the waterway. However it is a sizable land parcel which is located next to lands also the subject of Material Alterations, which are within flood zone A and adjacent to the Headford River which has a direct hydrological link to Lough Corrib.</p>	<p>localised, significant deterioration in habitat quality. If the nearby lands (in particular subject of MAs 2 and 5) were also to be developed it could have a significantly greater impact.</p> <p>Potential impacts on the nearby Natura sites should be avoided or negated through the application of the policies and objectives already contained within the plan.</p> <p>However, in combination with the other proposed material alterations a potential significant impact on the Natura sites listed cannot be ruled out.</p> <p><b>Stage 2 AA Required</b></p>
<p><b>MA 8</b> Include additional lands within the plan boundary and zone same Existing Residential and Residential-Phase 2. In addition, rezone lands within Ashthorn Avenue Estate from Residential-Phase 2 to Existing Residential, as per attached Map 1A.</p>	<p>New residential development and other development open for consideration on this land use zoning may have the following general effects - Development and operational phases: Increased population – light, noise, traffic, air emissions. Pollution from use or storage of hazardous materials (paint, oil, pesticides). Disturbance from increased recreational pressure in surrounding landscape. Increased wastewater. Increase in hard landscaping and runoff water.</p>	<p>The additional lands to be included in the plan area do not constitute a significant land lake and are of relatively low ecological value. They are not located within a flood zone or in proximity to a waterway. The Headford Local Area Plan has several objectives and policies which are intended to avoid potential negative impacts on Natura sites</p>	<p>Considering the size of the site and location of the subject lands, the impacts would be relatively localised loss of habitat quality. Potential impacts on the nearby Natura sites would be avoided or negated through the application of the policies and objectives already contained within the plan.</p> <p>No significant impact on Natura sites.</p>

Material Alterations Proposed by Members	Effects of Material Alteration	Potential impacts of material alterations on Natura Sites	Determination
	Introduction of invasive plant or animal species.	through compliance with all relevant legislation and guidelines and abiding by the principles of best practice in relation to planning and land use management in flood risk areas.	
<p><b>MA 9</b>  Rezone the subject lands from Existing Residential to Village Centre/Commercial as per attached Map 1A.</p>	<p>The change in zoning will have no discernible difference in effects. New village centre development and other development open for consideration on this land use zoning may have the following general effects - Development and operational phases: Increased population – light, noise, traffic, air emissions. Pollution from use or storage of hazardous materials (paint, oil, pesticides). Disturbance from increased recreational pressure in surrounding landscape. Increased wastewater. Increase in hard landscaping and runoff water. Introduction of invasive plant or animal species.</p>	<p>The subject lands are already developed and the rezoning will not constitute a great difference in the existing land use. The Headford Local Area Plan has several objectives and policies which are intended to avoid potential negative impacts on Natura sites through compliance with all relevant legislation and guidelines and abiding by the principles of best practice in relation to planning and land use management in flood risk areas.</p>	<p>This material alteration does not fundamentally change the draft plan.</p> <p>Any potential impacts arising from the redevelopment of the site would be localised and should be avoided or negated through the application of the policies and objectives already contained within the plan.</p> <p>No significant impact on Natura sites.</p>

Material Alterations Proposed by Members	Effects of Material Alteration	Potential impacts of material alterations on Natura Sites	Determination
<p><b>MA 10</b> Include the subject lands within the plan boundary and zone Residential – Phase 2 as per attached Map 1A.</p>	<p>This area was not included in the original plan boundary. It is currently farmland. Rezoning for residential development may have the following general effects - Development and operational phases: Increased population – light, noise, traffic, air emissions. Pollution from use or storage of hazardous materials (paint, oil, pesticides). Disturbance from increased recreational pressure in surrounding landscape. Increased wastewater. Increase in hard landscaping and runoff water. Introduction of invasive plant or animal species.</p>	<p>The subject lands are not located within flood zones or in close proximity to waterways. The Headford Local Area Plan has several objectives and policies which are intended to avoid potential negative impacts on Natura sites through compliance with all relevant legislation and guidelines and abiding by the principles of best practice in relation to planning and land use management in flood risk areas.</p>	<p>Most of the impacts would be localised loss of farmland habitat of limited ecological value. Any potential impacts on the surrounding Natura sites and would be avoided or negated through the application of the policies and objectives already contained within the plan.</p> <p>No significant impacts on Natura sites.</p>
<p><b>MA 11</b> Include the subject lands within the plan boundary and zone the lands Business &amp; Enterprise as per attached Map1A.</p>	<p>This area was not included in the original plan boundary. It is currently entirely developed as a commercial facility. Business and Enterprise development may have the following general effects - Development and operational phases: Increased population – light, noise, traffic, air emissions. Pollution from use or storage of hazardous materials (paint, oil, pesticides). Disturbance from increased recreational pressure in surrounding landscape. Increased wastewater. Increase in hard landscaping and runoff water. Introduction of invasive plant or</p>	<p>This site is already developed for Business and Enterprise under the under the policies and objectives of the County Development Plan which has been subject to the requirements of the Habitats Directive and SEA Regulations. The inclusion of the subject lands in the Headford Local Area Plan will mean that any redevelopment of the site will be subject to</p>	<p>Any potential impacts on the surrounding Natura would be avoided or negated through the application of the policies and objectives already contained within the plan.</p> <p>No significant impacts on Natura sites.</p>

Material Alterations Proposed by Members	Effects of Material Alteration	Potential impacts of material alterations on Natura Sites	Determination
	animal species	the objectives and policies intended to avoid potential negative impacts on Natura sites through compliance with all relevant legislation and guidelines and abiding by the principles of best practice in relation to planning and land use management in flood risk areas.	
<p><b>MA 12</b>            Include the subject lands within the plan boundary and zone lands Residential-Phase 2 as per attached Map 1A.</p>	<p>This area was not included in the original plan boundary. It is currently farmland. Rezoning for residential development may have the following general effects - Development and operational phases: Increased population – light, noise, traffic, air emissions. Pollution from use or storage of hazardous materials (paint, oil, pesticides). Disturbance from increased recreational pressure in surrounding landscape. Increased wastewater. Increase in hard landscaping and runoff water. Introduction of invasive plant or animal species</p>	<p>The additional lands to be included in the plan area do not constitute a significant land lake and are of relatively low ecological value. The nearby lands are developed or zoned for residential development. They are not located within a flood zone or in proximity to a waterway. The Headford Local Area Plan has several objectives and policies which are intended to avoid potential negative impacts on Natura sites through compliance with all relevant legislation and guidelines and abiding by the principles of best practice in</p>	<p>Considering the size of the site and location of the subject lands, the impacts would be relatively localised loss of habitat quality. Potential impacts on the nearby Natura sites would be avoided or negated through the application of the policies and objectives already contained within the plan.</p> <p>No significant impact on Natura sites.</p>

Material Alterations Proposed by Members	Effects of Material Alteration	Potential impacts of material alterations on Natura Sites	Determination
		relation to planning and land use management in flood risk areas.	
<p><b>MA 13</b>  Rezone the subject lands from Community Facilities to Residential-Phase2 as per attached Map1A.</p>	<p>The change in zoning will have no discernible difference in effects. New residential development and other development open for consideration on this land use zoning may have the following general effects - Development and operational phases: Increased population – light, noise, traffic, air emissions. Pollution from use or storage of hazardous materials (paint, oil, pesticides). Disturbance from increased recreational pressure in surrounding landscape. Increased wastewater. Increase in hard landscaping and runoff water. Introduction of invasive plant or animal species.</p>	<p>The subject lands are Greenfield, however the rezoning will not constitute a substantial difference in the existing land use in terms of its potential impacts. The Headford Local Area Plan has several objectives and policies which are intended to avoid potential negative impacts on Natura sites through compliance with all relevant legislation and guidelines and abiding by the principles of best practice in relation to planning and land use management in flood risk areas.</p>	<p>This material alteration does not fundamentally change the draft plan.</p> <p>Any potential impacts arising from the redevelopment of the site would be localised and would be avoided or negated through the application of the policies and objectives already contained within the plan.</p> <p>No significant impact on Natura sites.</p>
<p><b>MA 14</b>  Remove the subject lands which were zoned Recreation and Amenity in the Draft Headford Local Area Plan from the plan boundary as per attached Map 1A.</p>	<p>Will remove lands from the plan area. Any development on these lands will fall under the policies and objectives of the County Development Plan.</p>	<p>The subject lands are no longer within the LAP boundary. Any development on these lands will fall under the policies and objectives of the County Development Plan which has undergone a full Appropriate</p>	<p>The exclusion of this site from the Plan boundary will have no significant impact on Natura sites.</p>

Material Alterations Proposed by Members	Effects of Material Alteration	Potential impacts of material alterations on Natura Sites	Determination
		Assessment and full Strategic Environmental Assessment.	
<p><b>MA 15</b> Include subject lands in the plan boundary and zone Residential-Phase 2 as per attached Map 1A.</p>	<p>This area was not included in the original plan boundary. It is currently farmland. Rezoning for residential development may have the following general effects - Development and operational phases: Increased population – light, noise, traffic, air emissions. Pollution from use or storage of hazardous materials (paint, oil, pesticides). Disturbance from increased recreational pressure in surrounding landscape. Increased wastewater. Increase in hard landscaping and runoff water. Introduction of invasive plant or animal species</p>	<p>The subject lands are not located within flood zones or in close proximity to waterways. The Headford Local Area Plan has several objectives and policies which are intended to avoid potential negative impacts on Natura sites through compliance with all relevant legislation and guidelines and abiding by the principles of best practice in relation to planning and land use management in flood risk areas.</p>	<p>Most of the impacts would be localised loss of farmland habitat of limited ecological value. Any potential impacts on the surrounding Natura sites and would be avoided or negated through the application of the policies and objectives already contained within the plan.</p> <p>No significant impacts on Natura sites.</p>
<p><b>MA 16</b> Include the subject within the plan boundary and zone Residential- Phase 2 as per attached Map 1A.</p>	<p>This area was not included in the original plan boundary. It is currently farmland. Rezoning for residential development may have the following general effects - Development and operational phases: Increased population – light, noise, traffic, air emissions. Pollution from use or storage of hazardous materials (paint, oil, pesticides). Disturbance from increased recreational pressure in surrounding landscape. Increased</p>	<p>The subject lands are not located within flood zones or in close proximity to waterways. The Headford Local Area Plan has several objectives and policies which are intended to avoid potential negative impacts on Natura sites through compliance with all relevant legislation and guidelines and</p>	<p>Most of the impacts would be localised loss of farmland habitat of limited ecological value. Any potential impacts on the surrounding Natura sites and would be avoided or negated through the application of the policies and objectives already contained within the plan.</p> <p>No significant impacts on Natura sites.</p>

Material Alterations Proposed by Members	Effects of Material Alteration	Potential impacts of material alterations on Natura Sites	Determination
	<p>wastewater. Increase in hard landscaping and runoff water. Introduction of invasive plant or animal species.</p> <p>This site is across the road from the old Demesne walls which is known to be important for bats, local birds and other wildlife.</p>	<p>abiding by the principles of best practice in relation to planning and land use management in flood risk areas.</p>	
<p><b>MA 17</b> Delete Objective RD11 from the Specific Objectives Map, as per Map 2 as attached.</p>	<p>Removal of requirement to reserve access points at sites specified in Map 2.</p>	<p>Not applicable</p>	<p>This material alteration does not fundamentally change the draft plan.</p> <p>The findings of the AA screening carried out on the draft plan are unaffected.</p> <p>No significant impact on Natura sites.</p>
<p><b>MA 18</b></p> <ul style="list-style-type: none"> <li>Enlarge the denoting circle of Specific Objective TI 13 on the Specific Objectives Map of the Draft Headford Local Area Plan, to encompass a wider area, as per attached Map 2.</li> <li>Amend text of Objective TI 13 as follows:</li> </ul> <p><b>Objective TI 13 – Access Arrangement on the N84</b></p> <p>a) Upgrade the junction of the Mart Road and the N84 <b>within the 50kmh speed zone to provide for coordinated access to the Business &amp; Enterprise lands east of the N84. Such access arrangements shall be carried out in consultation and agreement with the Road Design Section of Galway County Council.</b></p>	<p>Clarification of location of upgrading works for junction and wording amendments.</p>	<p>Not applicable</p>	<p>This material alteration does not fundamentally change the draft plan.</p> <p>The findings of the AA screening carried out on the draft plan are unaffected.</p> <p>No significant impact on Natura sites.</p>



Material Alterations Proposed by Members	Effects of Material Alteration	Potential impacts of material alterations on Natura Sites	Determination
<p><b>MA 19</b>            Include denoting circle of Specific Objective NH 9 on the Specific Objectives Map of the Draft Headford Local Area Plan, as per as per attached Map 2.</p>	<p>Identify on Specific objective map the area where special consideration will be taken for the important trees and hedgerows in this area.</p>	<p>Will help protect important trees and hedgerows and could potentially benefit local habitat quality and in particular maintain feeding and roosting habitats for bat species including Lesser Horseshoe Bats.</p>	<p>This material alteration does not fundamentally change the draft plan.             The findings of the AA screening carried out on the draft plan are unaffected.             No significant impact on Natura sites.</p>
<p><b>MA 20</b>            Update Policy TI 1 in the Draft plan as follows:  <b>-Policy TI1 – Roads, Streets and Parking</b>            ..... In this regard, the principles, approaches and standards set out in relevant national policy, including the <i>Spatial Planning and National Roads Guidelines</i>, the <i>Sustainable Residential Development in Urban Areas Guidelines</i> and the accompanying <i>Urban Design Manual</i>, the <i>Traffic Management Guidelines</i> (2003), the <i>Traffic and Transport Assessment Guidelines (2007)(2014)</i>, the <i>Design Manual for Urban Roads and Streets</i> (2013) and the <i>NRA Design Manual for Roads and Bridges as appropriate to the national road network outside areas subject to a reduced urban speed limit</i>, and any forthcoming guidelines in relation to street design and cycling facilities shall be applied to new developments, as appropriate.</p>	<p>Clarification of wording and titles of legislation and policy documents.</p>	<p>Not Applicable</p>	<p>This material alteration does not fundamentally change the draft plan.             The findings of the AA screening carried out on the draft plan are unaffected.             No significant impact on Natura sites.</p>
<p><b>MA 21</b>            Amend draft plan as follows:            -Include specific reference to the SEA Regulations, S.I. No. 201 of 2011 on page 2 in the plan as follows:</p>	<p>Clarification of wording and titles of legislation and policy documents.</p>	<p>Not Applicable</p>	<p>This material alteration does not fundamentally change the draft plan.             No significant impact on Natura</p>

Material Alterations Proposed by Members	Effects of Material Alteration	Potential impacts of material alterations on Natura Sites	Determination
<p>The Strategic Environmental Assessment Screening has been prepared in accordance with the EU Directive on SEA (2001/42/EC), the <del>national Planning and Development (Strategic Environmental Assessment) Regulations 2004</del> (SI No. 436 of 2004) as amended by the <del>Planning and Development (Strategic Environmental Assessment) (Amendment) Regulations 2011</del> (S.I. No. 201 of 2011), the <del>European Communities (Environmental Assessment of Certain Plans and Programmes) (Amendment) Regulations 2011</del> (SI No. 200 of 2011) amending the <del>European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004</del> (S.I. No.435 of 2004), and the 2004 Strategic Environmental Assessment Guidelines.....</p>			sites.
<p><b>MA 22</b>  <b>-Policy UI 1 – Water Supply, Wastewater and Surface Water Infrastructure</b>  Support Irish Water in the provision and maintenance of adequate wastewater disposal and water supply and <del>the maintenance of the existing</del> surface water drainage infrastructure, in accordance with EU Directives, to service <del>the development of</del> Headford. This will include satisfactory capacity for public wastewater <del>and storm-water sewers as appropriate, and</del> a satisfactory quantity and quality of water supply. <del>and the promotion of</del> Sustainable Drainage System approaches and techniques within the plan area shall <del>also</del> be supported .</p> <p><b>-Objective UI 4 – Connections to the Public Sewer &amp; Public Water Mains</b>  Development shall connect to the public sewer</p>	Clarification of wording and titles of legislation and policy documents.	Not Applicable	<p>This material alteration does not fundamentally change the draft plan.</p> <p>No significant impact on Natura sites.</p>

Material Alterations Proposed by Members	Effects of Material Alteration	Potential impacts of material alterations on Natura Sites	Determination
<p>and public water mains, <b>subject to a connection agreement with Irish Water</b>, in order to protect all waters in the plan area, and also to consolidate the urban structure and to control ribbon development along approach roads into Headford.</p> <p><b>-Objective UI 5 – Surface Water Drainage and Sustainable Drainage Systems</b>  Maintain and enhance, as appropriate, the existing surface water drainage system throughout the plan area and ensure that new developments are adequately serviced with surface water drainage infrastructure and promote the use of Sustainable Drainage Systems in new developments. Surface water runoff from development sites will be limited to pre-development levels and planning applications for new developments will be required to provide details of surface water drainage and Sustainable Drainage Systems proposals, <b>with the developer responsible for the satisfactory disposal of surface water.</b></p>			
<p><b>MA 23</b>  (Moyne Villa -Submission 12)</p> <p>Amend the Draft Plan as follows:  <b>-Section 2.2.3 Preferred Development Option</b>  .....  .....  Headford has <b>an adequate provision of a number of</b> community facilities including schools, a library and a number of sport pitches, which are predominantly located to the west of the village, allowing the opportunity for shared use of such facilities.</p>	<p>The development of new pitches and sports training facilities may have the following general effects  - Development and operational phases: Increased population – light, noise, traffic, air emissions. Pollution from use or storage of hazardous materials (paint, oil, pesticides). Disturbance from increased recreational pressure in surrounding landscape. Increased wastewater. Increase in hard landscaping and runoff water.</p>	<p>The Headford Local Area Plan has several objectives and policies which are intended to avoid potential negative impacts on Natura sites through compliance with all relevant legislation and guidelines and abiding by the principles of best practice in relation to planning and land use management</p>	<p>This material alteration does not fundamentally change the draft plan.</p> <p>Most of the impacts would be localised and should be avoided or negated through the application of the policies and objectives already contained within the plan.</p> <p>No significant impact on Natura</p>

Material Alterations Proposed by Members	Effects of Material Alteration	Potential impacts of material alterations on Natura Sites	Determination
-Include a new objective as follows: <b>Objective CF 10 - Sporting Pitches &amp; Facilities</b> Support the development of further sports pitches and training facilities on lands zoned for such purposes.	Drainage and changes to hydrological conditions in surrounding landscape. Introduction of invasive plant or animal species	in flood risk areas.	sites.

**Table 4.1** The Screening of Proposed Material Alterations.

#### 4.1. Land Use Zoning

Most of the material alterations consist of rezoning of lands and alterations to the plan boundary. Most of the rezoning is from Open Space/Recreation & Amenity use to Residential Phase 2 with a couple of sites being rezoned for Business and Enterprise or Village Centre/Commercial.

**Table 4.2** This table illustrates the increase in land due to Material Alterations.

Material Alterations	Land Use Zoning as per Draft Plan	Land Use Zoning as per Material Alterations	Nett increase/decrease in land use zoning
MA1	Outside Plan Boundary	Phase 2 Residential	+1.50ha
MA2	Outside Plan Boundary	Business & Enterprise	+3.58ha
MA3	Phase 2 Residential & Open Space/Recreation & Amenity	Phase 2 Residential	+0.00814ha
MA4	Constrained Land use(Residential Existing) and Recreation, Amenity & Open Space	Phase 2 Residential	+0.290ha
MA5	Recreation, Amenity & Open Space	Phase 2 Residential	+0.996ha
MA6	Outside Plan Boundary	Phase 2 Residential	+1.115ha
MA7	Recreation, Amenity & Open Space	Partly Rezoned to Phase 2 Residential	+3.404ha
MA8	Outside Plan Boundary	Existing Residential and Phase 2 Residential	+0.806ha
MA9	Existing Residential	Village Centre/Commercial	+0.1973ha
MA10	Outside Plan Boundary	Phase 2 Residential	+1.97ha
MA11	Outside Plan Boundary	Business and Enterprise	+ 3.445ha
MA12	Outside Plan Boundary	Phase 2 Residential	+0.55ha
MA13	Community Facilities	Phase 2 Residential	+1.26 ha
MA15	Outside Plan Boundary	Phase 2 Residential	+1.945ha
MA16	Outside Plan Boundary	Phase 2 Residential	+2.246ha

**Table 4.2** The nett increase in land within the plan area

While lands zoned as Residential (Phase 1) are designated for development within the lifetime of the Local Area Plan, subject to normal planning, environmental, access and servicing requirements, Residential (Phase 2) are reserved for the longer term growth needs of the town. Thus, Residential (Phase 2) lands are generally not developable within the lifetime of this Plan, with some rare exceptions which may be considered by the Planning Authority within the lifetime of this Local Area Plan subject to a suitable case being made for the proposal such as:

1. Single house developments for family members on family owned lands.
2. Non-residential developments that are appropriate to the site context, any existing residential amenity and the existing pattern of development in the area.
3. Where it is apparent that R - Residential (Phase 1) lands cannot or will not be developed within the plan period, residential development may be considered in a phased manner on some R- Residential (Phase 2) lands. Development on Residential-Phase 2 lands will normally only be considered where 50% of the lands in Residential-Phase 1 are committed to development.

The above exceptions will be subject to compliance with the Core Strategy in the Galway County Development Plan, the policies and objectives in this Local Area Plan, the principles of proper planning and sustainable development and to meeting normal planning, environmental, access and servicing requirements. Developments will only be permitted where a substantiated case has been made to the satisfaction of the Planning Authority and the development will not prejudice the future use of the lands for the longer term growth needs of the town.

Therefore, while there is overall a net increase in lands designated for development, the reality is that most of this land area is designated as Phase 2 Residential and is very unlikely to be considered for development within the lifetime of the plan

#### 4.2. Policies and Objectives

Policies and objectives in the Draft Headford Local Area Plan 2015 – 2021 which are intended to protect the environment and prevent impacts on Natura Sites are illustrated in table 4.3 below.

<b>Policies &amp; Objectives</b>	<b>Preventative Measures</b>
<b>Policies NH1 and objectives DS3, NH1, NH2, NH4</b>	<b>Specifically ensure that development or activities from the plan can only proceed in compliance with the Birds and Habitats Directive</b>
<b>Policies RD1, RD2, WQ1, ENV1, FL1, WM1, WM2 DM Guidelines WQ1</b> and <b>Objectives DS7, DS8, LU5, LU8, LU9, LUD1, LUD2, RD1, ST1, ST2, ST3, ST4, WQ1, WQ2, FL1, FL2, FL3, FL4, FL5, FL6, FL7, NH3, NH4, NH6,</b>	<b>Require that all developments and activities under the plan are compliant with all relevant legislation and statutory guidelines and abide by principles of proper planning compatible with biodiversity and environmental considerations provides a safeguard for Natura habitats and species.</b>
<b>Policies UI1, WQ1, FL1, DM Guidelines WQ1</b> and <b>Objectives DS5, DS7, TI7, UI3, UI4, UI5, WQ1, WQ2, ENV3, ENV4, FL1, FL2, FL7, FL9, FL11, NH5, NH6, NH7, NH8</b>	<b>Ensure that no negative impacts occur due to reduced air or water quality</b>
<b>Objectives NH2, NH3, NH5, NH12</b>	<b>Ensure consideration for all protected habitats and species in developments and activities in the plan.</b>
<b>Objectives RD10, RD12, ENV2, UD4, NH5, NH9, NH10, NH11,</b> And <b>DM Guideline NH1</b>	<b>Protect biodiversity and natural heritage features in general.</b>

**Table 4.3** Policies & objectives in relation to the protection of Natura 2000 sites.

During the AA screening (January 2015) of the Draft Local Area Plan for Headford, it was considered that the strict policies and objectives contained in the plan pertaining to environmental and water quality protection when applied at the project level would effectively ensure that no significant impacts would occur. Furthermore, lands within the Plan Area boundary were zoned according to the best practice and based on the most up to date information available including the OPWs FRAM maps. These zoning patterns included provisions for green extensive Amenity and Recreation zones which would be largely undeveloped particularly in areas close to waterways as well as constrained land use in developed areas susceptible to flooding.

Some of the changes to the land use zonings proposed by the members come into conflict with these objectives and policies of the plan and deviate from the best practice in designating lands for development where they have the potential to flood and or impact on the habitat quality or species of nearby Natura sites.

#### **4.3. Water Quality**

A key consideration in the screening process for the Local Area Plan was the potential impact on water quality in Lough Corrib from the plan. It was shown that the wastewater treatment plant has been licenced subject to AA screening and is operating efficiently and well within capacity and that latest water quality data shows an improvement in water quality in recent years within the plan area. This is unchanged by the material alterations as no development will be allowed to proceed without adequate provision of waste water treatment.

### **5. Summary**

The rezoning of lands to Residential Phase 2, Business and Enterprise or Village Centre/Commercial allows development in principle. Any development of undeveloped land has the potential to have negative effects on the local environment and consequently impact on the habitat quality or qualifying species of the nearby Natura Sites.

The proper application of good planning practice and development control should avoid or minimise local environmental impacts and prevent any significant impact on Natura sites.

However, the rezoning of lands to allow for development in Indicated flood zones and in close proximity to water goes against the principle of sustainable land use management and comes into conflict with many of the policies and objectives of the plan.

Furthermore if all of the material alterations to rezone lands for development are accepted, it constitutes a significant land take in the plan area. A substantial area of the subject land occurs within or near flood zones and or the Headford River which is a direct hydrological link to Lough Corrib SAC/SPA. The potential in-combination and cumulative impacts associated with the material alterations must also be considered along with the existing land use policies and objectives in the LAP and other plans and projects which may influence land use in the area of the designated sites.

Therefore, the Material Alterations (14, 17, 18, 19, 20, 21, 22 & 23) may be screened out as they would have a neutral effect as they would not involve any change in land use that would have an impact on the Lough Corrib Natura Sites. In addition the Material Alterations (8, 9, 10, 11, 12, 13, 15 & 16) may also be screened out by virtue of their size or location which would effectively prevent any negative impacts. The effects of development on these sites would be limited to low level, localised effects namely loss of habitat of limited ecological value.

However the Material Alterations (1, 2, 3, 4, 5, 6 & 7) due to their location in proximity to water courses and within Indicative flood zones A or B were each considered in isolation and were considered more likely to have potential impacts on the local environment including the possibility of a reduction in water and habitat quality in the Headford River and environs. Individually they can effectively be screened out considering the policies and objective contained in the plan which would effectively prevent significant impacts on the downstream Natura sites. However, when the cumulative and in-combination effects are taken into consideration, the possibility for negative impacts on the Lough Corrib Natura sites cannot be ruled out.

### **6. Conclusion**

Material Alterations 8 to 23 will have no significant impacts on the Lough Corrib SAC/SPA and do not require Stage 2 Appropriate Assessment.

Considering the increased area zoned for development and the location of existing developments and rezoned sites within flood zones and ecologically sensitive areas with direct hydrological pathways to two Natura sites it is not possible to exclude the possibility of any significant impact on the Lough Corrib SAC/SPA due to the possible cumulative and in-combination effects of Material Alterations 1-7.

Stage 2 Appropriate Assessment is required for these specific Material Alterations to the Draft Local Area Plan.

## 7. Stage 2 Appropriate Assessment of Material Alterations

### 7.1. Introduction

Stage 2 of the Appropriate Assessment process determines whether, in view of the site's conservation objectives, the Material Alterations to the plan either alone or in combination with other plans and projects would have an adverse effect (or risk of this) on the integrity of the identified Natura sites.

### 7.2. Natura Sites

As outlined in the Stage 1 Screening report, Lough Corrib SAC and SPA are identified as the Natura sites at risk of sustaining adverse effects due to the proposed Material Alterations.

### 7.3. Conservation Objectives

Table 3.1 outlines the qualifying interests and conservation objectives for each for the Lough Corrib SAC and SAC Natura sites.

### 7.4 Potential Impacts of Material Alterations 1- 7 on Natura Sites

The Material Alterations proposed by the members were screened for Appropriate Assessment and it was found that MAs 1 – 7 when considered in combination with the other plans and projects in the area including the Draft Headford LAP have the potential to have an impact on the Lough Corrib SAC and SPA thus:

Material Alterations Proposed by Members	Key issues that may lead to a potential impact on Natura sites	Potential Impact
<p><b>MA 1</b> Include subject lands within the plan boundary and zone Residential–Phase 2 as per attached map (<i>Material Alterations Proposed to the Draft Plan – Map 1A Land Use Zoning - Draft Headford Local Area Plan</i>).</p>	<ul style="list-style-type: none"> <li>• Zoning of lands for residential development in close proximity to waterways with a direct hydrological link to Lough Corrib.</li> <li>• Zoning of development lands within flood zones.</li> </ul>	<p><b>May impact on the qualifying habitats and species of the Lough Corrib SAC and SPA through:</b></p> <ul style="list-style-type: none"> <li>- Reduced habitat quality (water quality)</li> <li>- Disturbance to mobile species</li> </ul>
<p><b>MA 2</b> Include the subject lands within the plan boundary and zone Business &amp; Enterprise as per attached Map 1A.</p>	<ul style="list-style-type: none"> <li>• Zoning of lands for Business and Enterprise development in close proximity to waterways with a direct hydrological link to Lough Corrib.</li> <li>• Zoning of development lands within flood zones.</li> </ul>	<p><b>May impact on the qualifying habitats and species of the Lough Corrib SAC and SPA through:</b></p> <ul style="list-style-type: none"> <li>- Reduced habitat quality (water quality)</li> <li>- Disturbance to mobile species</li> </ul>



<b>Material Alterations Proposed by Members</b>	<b>Key issues that may lead to a potential impact on Natura sites</b>	<b>Potential Impact</b>
<p><b>MA 3</b> Zone subject lands located outside of the buffer zone area as Residential Phase, as per attached Map 1 A.</p>	<ul style="list-style-type: none"> <li>• Zoning of lands for residential development in close proximity to waterways with a direct hydrological link to Lough Corrib.</li> <li>• Zoning of development lands within flood zones.</li> </ul>	<p><b>May impact on the qualifying habitats and species of the Lough Corrib SAC and SPA through:</b></p> <ul style="list-style-type: none"> <li>- Reduced habitat quality (water quality)</li> <li>- Disturbance to mobile species</li> </ul>
<p><b>MA 4</b> Rezone lands from Constrained Land Use (Residential-Existing) and Recreation, Amenity &amp; Open Space to Existing Residential, as per attached Map 1A.</p>	<ul style="list-style-type: none"> <li>• Zoning of lands for residential development in close proximity to waterways with a direct hydrological link to Lough Corrib.</li> <li>• Zoning of development lands within flood zones.</li> </ul>	<p><b>May impact on the qualifying habitats and species of the Lough Corrib SAC and SPA through:</b></p> <ul style="list-style-type: none"> <li>- Reduced habitat quality (water quality)</li> <li>- Disturbance to mobile species</li> </ul>
<p><b>MA 5</b> Rezone the lands from Recreation, Amenity and Open Space to Residential-Phase 2 as per attached Map 1A.</p>	<ul style="list-style-type: none"> <li>• Zoning of lands for residential development in close proximity to waterways with a direct hydrological link to Lough Corrib.</li> <li>• Zoning of development lands within flood zones.</li> </ul>	<p><b>May impact on the qualifying habitats and species of the Lough Corrib SAC and SPA through:</b></p> <ul style="list-style-type: none"> <li>- Reduced habitat quality (water quality)</li> <li>- Disturbance to mobile species</li> </ul>
<p><b>MA 6</b> Extend the plan boundary and zone all lands as Residential-Phase 2 as per attached Map 1A.</p>	<ul style="list-style-type: none"> <li>• Zoning of lands for residential development in close proximity to waterways with a direct hydrological link to Lough Corrib.</li> <li>• Zoning of development lands within flood zones.</li> </ul>	<p><b>May impact on the qualifying habitats and species of the Lough Corrib SAC and SPA through:</b></p> <ul style="list-style-type: none"> <li>- Reduced habitat quality (water quality)</li> <li>- Disturbance to mobile species</li> </ul>

Material Alterations Proposed by Members	Key issues that may lead to a potential impact on Natura sites	Potential Impact
<p><b>MA 7</b> Rezone the subject lands outside of the flood zone area as Residential – Phase 2, as per attached Map 1A.</p>	<ul style="list-style-type: none"> <li>• Zoning of lands for residential development in close proximity to waterways with a direct hydrological link to Lough Corrib.</li> <li>• Zoning of development lands close to flood zones.</li> <li>• In combination effects with MA5</li> </ul>	<p><b>May impact on the qualifying habitats and species of the Lough Corrib SAC and SPA through:</b></p> <ul style="list-style-type: none"> <li>- Reduced habitat quality (water quality)</li> <li>- Disturbance to mobile species</li> </ul>

**Table 7.1** Material Alterations and Impacts on Natura sites

### 7.5. Assessment of Potential Impacts on the Lough Corrib SAC and SPA

The Local Area Plan is a policy document which provides a framework for the land use management to allow for economic growth and development of the town as well as the infrastructure, services and facilities to meet the requirements of the current and future population. The plan must consider how development can take place which will be sustainable and balanced way so as to meet the needs of the local residential and commercial interests while ensuring the health and function of the local environment.

This is done through

- Selective zoning of land parcels for suitable development
- Application of Development Standards which provide parameters for suitable development
- Objectives and policies for development within the context of the plan.

Because of the nature of the plan, it is not possible to specify or quantify with any degree of certainty what the potential impacts of the plan would be. That is – the plan can zone land for a certain use, type of development or development density however it does not specify what development, if any will be proposed for any given site during the lifetime of the plan.

We can only state that in zoning of land for development in areas that are vulnerable to flooding and or those that have a direct hydrological pathway to Lough Corrib, the proposed Material Alterations carry a risk of having a negative impact on the conservation objectives of the Lough Corrib SAC and SPA.

The risk of these negative effects may be considered to be relatively low for the following reasons:

1. Most of the subject lands have been rezoned as Residential (Phase 2) which means that they are most unlikely to be considered for development within the lifetime of the plan.
2. It is implicit that the standards, guidelines and policies and objectives set out in the Draft Headford Local Area Plan will be implemented at the project level i.e. by Development Management of the Planning Section within the Local Authority when a project is submitted for planning permission. The rigorous implementation of the policies and objectives of the plan relating to the protection of the environment (see table 4.3) would prevent any unsuitable developments or activities within the Plan area which would have a significant adverse effect on the environment. In particular Objective DS3, Policy NH1 and Objective NH1 relate specifically to the implementation of Article 6(3) of the Habitats Directive is designed to ensure that no plan or project can proceed within the plan area which would have a significant impact on any Natura site.

## 8. Mitigation of Impacts

The application of the existing policies and objectives and abidance of all relevant legislation and guidelines relating to good planning and land use management and flood risk management should in practice avoid any negative impacts on Natura sites arising from the Material Alterations outlined above.

Material Alterations 1-7, by zoning these sites Residential or Business and Enterprise and allowing in principle for development contradicts the principles of sustainable land use management and good planning so mitigation in the form of specific objectives for these lands should be included to bolster the existing policies, objectives and standards and clarify procedures where the inappropriate re-zoning of lands may have the potential to impact on nearby Natura sites.

In line with best practice, a hierarchy of mitigation, starting with avoidance should be followed. The table 8.1 below outlines mitigation measures in the form of specific objectives which if implemented will ensure that any potential impact arising from the rezoning of the specified lands eliminate the risk of any significant impacts on the specified Natura Sites.

Material Alteration	Mitigation
<b>MA1</b>	<ol style="list-style-type: none"> <li>1. Any development proposals should be considered with extreme caution and will be required to comply with The Planning System and Flood Risk Management Guidelines for Planning Authorities/Circular PL2/2014 &amp; the associated Development Management Justification Test. Climate Change should be duly considered in any development proposal.</li> <li>2. A buffer zone will be included so that no development is permitted within 20m of the river bank.</li> <li>3. Any development proposals submitted for this site will require a detailed ecological report (s), carried out by suitably qualified personnel for the purposes of informing Appropriate Assessment Screening by Galway County Council, the competent authority.</li> <li>4. The relevant lands will be outlined and flagged with a symbol on the land use zoning map and on the GIS system of Galway County Council so that staff and the public are aware of the special conditions/constraints attached.</li> <li>5. A briefing will be provided to relevant staff within Galway County Council on the special conditions and constraints on relevant lands.</li> </ol>
<b>MA2</b>	<ol style="list-style-type: none"> <li>1. Any development proposals should be considered with extreme caution and will be required to comply with The Planning System and Flood Risk Management Guidelines for Planning Authorities/Circular PL2/2014 &amp; the associated Development Management Justification Test. Climate Change should be duly considered in any development proposal.</li> <li>2. A buffer zone will be included so that no development is permitted within 20m of the river bank.</li> <li>3. Any development proposals submitted for this site will require a detailed ecological report (s), carried out by suitably qualified personnel for the purposes of informing Appropriate Assessment Screening by Galway County Council, the competent authority.</li> <li>4. The relevant lands will be outlined and flagged with a symbol on the land use zoning map and on the GIS system of Galway County Council so that staff and the public are aware of the special conditions/constraints</li> </ol>

	<p>attached.</p> <p>5. A briefing will be provided to relevant staff within Galway County Council on the special conditions and constraints on relevant lands.</p>
<b>MA3</b>	<p>1. Any development proposals should be considered with extreme caution and will be required to comply with The Planning System and Flood Risk Management Guidelines for Planning Authorities/Circular PL2/2014 &amp; the associated Development Management Justification Test. Climate Change should be duly considered in any development proposal.</p> <p>2. A buffer zone will be included so that no development is permitted within 20m of the river bank.</p> <p>3. Any development proposals submitted for this site will require a detailed ecological report (s), carried out by suitably qualified personnel for the purposes of informing Appropriate Assessment Screening by Galway County Council, the competent authority.</p> <p>4. The relevant lands will be outlined and flagged with a symbol on the land use zoning map and on the GIS system of Galway County Council so that staff and the public are aware of the special conditions/constraints attached.</p> <p>5. A briefing will be provided to relevant staff within Galway County Council on the special conditions and constraints on relevant lands.</p>
<b>MA4</b>	<p>1. Any development proposals should be considered with extreme caution and will be required to comply with The Planning System and Flood Risk Management Guidelines for Planning Authorities/Circular PL2/2014 &amp; the associated Development Management Justification Test. Climate Change should be duly considered in any development proposal.</p> <p>2. A buffer zone will be included so that no development is permitted within 20m of the river bank.</p> <p>3. Any development proposals submitted for this site will require a detailed ecological report (s), carried out by suitably qualified personnel for the purposes of informing Appropriate Assessment Screening by Galway County Council, the competent authority.</p> <p>4. The relevant lands will be outlined and flagged with a symbol on the land use zoning map and on the GIS system of Galway County Council so that staff and the public are aware of the special conditions/constraints attached.</p> <p>5. A briefing will be provided to relevant staff within Galway County Council on the special conditions and constraints on relevant lands.</p>
<b>MA5</b>	<p>1. Any development proposals should be considered with extreme caution and will be required to comply with The Planning System and Flood Risk Management Guidelines for Planning Authorities/Circular PL2/2014 &amp; the associated Development Management Justification Test. Climate Change should be duly considered in any development proposal.</p>

	<ol style="list-style-type: none"> <li>2. A buffer zone will be included so that no development is permitted within 20m of the river bank.</li> <li>3. Any development proposals submitted for this site will require a detailed ecological report (s), carried out by suitably qualified personnel for the purposes of informing Appropriate Assessment Screening by Galway County Council, the competent authority.</li> <li>4. The relevant lands will be outlined and flagged with a symbol on the land use zoning map and on the GIS system of Galway County Council so that staff and the public are aware of the special conditions/constraints attached.</li> <li>5. A briefing will be provided to relevant staff within Galway County Council on the special conditions and constraints on relevant lands.</li> </ol>
<b>MA6</b>	<ol style="list-style-type: none"> <li>1. Any development proposals should be considered with extreme caution and will be required to comply with The Planning System and Flood Risk Management Guidelines for Planning Authorities/Circular PL2/2014 &amp; the associated Development Management Justification Test. Climate Change should be duly considered in any development proposal.</li> <li>2. A buffer zone will be included so that no development is permitted within 20m of the river bank.</li> <li>3. Any development proposals submitted for this site will require a detailed ecological report (s), carried out by suitably qualified personnel for the purposes of informing Appropriate Assessment Screening by Galway County Council, the competent authority.</li> <li>4. The relevant lands will be outlined and flagged with a symbol on the land use zoning map and on the GIS system of Galway County Council so that staff and the public are aware of the special conditions/constraints attached.</li> <li>5. A briefing will be provided to relevant staff within Galway County Council on the special conditions and constraints on relevant lands.</li> </ol>
<b>MA7</b>	<ol style="list-style-type: none"> <li>1 Any development proposals should be considered with extreme caution and will be required to comply with The Planning System and Flood Risk Management Guidelines for Planning Authorities/Circular PL2/2014 &amp; the associated Development Management Justification Test. Climate Change should be duly considered in any development proposal.</li> <li>2. Any development proposals submitted for this site will require a detailed ecological report (s), carried out by suitably qualified personnel for the purposes of informing Appropriate Assessment Screening by Galway County Council, the competent authority.</li> <li>3. The relevant lands will be outlined and flagged with a symbol on the land use zoning map and on the GIS system of Galway County Council so that staff and the public are aware of the special conditions/constraints attached.</li> <li>4. A briefing will be provided to relevant staff within Galway County Council on the special conditions and constraints on relevant lands.</li> </ol>

**Table 8.1** Mitigation Measures in relation to MA1-MA7

## **9. Conclusion**

The Appropriate Assessment Screening identified that there was potential for likely significant effects arising from the adoption and implementation of the proposed material alterations as outlined. Accordingly a Stage 2 Appropriate Assessment was undertaken to ensure that potential adverse effects on the integrity of the specified Natura sites were avoided.

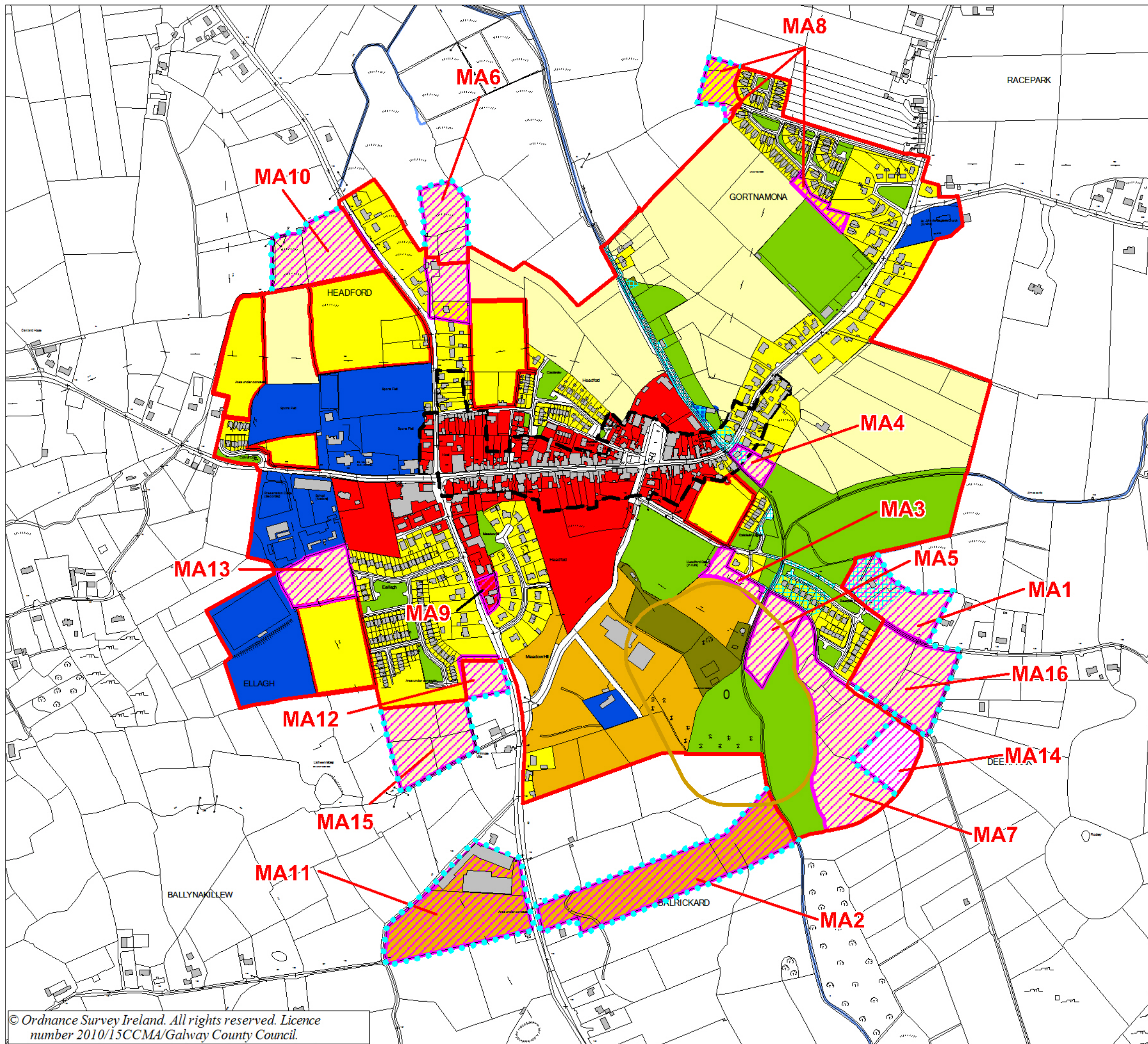
To this end, mitigation measures were recommended for inclusion to address the potential adverse effects identified in the Assessment.

Together with the existing policies and objectives relating to the Habitats Directive, Water Quality and Flood Risk Management already contained in the Draft Headford Local Area Plan, it is considered that these measures will be sufficient to ensure that there will be no adverse effect on the integrity of Natura sites arising from the implementation of the proposed Material Alterations to the Draft Headford Local Area Plan 2015-2021.

It is imperative that the mitigation measures are adopted and implemented together with the existing policies and objectives in the plan in order to ensure that the proposed material alterations will have no adverse effect on Natura 2000 sites. If they are not implemented, the risk of adverse impacts on Natura sites remains and the Draft Headford Local Area Plan with the proposed Material Alterations cannot be adopted.

**Appendix A**

**Map of Material Alterations Proposed to the Draft Headford  
Local Area Plan 2015-2021**



- Local Area Plan Boundary
- R - Residential Existing
- R - Residential (Phase 1)
- R - Residential (Phase 2)
- C1 - Village Centre / Commercial.
- OS - Open Space / Recreation & Amenity
- BE - Business and Enterprise.
- CF - Community Facilities
- PU - Public Utilities
- Buffer Zone
- CL - Constrained Land Use
- Rivers/Streams
- TI - Transport Infrastructure
- ACA - Architectural Conservation Area
- Material Alterations
- Material Alterations to LAP Boundary

**NOTE:**  
 This Map should be read in conjunction with Maps 2 Specific Objectives, Maps 3 Indicative Flood Risk Management Areas and the policies, objectives and guidelines outlined in Section 2 and Section 3 of the plan, including those in relation to land use management, zoning and flood risk.