Comhairle Contae Mhaigh Eo
Mayo County Council

STRATEGIC ENVIRONMENTAL ASSESSMENT OF THE WESTPORT LOCAL AREA PLAN 2023-2029

Mayo County Council

Prepared under the Planning and Development (Strategic Environmental Assessment) Regulations 2004. (S.I 436/2004) as amended

Minogue & Associates
ENVIRONMENTAL CONSULTANCY

JBA consulting

Contents

1 Introduction

1.1 Purpose of this SEA Environmental Report

This is the Environmental Report that has been prepared as part of the Strategic Environmental Assessment of the draft Westport Local Area Plan 2023-2029(LAP). A Local Transport Plan (LTP) has also been prepared for Westport and will run concurrently with the Local Area Plan. It is provided as an appendix to the Westport LAP and has been assessed through the environmental assessment processes. Up to this point an iterative approach has been taken with regards the development of the LTP and LAP.

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

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

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

1.2 Strategic Environmental Assessment

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

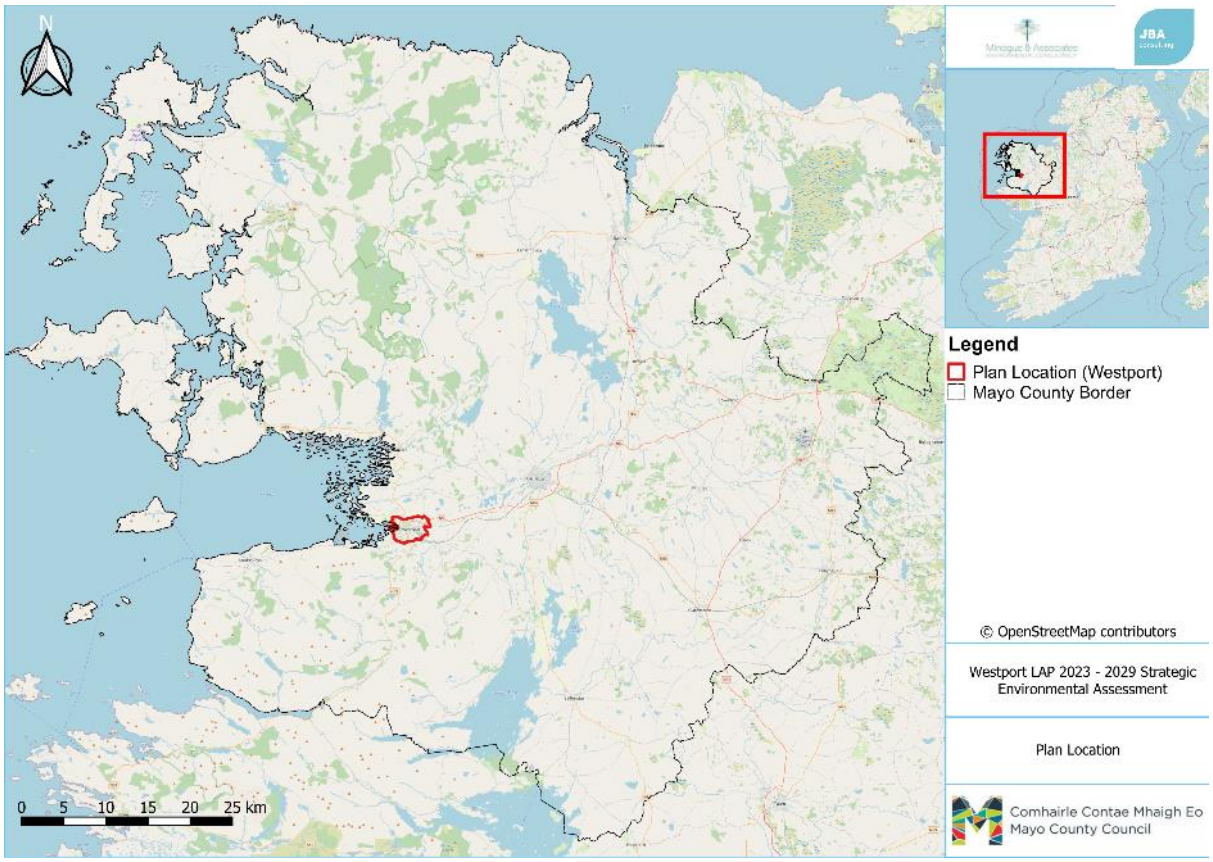
> *'to provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes with a view to promoting sustainable development*.'

1.3 Scale, nature and duration of plan

Figure 1.1 shows the outline of the plan area within the wider context of Mayo County. The proposed LAP will effectively replace the existing LAP, namely the Westport Town and Environs Development Plan 2010-2016 as adopted by Mayo County Council in 2020.

The LAP must include objectives relating to land use zoning and protection of the environment. The LAP will be prepared in line with Ministerial Guidelines under the Planning and Development Act, 2000 (as amended) and shall accord with national and relevant European legislation. The development plan is included in the hierarchy of plans and strategies at national, regional and local level. The National Planning Framework (NPF) is the Government's strategic plan for shaping the future growth and development of the country to 2040. At regional level, the Regional Spatial and Economic Strategy (RSES) developed by the Northern and Western Regional Assembly sets out a framework for implementation of the NPF at a regional level. The RSES identities the large urban areas as key economic drivers for the region, and at county level. In Mayo, the RSES identifies strategic roles for Castlebar and Ballina, as designated Key Towns, and Westport, as a town with strategic development potential of a regional scale intrinsically linked to Castlebar. At local level, the development plan must be consistent with both the NPF and the RSES.

Figure 1-1 Westport Plan Area within the Mayo County



1.4 Structure and preparation of this Environmental Report

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

Table 1-1 Information Required To Be Contained In An SEA Environmental Report.

Schedule 2B of Statutory Instrument 435 of 2004	Addressed in this SEA ER
(a) an outline of the contents and main objectives of the plan and relationship with other relevant plans	Chapter One Introduction and Chapter Two Methodology outlines contents and main objectives Chapter Three details the relationship with other relevant plans
(b) the relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan	Chapter Four Baseline Environment provides this information
(c) the environmental characteristics of areas likely to be significantly affected	Chapter Four Baseline Environment provides this information
(d) any Issues and Threats problems which are relevant to the plan including, in particular, those relating to any areas of a particular environmental importance, such as	Chapter Four Baseline Environment provides this information

areas designated pursuant to the Birds Directive or Habitats Directive	
(e) the environmental protection objectives, established at international, European Union or national level, which are relevant to the plan and the way those objectives and any environmental considerations have been taken into account during its preparation	Chapter Five: SEA Objectives provides this information
(f) the likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors	Chapter Seven, Significant Effects on the Environment provides this information
(g) the measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan	Chapter Eight, Mitigation Measures provides this information
(h) an outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information	Chapter Six, Alternatives Considered provides this information and difficulties encountered are listed at the end of Chapter Two, Baseline Environment.
(i) a description of the measures envisaged concerning monitoring of the significant environmental effects of implementation of the plan	Chapter Ten, Monitoring provides this information
(j) a non-technical summary of the information provided under the above headings	This is provided as a separate document to this Environmental Report but is also available

2 Methodology

2.1 Introduction

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

The following guidelines will be used in this SEA:

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

2.2 Stages in the SEA process

The steps involved in SEA are as follows:

- Screening (determining whether or not SEA is required).

- Scoping (determining the range of environmental issues to be covered by the SEA).
- The preparation of an Environmental Report (***current stage***)
- The carrying out of consultations.
- The integration of environmental considerations into the Plan or Programme.
- The publication of information on the decision (SEA Statement).

2.3 Screening

The SEA Regulations state that SEA is mandatory for certain plans including City/county development plans. Therefore, the SEA process commenced at Scoping stage outlined below.

2.4 Scoping

The purpose of the SEA Scoping report is to identify the scope of the SEA and ensure that relevant data and environmental topics are included in the SEA. The Scoping report was issued to the statutory environmental authorities on September 6th, 2021 for comment.

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

Table 2-1 Summary of SEA Scoping Submissions and SEA response to same

Consultee	Main Points	SEA response
Geological Survey Ireland (GSI)	GSI the national earth science agency and a division of the Department of the Environment, Climate and Communications provide independent geological information and advice and gather various data for that purpose. GSI recommend using these various data sets (see website for data availability) when conducting the EIAR, SEA, planning and scoping processes. This data can add to the content and robustness of the SEA process. With this in mind please find attached a list of our publicly available datasets that may be useful to the environmental assessment and planning process. We recommend that you review this list and refer to any datasets you consider relevant to your assessment.	Notes Datasets reviewed and incorporated where appropriate
	Geoheritage GSI is in partnership with the NPWS, DHLGH to identify and select important geological and geomorphological sites throughout the country for designation as geological NHAs. The audit of CGSs of County Mayo was completed in 2014, revised in 2019 and published in November 2020. The full report details can be found at The Geological Heritage of County Mayo (dccae.gov.ie). Our records show that there are CGSs in the vicinity of the Westport, Castlebar & Ballina LAPs. Mayo County Council should be aware there may be potential impacts on the integrity of the current CGSs envisaged by potential developments, such as road schemes, should these sites not be assessed as constraints. Ideally, the sites should not be damaged or integrity impacted or reduced in any manner due to the proposed development. However, this is not always possible, and in this situation appropriate mitigation measures should be put in place to minimize or mitigate potential impacts. Where the integrity cannot be preserved, we would ask that careful consideration be given in design to accommodating preservation of, for example, road cutting faces and access to the site during construction to record the exposures to strengthen our knowledge and datasets.	Noted Noted Noted and incorporated in the SEA
	Culture and Tourism Over the past number of years geology has become a large part of Irish tourism. Ireland currently has three UNESCO Global Geoparks, and a number of other geotourism projects including the Joyce Country and Western Lakes aspiring UNESCO Global Geopark project in South Mayo/North Galway, which is located within a short drive from Westport and Castlebar. These Geoparks, along with other tourism initiatives such as the Wild Atlantic Way, Irelands Ancient East, and Irelands Hidden Heartlands have bolstered tourism in various parts of Ireland and helped to increase its levels in areas that were previously not as popular with tourists. In 2020, GSI's Geoheritage Programme submitted comments to Fáilte Ireland regarding how best to include and promote the geological heritage of Clew Bay within the Draft Clew Bay Destination & Experience Development Plan (DEDP). As the diverse and varied geology of Clew Bay and County Mayo is of international importance and significance, we are happy to provide support in relation to how best to present and promote the geological heritage of Mayo and Clew Bay within the wider development of the Clew Bay DEDP. We would encourage geology and geoheritage to be a significant part of any tourism initiative and could be included as part of the Tourism & Recreation theme within the three LAPs pre-draft LAP Issues Papers.	Noted Noted
	Groundwater	Noted

Consultee	Main Points	SEA response
	GSI's Groundwater and Geothermal Unit Groundwater (gsi.ie), provides advice, data and maps relating to groundwater distribution, quality and use, which is especially relevant for safe and secure drinking water supplies and healthy ecosystems.Proposed developments need to consider any potential impact on specific groundwater abstractions and on groundwater resources in general. GSI recommend using the groundwater maps on Geological Survey Ireland Spatial Resources (arcgis.com) which should include: wells; drinking water source protection areas; the national map suite - aquifer, groundwater vulnerability, groundwater recharge and subsoil permeability maps. For areas underlain by limestone, please refer to the karst specific data layers (karst features, tracer test database; turlough water levels **(gwlevel.ie).** Background information is also provided in the Groundwater Body Descriptions. Please read all disclaimers carefully when using Geological Survey Ireland data. GWClimate (gsi.ie) is a groundwater monitoring and modelling project that aims to investigate the impact of climate change on groundwater in Ireland. This is a follow on from a previous project (GWFlood) and the data may be useful in relation to Flood Risk Assessment (FRA) and management plans. Maps and data are available on Geological Survey Ireland Spatial Resources (arcgis.com) .	Maps used for preparation of the groundwater baseline section in chapter 4 of this ER. Noted and incorporated
	Geological Mapping Geological Survey Ireland maintains online datasets of bedrock and subsoils geological mapping that are reliable and accessible. GSI would encourage use of these data which can be found at Geological Survey Ireland Spatial Resources (arcgis.com), in your future assessments.	Noted and included – see note above
	Geotechnical Database Resources, Geothermal Energy **GSI continues to populate and develop our national geotechnical database and viewer with site investigation data submitted voluntarily by industry.**	Noted and recommendation note.
	Natural Resources (Minerals/Aggregates) GSI is of the view that the sustainable development of our natural resources should be an integral part of all development plans from a national to regional to local level to ensure that the materials required for our society are available when required. GSI highlights the consideration of mineral resources and potential resources as a material asset which should be explicitly recognised within the environmental assessment process.	Noted
	Geochemistry of soils, surface waters and sediments GSI provides baseline geochemistry data for Ireland as part of the Tellus programme. Baseline geochemistry data can be used to assess the chemical status of soil and water at a regional scale and to support the assessment of existing or potential impacts of human activity on environmental chemical quality.	Noted and included in Chapter 4 of this ER
	Marine and Coastal Unit Our marine environment is hugely important to our bio-economy, transport, tourism and recreational sectors. It is also an important indicator of the health of our planet. GSI's Marine and Coastal Unit in partnership with the Marine Institute, jointly manages INFOMAR Home | Infomar,	Noted Not relevant to this LAP
	Enc: Table - Geological Survey Ireland's Publicly Available Datasets Relevant to Planning, EIA and SEA processes	noted and incorporated in the processes

Consultee	Main Points	SEA response
Development Applications Unit, Dept. Housing, Local Government and Heritage	This submission outlines heritage-related observations/recommendations co-ordinated by the DAU under the stated headings.	Noted
	Nature Conservation The Dept. make the following observations in its role as a statutory authority with overarching responsibility for nature conservation and the nature directives (i.e., the Birds and Habitats Directives). The observations are not exhaustive but are intended to assist the planning authority in meeting its obligations in relation to nature conservation, European sites, biodiversity and environmental protection in the process of reviewing and preparing the Local Area Plans.	Noted
	Government policy on nature conservation Government policy on nature conservation is clearly set out in the National Biodiversity Action Plan 2017-2021 (NBAP), which has the clear objective to "mainstream biodiversity into decision making", for all public authorities and to move towards no net loss of biodiversity. It also requires Local Authorities to develop policies and objectives for the protection and restoration of biodiversity. It is crucial that consideration is given to coherent protection and enhancement of biodiversity at a regional as well as local level. National policies that recognise the importance of incorporating biodiversity protection and nature conservation into land use plans at an early stage are namely; The National Planning Framework (NPF) 2018, Northern and Western Regional Assembly Regional Spatial and Economic Strategy 2020-32, National Biodiversity Action Plan 2017-2021, All Ireland Pollinator Plan 2021-2025 and the National Peatlands Strategy 2015. As a signatory to the United Nations (UN) Convention on Biological Diversity Strategic Plan for Biodiversity 2011-2020, Ireland's policies are reflected in a vision where "biodiversity and ecosystems in Ireland are conserved and restored, delivering benefits essential for all sectors of society and that Ireland contributes to efforts to halt the loss of biodiversity and the degradation of ecosystems in the EU and globally." All of these polices, and strategies contain explicit commitments to sustainable development, no net loss of biodiversity and a low carbon society. The Department refers to the overarching environmental regional policy objectives (RPOs) of the Regional Spatial and Economic Strategy (RSES) (2020 – 2032) notably RPO5, *"The Assembly supports the integration of biodiversity considerations in a positive, proactive and precautionary way and promotes the protections of the environment and biodiversity conservation as key principles of this strategy".*	Noted Integrated in SEA as appropriate.
	Ecological Assessments Environmental assessments should be carried out in parallel with the Plan making process to ensure integrated biodiversity impact assessment. The SEA process should take place in consultation with the teams working on the draft Plans and Appropriate Assessment as each process can help inform the other to ensure that the objectives and policies in the draft Plans will have no significant effects on the natural heritage of the Westport r and Environs. Preferably, no areas should be identified or targeted for development (e.g., through land use zoning or other strategies) without basic information on the ecological sensitivities of the lands in question, including a habitat map (Heritage Council, 2021), i.e., the precautionary principle should apply and no areas should be committed to development in the absence of basic ecological information so as to avoid potential conflicts. Reference: Heritage Council (2011) Best practice guidance for habitat survey and mapping. www.heritagecouncil.ie/fileadmin/user_upload/Publications/Wildlife/Habitat_Survey_Guidance/Habitat_Survey_Guidance_Heritage_Council_2011_2.pdf	Noted and agreed

Consultee	Main Points	SEA response
	Strategic Environmental Assessment (SEA) The objective of SEA is to provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes with a view to promoting sustainable development. Please refer to the EPA's website for a complete and up-to-date list of relevant SEA guidance http://www.epa.ie/monitoringassessment/assessment/sea/resources/. - EPA, 2016. *Scoping Guidance Document.* - EPA, 2015. *Integrating Climate Change into Strategic Environmental Assessment in Ireland - A Guidance Note* - EPA 2013. *Integrated Biodiversity Impact Assessment Practitioner's Manual.* An SEA guidance note to assist integration of climate change adaptation and mitigation into plans, programmes and strategies. Each SEA should examine the effects of policies, objectives and any indicative maps or zonings, as well as cumulative impacts with other plans and projects both within and outside of the Plan areas.	Noted and agreed SEA is carried out by a team of with environmental expertise. All the recommendations are already integrated as a part of the SEA process.

	The Biodiversity, Flora and Fauna section of the SEA should be undertaken by or in conjunction with a suitably qualified ecologist, and in conjunction with preparation of the Natura Impact Statement (NIS) to ensure full integration of biodiversity issues and concerns, particularly in relation to nature conservation sites, rare and protected species, habitats that are rare or of high ecological value, and Article 10 of the Habitats Directive. The EPA's Integrated Biodiversity Impact Assessment best practice guidance is of relevance in this regard.
	Each Environmental Report is required to contain information on the environmental characteristics of the areas likely to be affected significantly by the plan. For biodiversity, flora and fauna, the scope of the SEA should include:
	• All nature conservation sites, including;
	  ○ European sites. These are sites of international importance for nature conservation and form part of Ireland's contribution to the Natura 2000 network within the EU. Available information includes: locations, site synopses, Natura 2000 standard data forms, SAC datasheets, qualifying interests (SACs), special conservation interests (SPAs), conservation objectives, and Statutory Instruments (SPAs).
	  ○ Natural Heritage Areas. These are sites of national importance for nature conservation established under the Wildlife (Amendment) Act, 2000, and legally protected under the Wildlife Acts, 1976-2018. Available information includes: locations, site synopses and Statutory Instruments.
	  ○ Proposed Natural Heritage Areas, undesignated sites that are not covered by other nature conservation designations. They are known to be of importance for biodiversity but have not yet been fully evaluated.
	• Available information on habitats, including results of habitat surveys (including NPWS datasets on habitats/habitat complexes and conservation objective supporting data, and the Council's own surveys within the plan areas), and habitat indicator mapping (available from Teagasc/EPA)
	• Available information on rare and protected species and their habitats (including datasets on rare and protected species from NPWS and the National Biodiversity Data Centre)
	• All watercourses, surface water bodies and associated wetlands, including floodplains and flood risk areas
		All comments in relation to biodiversity, flora and fauna baseline section are noted and will be included in chapter 4 of this report as appropriate

Consultee	Main Points	SEA response
	• Other sites of high biodiversity value or ecological importance, e.g., BirdWatch Ireland's 'Important Bird Areas' (Crowe et al., 2009) ○ Crowe, O., Tierney, N. and Wheeldon, R. 2009. Distribution, extent and status of Ireland's Important Bird Areas. BirdWatch Ireland. • Local biodiversity areas (LBAs), including those identified as a result of Heritage Plan or Biodiversity Plan actions or projects • Ecological networks and corridors, and stepping stones	
	The Environmental Report is required to contain environmental protection objectives. For biodiversity, flora and fauna, these should integrate with the objectives and obligations of other directives such as the Habitats and Birds Directives (e.g., Habitats Directive Article 6(2), 10, 12-16), and the Birds Directive Article 4(4)), the Water Framework Directive and the Floods Directive, and with the Wildlife Acts, 1976-2018, National Biodiversity Plan and the aims and objectives of the county's own Heritage Plan and Biodiversity Plan. Strategic environmental objectives should be included for all nature conservation sites (not just European sites), protected species and ecological corridors and stepping stones as outlined above.	Noted and agreed Please see section 5 for Biodiversity, Flora and Fauna SEOs. 'Stepping stone' not used but 'ecological connectivity' & wildlife corridors'
	Water quality environmental objectives need to take into account the following: - The water quality requirements of target species such as salmon, lamprey species, shad species, white-clawed crayfish, fish prey of otter, and (if with a relevant subbasin) freshwater pearl mussel. - The minimum quantity and physical quality of water required for breeding, survival and movement of target species, especially during summer drought periods. Also, the minimum water levels in source sites for water abstraction if these are at a distance from the settlement (e.g., upland lakes). Optimum temperature and pH of receiving waters, where there are discharges from industrial or municipal water treatment plants, should be specified. - The quality of wastewater discharges, taking into account whether development proposed in the plans will cause the capacity of treatment systems to be exceeded, should be specified. - The objectives should be integrated with those specified to comply with the relevant River Basin District Management Plan (Water Framework Directive). - The extent to which SUD Systems have been incorporated into developments, and the degree of flood attenuation in the drainage from the settlements. - The extent of wetland habitats (including floodplains), as these are an important source of biodiversity and should be protected under the plans. Issues of potential concern The following are of potential concern in relation to the Local Area Plans: water supply and abstraction; wastewater and discharges; flood alleviation and prevention; existing and new infrastructure, particularly roads, powerlines and telecommunications; and amenity and recreation provision where this could impact nature conservation sites and/or sensitive species. Note that if any walks or trails are proposed within SAC/SPA sites (and NHA), these will require assessment prior to their inclusion in the plan.	The water quality environmental objectives are noted but this will be more appropriately considered within the monitoring regime. The issues for potential concern are noted and included in the relevant Key Issue section of chapter 4.
	Appropriate Assessment including screening	Noted and agreed

Consultee	Main Points	SEA response
	The Council is responsible for carrying out screening for appropriate assessment and for determining whether it can be excluded, on the basis of objective information, that the final plans on their own and in combination with other plans and projects, will have a significant effect on a European site in view of its conservation objectives. This must be carried out before the plans may be adopted, and best scientific knowledge and the precautionary principle should be applied in reaching such a determination, i.e., where there is uncertainty or a lack of data or information, it should not be assumed that significant effects will not result. The Department recommends referral to the recent guidance note by the OPR on AA screening, Practice Note PN01 "Appropriate Assessment Screening for Development Management", (March 2021) https://opr.iw.ie/view-planning-practice-file/Mw . An appropriate assessment and the preparation of an NIS may be required for some of the individual Plans. This must include a determination under Article 6(3) of the Habitats Directive as to whether the proposed Plans and their policies would adversely affect the integrity of the European sites. The following are key considerations in relation to NIS • The need for an NIS follows on from a screening for appropriate assessment which is carried out by the Competent/Public Authority. While an authority's screening may be informed by a report prepared on its behalf by a consultant or contractor, the screening decision itself is the legal responsibility of the authority in question; • The NIS should be a scientific assessment that presents relevant evidence, data and analysis, not just narrative, commentary, unsubstantiated statements, lists, tables, etc.; • Best scientific knowledge and objective information, which are specified in legislation in relation to screening, are also required to prepare an NIS; • The relevant environmental baseline and trends should be taken into account, bearing in mind changes and in-combination effects which have occurred since site designation; • If an NIS is required, it should address the entire plan, not just the discrete elements of the Plan that are considered in the screening to be likely to cause significant effects, as the relevant legislation refers to assessments of "the Plan"; • The NIS should focus on the likely significant effects of the plan on European sites in view of their conservation objectives, whether generic or site specific. Of particular importance are the attributes and targets established for each Qualifying Interest/Special Conservation Interest, and the objective to maintain or restore the site to favourable conservation condition; • The NIS should also have regard to the current conservation condition of the site and the scientifically analyse whether the plan may or will cause further deterioration to it. The integrity of a site can be defined by the conservation objectives and conservation status of the site. o DEHLG, 2010. Appropriate Assessment of Plans and Projects in Ireland: Guidance for Planning Authorities. after European Commission, 2001. Assessment of Plans and Projects Significantly Affecting Natura 2000 Sites: Methodological guidance on the provisions of Article 6(3) and (4) of the Habitats Directive 92/43/EEC. • Examination of the potential or existing effects of the plan, and the resources and services on which it is reliant, must be undertaken to identify what European sites, and which of their conservation objectives, are potentially at risk. In combination effects must also be taken into account of the likely effects of the Plan in combination with other plans and projects;	A NIR is being prepared and it's findings will be integrated into this environmental report.

Consultee	Main Points	SEA response
	• This examination is also required to determine a 'zone of influence' or 'zone of impact' of the plan area, if this concept is used. It should be noted that the 15km distance for plans in existing guidance is an indicative figure and, as stated in the Guidance (DEHLG, 2010), its application and ecological validity should be examined and justified in each specific case; • The scientific basis on which sites and conservation objectives are included or excluded from assessment and analysis should be presented; • The scientific basis on which plan objectives and other plan elements are included or excluded from more detailed assessment and analysis should be presented. This should apply to all parts of the plan and all objectives; • Where plan level mitigation measures are put forward, the necessary analysis should be presented to demonstrate that these will be effective in avoiding or removing risks of adverse effects on the integrity of European sites, or in managing future proposals where adverse effects may be unavoidable; • The NIS and plan level mitigation measures should go beyond altering the wording of objectives to say that future assessment is required; • Plan-level mitigation must be demonstrated to be effective in addressing and ameliorating the full range of any adverse effects on the conservation objectives and integrity of European sites that would arise from the plan, or that already exist and may be perpetuated or worsened by the implementation of the plan; • All parts of the plan, including zoning and land use designations, and associated maps and strategies, should be subject to assessment and should be compliant with the Habitats and Birds Directives, and the 2011 Regulations. In the case of non-statutory strategies or other reports, these may only be incorporated into the plan, or given effect by the plan, if demonstrated to be compliant with Article 6 on their own, and in combination with the plan itself, and with other plans and projects; • The NIS should reach a clear and precise conclusion as to the implications of the plan for the conservation objectives of the relevant European sites; • On the basis of the NIS and any other relevant supporting information, a public authority must then make its own determination as to whether the plan may or will adversely affect the integrity of a European site/s. This responsibility may not be delegated to a third party.	
	Appropriate Assessment Guidance Public authorities and agents/consultants acting on their behalf are advised to have regard to the following Guidance. List provided.	Noted and agreed- see NIR

2.5 Baseline Data

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

Baseline data was gathered for all parameters.

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

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

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

2.6 Approach to assessment of significant environmental impacts

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

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

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

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

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

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

2.7 Mitigation

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

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

2.8 Monitoring

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

2.9 Strategic Flood Risk Assessment

JBA have undertaken a Flood Risk Assessment (SFRA) of the draft CLAP in accordance with the requirements of The Planning System and Flood Risk Management Guidelines for Planning Authorities (DEHLG and OPW, 2009) as amended by Circular PL2/2014 (August 2014).
The SFRA will inform and influence the draft plan making process with the SEA integrating both findings from the Habitats Directive Assessment and Strategic Flood Risk Assessment processes.

2.10 Habitats Directive Assessment

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

2.11 Data gaps

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

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

3 Relationship to relevant plans and programmes

3.1 Introduction

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

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

FIGURE 3-1 HIERARCHY OF SPATIAL PLANNING

A list of the key relevant international, national, regional and county policies to be included in the review are provided below in Sections 3.2 to 3.4; Section 3.5 Table 3. 5 identifies key principles that will inform the SEA process arising from this review and how they relate to the EPA Themes in the State of Ireland's Environment as well as the UN Sustainable Development Goals. Annex B of this SEA ER provides a more detailed breakdown of relevant plans and programmes.

3.2 National Plans and Programmes

- Project 2040 National Planning Framework (2018) -review has commenced
- 3rd National Biodiversity Action Plan 2017-2021
- Common Agricultural Policy Strategic Plan 2023 -2027
- The Wildlife Acts 1976 to 2022
- Water Framework Directive River Basin Management Plans 2018
- National Mitigation Plan
- Climate Action Plan 2022
- National Adaptation Framework 2018
- Sectoral Climate Change Adaptation Plans 2019
- Local Authority Adaptation Strategy Development Guidelines, EPA (2016)
- National Landscape Strategy (2015-2025)
- Heritage Ireland 2030
- National River Basin District Management Plan (2018). 3rd cycle of River Basin Management Plan under preparation
- Irish Water's Capital Investment Programme
- Water Services Act (2007)
- Water Services (Amendment) Act (2012)
- Irish Water Services Strategic Plan SEA and AA (2015)
- Draft Water Services Management Plan
- Irish Water Capital Investment Programme (2017-2021)
- Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (Cities, Towns & Villages), 2009
- Geological Heritage Sites Designation (under the Wildlife Amendment Act 2000)
- National CFRAMS Programme
- The Planning System and Flood Risk Management Guidelines (and Technical Appendices) for Planning Authorities (DoEHLG, OPW), 2009
- National Climate Change Strategy (2007-2012)
- Sectoral Planning Guidelines for Climate Change Adaptation, (2018)
- National Adaptation Framework, (2018)
- National Renewable Electricity Policy Framework (in preparation)
- Grid 25 Implementation Strategy

- National Hazardous Waste Management Plan
- Food Harvest/ FoodWise 2025
- National Forestry Programme
- Draft National Marine Spatial Plan
- Seafood Operation Programme
- Strategic Aquaculture Programme
- Harnessing Our Ocean Wealth
- Smarter Travel, A Sustainable Transport Future, A New Transport Policy for Ireland 2009-2020
- National Broadband Plan
- Spatial Planning and National Roads Guidelines
- Design Manual for Urban Roads and Streets (DMURS)
- National Monuments Act 1930 with subsequent amendments
- Architectural Heritage Protection - Guidelines for Planning Authorities (2011)
- National Inventory of Architectural Heritage (NIAH)
- Offshore Renewable Energy Development Plan
- State of the Environment Report 2016
- National Bioenergy Plan
- 10 Year Tourism Strategy
- National Greenway Strategy
- Urban Development and Building Heights Guidelines for Planning Authorities
- Planning and Development Act 2000 (as amended).
- National Policy Position on Climate Action
- Low Carbon Development Plan

3.3 Regional and County Plans and Programmes

- Northern and Western Regional Economic and Spatial Strategy 2020-2032;
- Mayo County Local Economic and Community Plan 2015 -2021; and forthcoming LECP
- Mayo County Heritage Plan 2020-2025 (preparation)
- Mayo County Biodiversity Action Plan 2010-2015 – new plan to be integrated to County Heritage Plan;
- Noise Action Plan 2018-2023

- County Mayo Climate Change Adaptation Strategy 2019-2024, and forthcoming plan for 2024 -2029.

Table 3-1 Principles arising from plan, policy and programme review[1] and their relationship to the EPA State of Ireland's Environment and Sustainable Development Goals

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

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

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

4 Environmental Baseline

4.1 Introduction

This section of the Environmental Report examines the relevant significant characteristics of the current state of the environment in relation to Biodiversity, Flora and Fauna, Population, Human Health, Water, Air Quality, Climatic Factors, Material Assets, Cultural Heritage, Landscape, Green Infrastructure and Ecosystem Services, the interrelationship between these factors and the evolution of same in the absence of the Westport Local Area Plan 2023-2029. The baseline description is focused primarily on the plan area of Westport, however, given the shared boundaries with neighbouring local authorities, there is potential for transboundary environmental impacts on water quality, biodiversity etc. In line with the SEA Directive, the potential significant aspects of the environment likely to be affected by the LAP 2023-2029 have been described and compiled using available datasets and the scoping process.

4.2 UN Sustainable Development Goals

Ireland is a signatory to the United Nations Sustainable Development Goals (SDGs). These goals are a blueprint to achieve a better and more sustainable future for all. They address the global challenges we face, including poverty, inequality, climate change, environmental degradation, peace and justice. All countries are encouraged to develop national responses to the SDGs and incorporate them into planning and policy and these will inform the plan preparation process.

Figure 4-1 United Nations Sustainable Development Goals (SDGs)

4.3 Natural Capital and Ecosystem Services

Natural Capital refers to the stock of natural resources that combine to yield a flow of benefits to people. Ecosystems provide a series of services for human wellbeing either directly (as food, medicinal extracts, and fuel), and indirectly by providing clean air and water. The true value of biodiversity and benefits derived from ecosystem services cannot be limited to a financial value, as many interdependencies between biodiversity, natural ecosystems and their benefits to human beings have not been fully understood[2]. Figures 4.2. to 4.4. present key ecosystem services at plan level[3].

[2] *Ecosystems Services, Mapping and Assessment* | National Parks & Wildlife Service
[3] NPWS Pilot Ecosystem Mapping Project

Figure 4-2 Ecosystem Services: Carbon in Soil

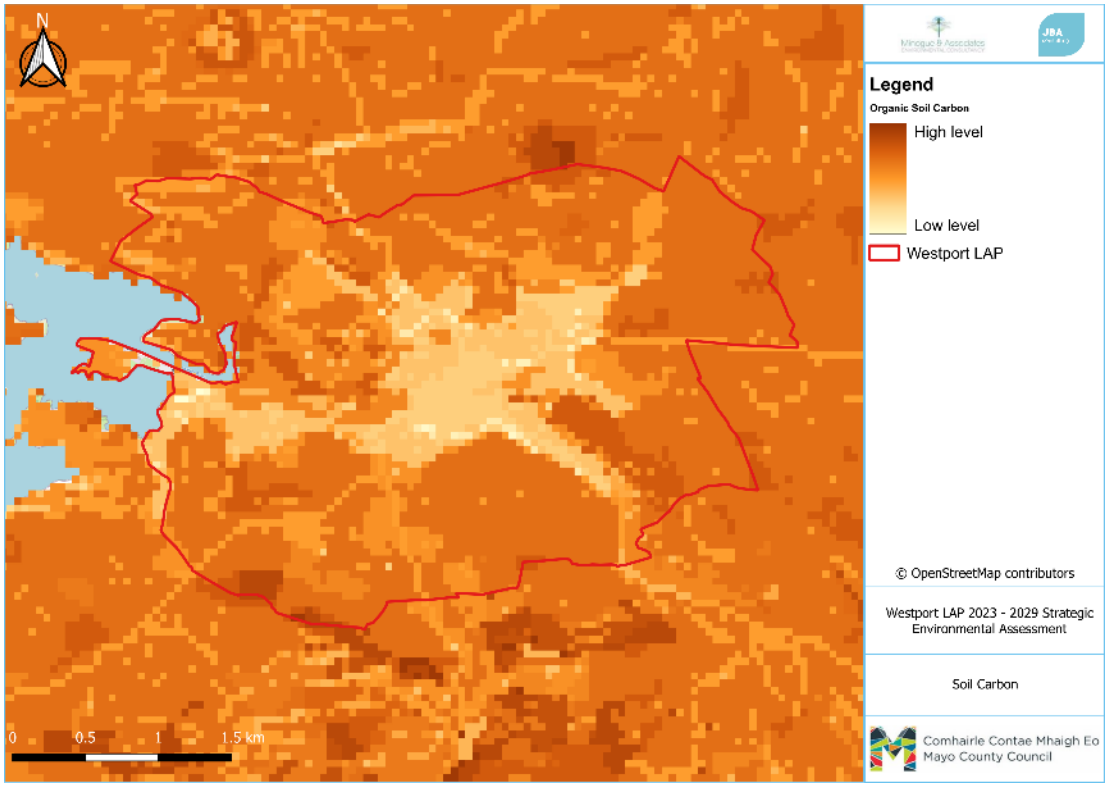


Figure 4-3 Ecosystem Services: Soil Permeability

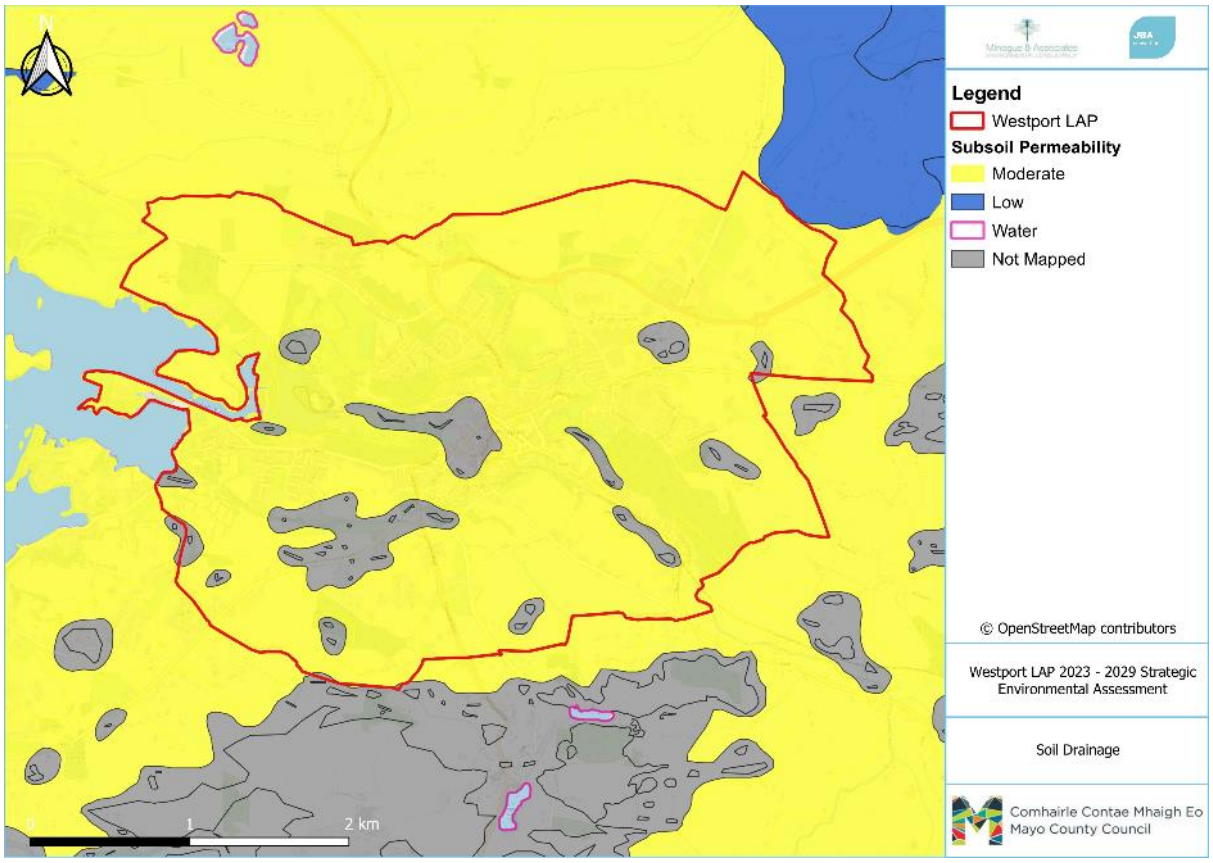
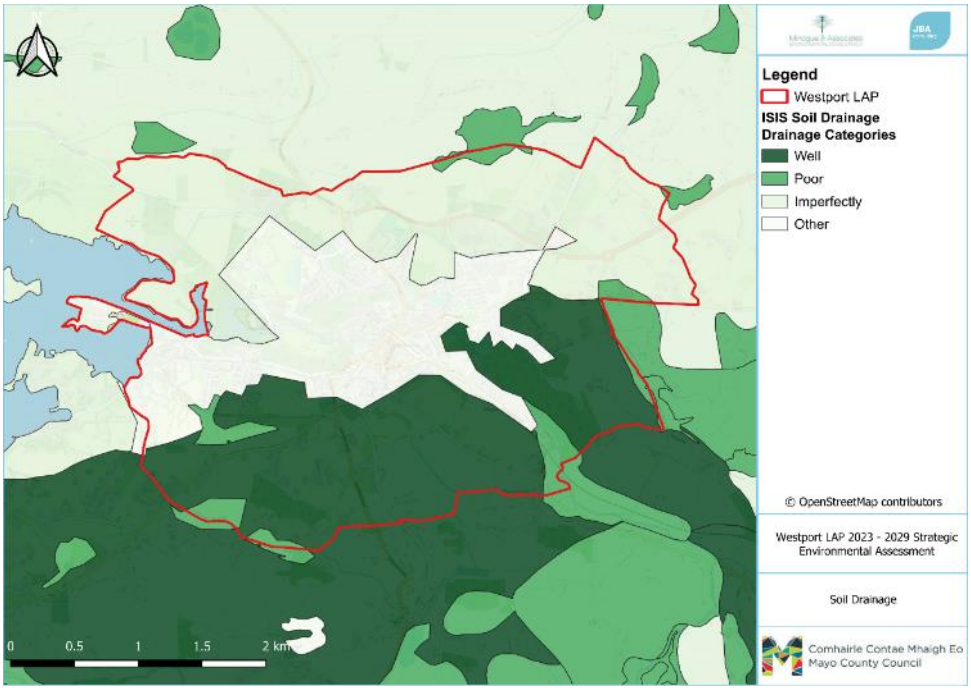


Figure 4-4 Ecosystem Services: Soil drainage and permeability

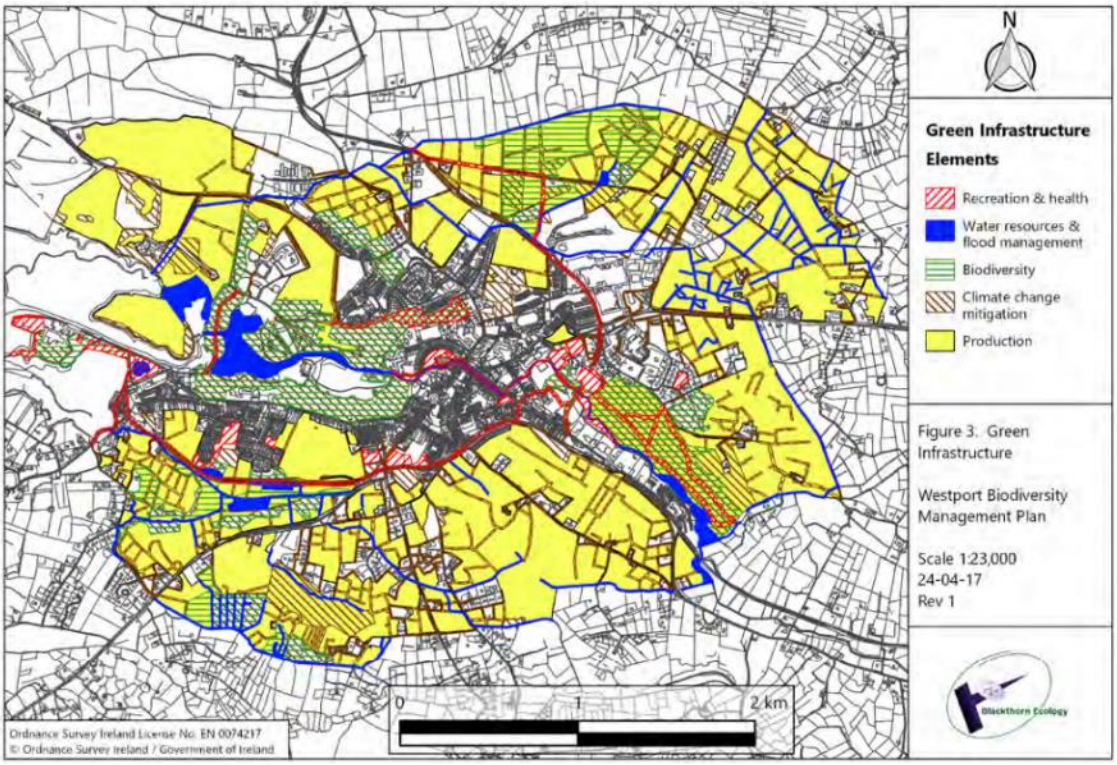


4.3.1 Green Network

Green spaces are key in terms of natural capital and ecosystem services. Green and Blue infrastructure can also contribute to climate change adaptation and mitigation with co benefits in terms of biodiversity, water quality, recreation, and human health[4]. There is strong policy support in the to protect and enhance recreation and amenity space reinforced through the recognition of the importance of the same throughout the COVID-19 pandemic[5].. The Biodiversity Management Plan for Westport (2019) identified the following map as blue and green infrastructure in Westport.

[4] Spatial Planning & Climate Action Delivering a Low Carbon & Climate Resilient Future Workshop Report Feb 2021 CARO
[5] "COVID-19 and Sheer Wellbeing 2020 Access to and Use of Blue/Green Spaces in Ireland during a Pandemic," 19.

Figure 4-5 Green and Blue infrastructure (Westport Biodiversity Management Plan)



4.4 Biodiversity, Flora and Fauna

The Plan area supports a rich biodiversity, with many natural and semi-natural habitats and a range of species and flora. Other habitats, although not protected are important for providing links between the protected habitats, allow migration, dispersal and genetic exchange of wild plants and mammals. Examples include scrub, hedgerows, tree lines, and gardens etc. Natural heritage in the plan area includes a wide range of natural features that make an essential contribution to the environmental quality, ecological biodiversity, climate resilience through nature-based solutions landscape character, visual amenity and recreational activities of the city. The current Mayo County Development Plan includes protective policy measures relating to biodiversity, flora and fauna, notably in Chapter 4, Natural Heritage, Recreation and Amenity. The Council also supports the All-Ireland Pollinator Plan which aims to help pollinators by improving biodiversity.

The plan area includes a range of important habitats and species. There are nine Special Areas of Conservation and one Special Protection Area within a 15km radius of Westport (presented in Table 3.1 and Figure 3.1). The natural heritage of Westport and its immediate environs include environmentally significant features besides the EU Sites that make an essential contribution to the environmental quality, and ecosystem services in and around the plan area.

4.4.1 Nature Conservation Sites and Designations

Ecologically sensitivities that contain rare and threatened habitats and species of national and international importance within the Westport town include the following:

- Special Areas of Conservation (SAC): Newport River SAC, Clewbay Complex SAC, Oldhead Wood SAC, West Connacht Coast SAC, Brackoon Woods SAC, Mweelrea/Sheeffry/Enriff

Complex SAC, Lough Carra/Mask Complex SAC, Owenduffin/Nephin Complex SAC, and River Moy SAC[6]

- Special Protection Area (SPA): Owenduffin/Nephin Complex SPA
- Natural Heritage Area (NHA): Lough Greney Bog NHA, and Croaghmoyle Mountain NHA
- Proposed Natural Heritage Area (pNHA): Owenduff/Nephin Complex, Bellacragher Saltmarsh, Corraun Plateau, Clew Bay Complex, Oldhead Wood, Croagh Patrick, Mweelrea/Sheffry/Enriff Complex, Maymtrasna Mountain Complex, Lough Carra/Mask Complex, Brackloon Woods, Knappagh Woods, Kinlooey Lough, Ardogommon Wood, Coolbarreen Lough, and Dambaduff Lough
- Extensive spread of Annex I Habitats
- Medium-high contribution to potential ecological networks
- Low-medium terrestrial biodiversity
- Scattered forestry
- High Aquifer Vulnerability
- WFD River 2016-2021 Ecological Status and Risk: Carrowbeg (Westport)_030 River moderate status and at risk

4.4.2 European Sites

A full assessment of the objectives of the Westport Local Area Plan 2023-2029 against the qualifying interests and conservation objectives of the designated sites has been undertaken via the Appropriate Assessment process, in conjunction with the preparation of the Plan and the SEA ER. The findings are presented in the Natura Impact Report. Figures 4.6 and 4.7 present the overview of Special Conservation Areas and Special Protection Areas within 15km of the plan area.

4.4.3 Natural Heritage Areas and proposed Natural Heritage Areas

Under the Wildlife Amendment Act (2000), Natural Heritage Areas (NHA) are designated to conserve and protect nationally important plant and animal species and their habitats. They are also important for the conservation of nationally important landforms, geological or geomorphological features. Article 10 of the Habitats Directive together with the Habitats Regulations 2011; place a high degree of importance on these sites as features that connect European sites. Figure 4.8 and 4.9 presents these sites.

[6] Marginally outside the 15km zone of influence, however, may have implications due to its proximity.

Figure 4-6 Special Areas of Conservation within 15km from the Plan Area

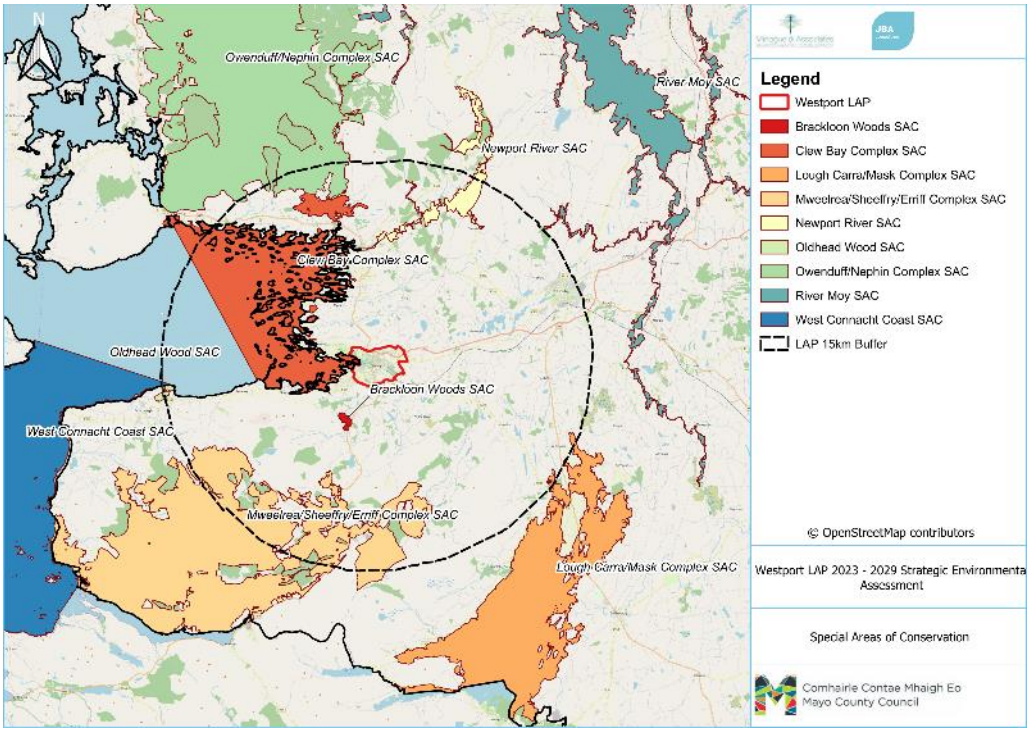


Figure 4-7 Special Protection Areas within 15km from the Plan Area

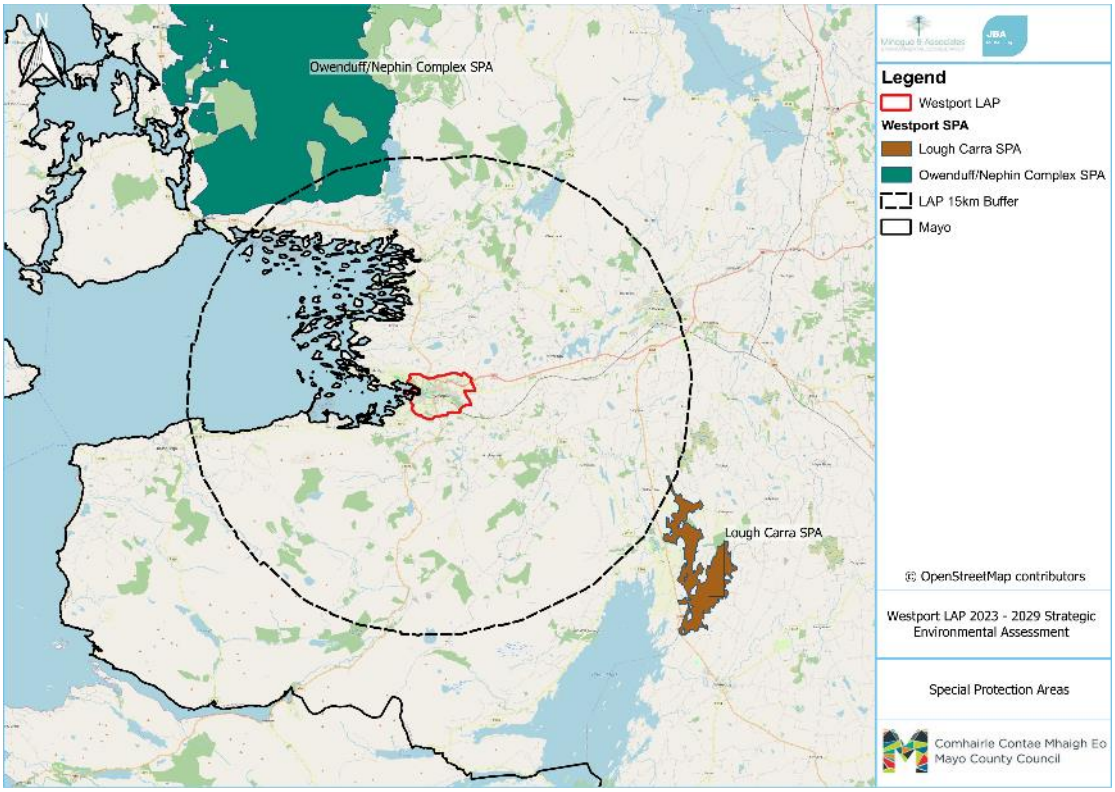


Figure 4-8 Natural Heritage Areas in the Plan Area

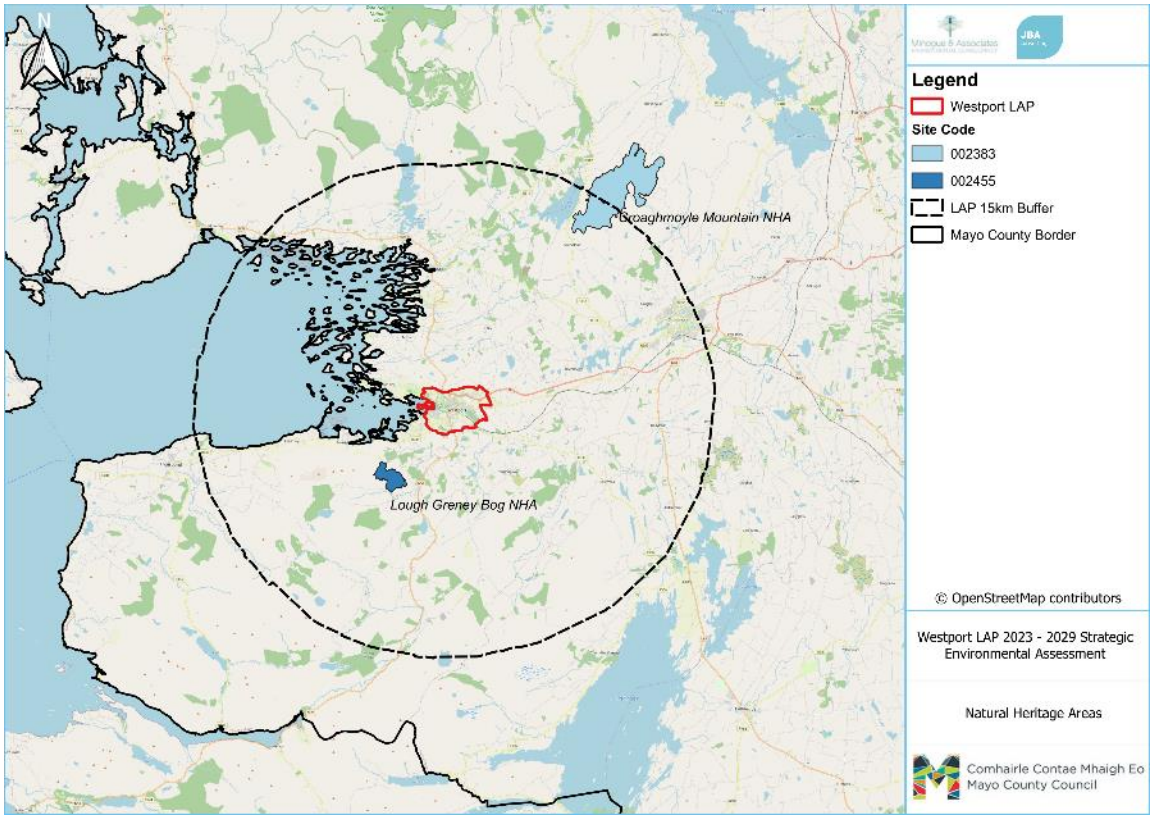
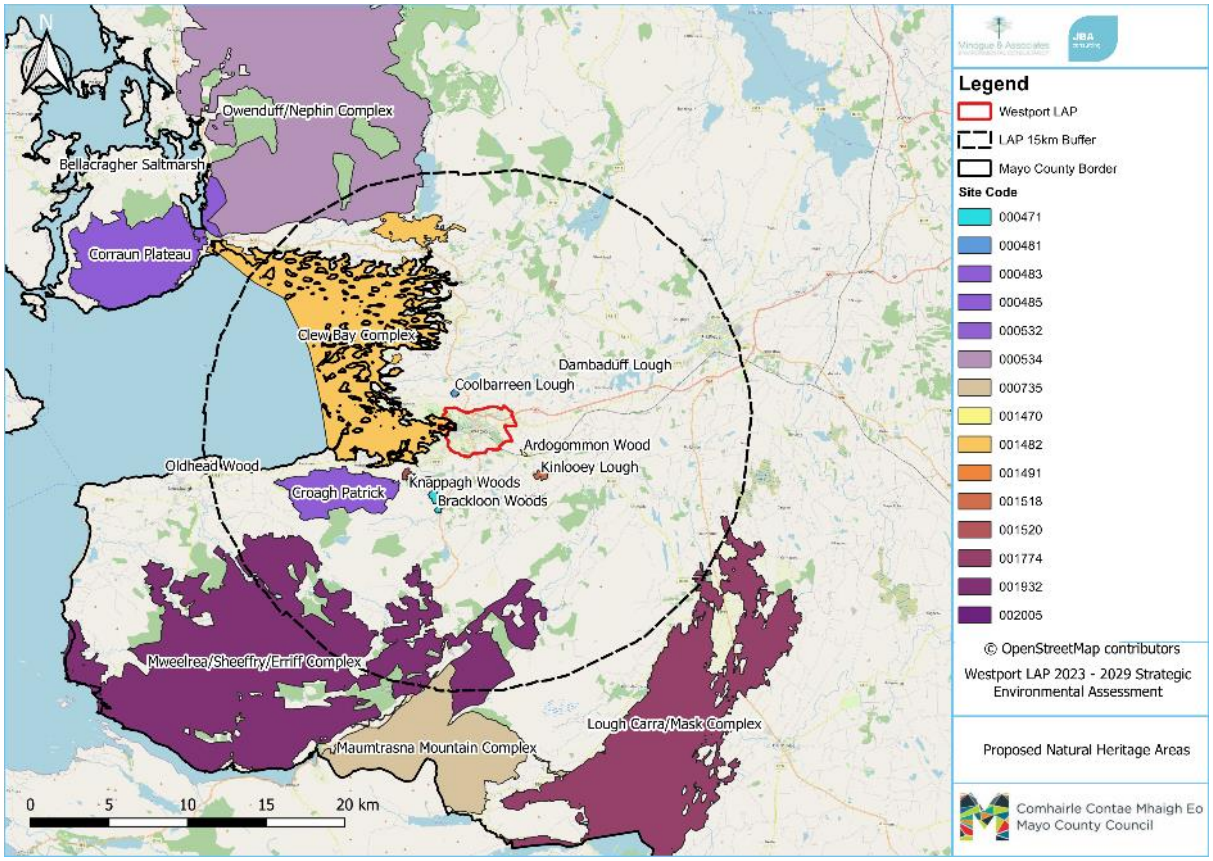


Figure 4-9 Proposed Natural Heritage Areas in the Plan Area



4.4.4 Habitat Mapping (2019)

The Westport Biodiversity Management Plan (2019) identifies 8 local biodiversity areas and habitat mapping for the plan area. Table 4.1 below presents the summary of these 8 local biodiversity areas.

Table 4-1 Westport Local Biodiversity Areas

Name	Descirption
Attireesh and Gortaroe	This area consists of a mosaic of wet grassland (GS4) together with some scrub (WS1), immature woodland (WS2), broadleaved woodland (WD1), mixed broadleaved / conifer woodland (WD2) and wet willow-alder-ash woodland (WN6). None of the habitats are of high conservation value on their own; however, they form a locally valuable and diverse cluster of semi-natural habitats that connects with wet heath (HH3) and other wet grasslands (GS4) outside the study area. The wet grasslands in the area range from semi-improved rushy fields to a more species-rich, peaty type with abundant purple moor-grass. Gorse scrub is encroaching on some of the less intensively managed fields. A significant area of bramble scrub, with occasional ash trees, occupies a damp slope where grey willow, nettles and the invasive red-osier dogwood are present. At the bottom of the slope is a stream and a pocket of native wet woodland. The wet woodland is gappy with abundant grey willow and eared willow with frequent downy birch. More open areas are occupied by purple moor-grass, heather and bramble with the invasive rhododendron frequent at gap edges. Young broadleaved plantations of ash and sycamore add to the habitat diversity in the area and will provide habitat for native woodland species in future years. Maintaining unimproved grassland while expanding native woodland cover on more improved grassland sites would conserve and enhance the biodiversity in this area. Controlling non-native exotic species is a priority management need. The Great Western Greenway passes through this Local Biodiversity Area. Enhancements to native habitats and sensitive interpretation of features would also benefit recreational users
Carrownalurgan Meadows	In the 2008 habitat survey (Smith et al., 2008), this Local Biodiversity Area was called “Clerhaun Meadows”. It has been renamed because the current study area boundaries do not include Clerhaun townland and the Local Biodiversity Area is entirely within Carrownalurgan. This area consists of two patches of wet heath and wet grassland with a good diversity of plant species and are areas of high local ecological value. These habitats support abundant purple moor-grass, heather, bog myrtle, bog asphodel and orchid species. The wet heath corresponds to the EU Habitats Directive Annex I habitat ‘wet heath (4010)’. Wet heath is characterised by vegetation with at least 25% cover of dwarf shrubs (e.g. heather) on peaty soils and shallow wet peats where ground conditions are either too dry or too steep for deep peat accumulation. This Local Biodiversity Area is contiguous with a larger area of semi-natural wet grassland, wet heath, and blanket bog habitats to the south of Westport, which adds to its intrinsic value. The semi-natural habitats in the area and their hydrology should be conser ved. Improving connectivity between the two sections and with other habitats in Westport would be beneficial. There may be opportunities for enhancing connectivity along the edges of the conifer plantation between the two sections of the Local Biodiversity Area.
Cloonmonad Wetlands	Cloonmonad wetlands are mainly located just south of the Westport Greenway, but a pocket of wet woodland with some small areas of swamp and wet grassland also occurs on the north side of the walk. Cloonmonad is valuable as a complex of wetland habitats including wet woodland, wet grassland and reed swamp. The wetland is particularly important due to the diversity of habitats present within the wider context of improved agricultural and developed land. These habitats are bordered by scrub, further increasing the habitat diversity of the area. The wetlands extend along a watercourse running east to west, parallel to the Greenway. This watercourse and tributaries from the south add to the ecological connectivity in the wider landscape. The wetlands and their hydrology should be conserved and protected from agricultural improvement or development. Natural succession of scrub to native woodland will benefit biodiversity in the long term.
Colonel’s Wood	Colonel’s Wood is a mature mixed forest of conifers and broadleaves bounded on the south-west by the Carrowbeg River. Conifers include Sitka spruce, Norway spruce, Japanese larch, Scots pine and western hemlock. Broadleaves include beech and sycamore along with native birch, ash and alder. The latter are more common in the south-western part of the woodland, which is wetter and subject to flooding when water levels in the Carrowbeg River are high. Holly, birch and rowan

Name	Descirption
	are frequent understorey species. The forest is an old woodland site, having been continuously forested since the 1830s. Adjacent areas of woodland are also included in the Local Biodiversity Area, particularly one birchdominated patch with gorse, holly and some willows, classified as an early successional example of oak-birch-holly woodland. NPWS have records of pine marten and long-eared owl present in the site. An otter holt is on the Carrowbeg River bank a short distance upstream of the railway viaduct (D. McLoughlin, pers. comm.). A detailed survey in 2004 recorded a well-developed native woodland field layer in many places, including wood rush, false brome, wood sedge, hard fern, broad buckler fern and characteristic woodland mosses (Browne, 2005). Colonel's Wood is managed as a Biodiversity Area by Coillte with the long-term objective of conversion to native woodland. Since 2012, as stands mature, they have been felled in coupes of 5 ha or less and replanted with native species, including alder, oak and Scots pine. More felling and replanting is planned for the 2017-2018 season (J. Finn, pers. comm.). There are a number of walking trails through the wood, mainly used by local people, which adds to the value of the forest
North Wood	North Wood is an area of old woodland, formerly part of the Westport Demesne, between the Pinewoods estate and the New Road. It is actively used as an amenity area for the public with the Westport Greenway providing a route to the town centre from neighbour ing housing estates. There are also a number of informal walking trails within the woodland. The eastern part of the area is mature broadleaved woodland (WD1) with a mixed canopy of ash, sycamore, wych elm, Scots pine and oaks. There is a dense shrub layer with frequent hazel, holly, and saplings of beech, ash and sycamore. The woodland field layer is character ised by abundant ivy and bluebell and frequent broad buckler fern and bramble. The native flora is reasonably diverse and characteristic of woodlands on base-rich soils, including hart's tongue, wood sedge, barren strawberry, hayscented buckler fern, primrose, wood avens, tutsan, enchanter's nightshade and false brome. The south-eastern part of the wood is damper and towards the edge, the trees are younger and more scrubby. Pendulous sedge and bramble are more abundant here. The western part of the wood is much younger, with abundant grey willow, frequent alder, Scots pine and ash, and the occasional sweet chestnut. The field layer is poor, mainly a thicket of bramble, but with some typical base-rich native woodland species near the path. Uphill and towards the north, the woodland grades into scrub. At the northern end of the west part of the wood, between a section of the Westport Greenway and neighbouring housing estates, there is a south-facing bank of recently disturbed, largely bare soil. The sparse vegetation includes some scrub species, such as bramble, buddleja, grey willow and Italian alder saplings, the latter spreading from a line of trees adjoining the estate. A range of other grassland and opportunistic species are present, including wild carrot, heath St John's wort, heath speedwell, cat's-ear, creeping thistle, foxglove, common knapweed and red clover. North Wood is an old woodland site that appears on the 1830s 1st edition Ordnance Survey maps. It has not necessarily been continuously wooded, as the western part has obviously been felled recently and allowed to regenerate. It is largely native with a moderately rich, typical woodland flora. More mature sections have a well-developed, layered structure that would favour a range of woodland and woodland edge birds and mammals. The bare soil bank may provide habitat for ground-nesting invertebrates, such as solitary bees, as it is open and south-facing. The area is a valuable natural amenity, especially as it is located so close to the town centre The main threats to biodiversity here are invasive non-native species, such as Montbretia, pheasantberry and red-osier dogwood. Competitive native species, mainly bramble but also pendulous sedge, also dominate significant patches. Littering and tipping garden waste at the edges of the woodland are additional threats. Biodiversity management plans are presented in Section 4.3 for North Wood and also separately for the bare soil bee bank.
Rampart Wood	Rampart Wood is located in the north of Westport town. Golfcourse Road runs through the woodland. The woodland to the north of the road is fenced off preventing access by the public and so the habitat is undisturbed. The woodland to the south of the road although not fenced is also relatively undisturbed. The woodland is classified as mixed broadleaved woodland (WD1) due to the presence of non-native species in the canopy; however, the ground flora reflects native semi-natural oak-ash-hazel woodland habitat. The canopy species include the nonnative sycamore, but ash and hazel are strong components also. The understorey is composed of hawthorn and hazel. The ground flora is relatively undisturbed and includes frequent enchanter's nightshade, ivy and wood dock with herb robert and pendulous sedge occurring occasionally. Dog

Name	Descirption
	violets and sanicle occur more rarely. Ferns are also frequent including male fern, lady fern, broad buckler fern and hart's tongue fern. There are some small streams and wet flushed areas adding diversity with opposite-leaved golden saxifrage and wood sorrel occurring in these areas. Some garden waste tipping was noted with the consequential spread of some non-native garden species at the margins of the woodland. The woodland area to the north of the road appears similar to that described above but is more overgrown with abundant bramble. Only a small section of this woodland was accessed for survey and further surveys would beneficial to describe this larger part of the woodland in detail. It would be of value to maintain this woodland as a biodiversity reserve as a relatively undisturbed wildlife habitat within the town. However natural regeneration may be restricted in the woodland due to the overgrowth of problematic species such a bramble and it is recommended that further surveys be conducted to inform a targeted management plan
Roman Island	Roman Island was an island in the early 19th century, but has been connected to the mainland by a quay and causeway. Although the northern side of the island is developed, an area of scrub and grassland on the south side is of high local biodiversity value. Apparently this site was formerly an orchid-rich grassland, and bee orchids still occur there from time to time. The area is currently not grazed and the habitat is reverting to rough grassland and scrub. Rank tussocks of red fescue are the dominant grass, accompanied by creeping bent and cock's-foot with encroaching bramble and grey willow. Remnants of its former diversity can be detected in the grassland sward with less competitive calcareous grassland species such as yellow rattle, bird's-foot trefoil and eyebright occurring where the vegetation was less overgrown and lightly trampled by walkers. Its remnant diversity and potential for improvement make this site of high local conservation interest. Its coastal location adds additional ecological interest. This habitat could be restored with some minimal scrub clearance and annual grazing or mowing.

4.4.5 Ecological Networks and corridors

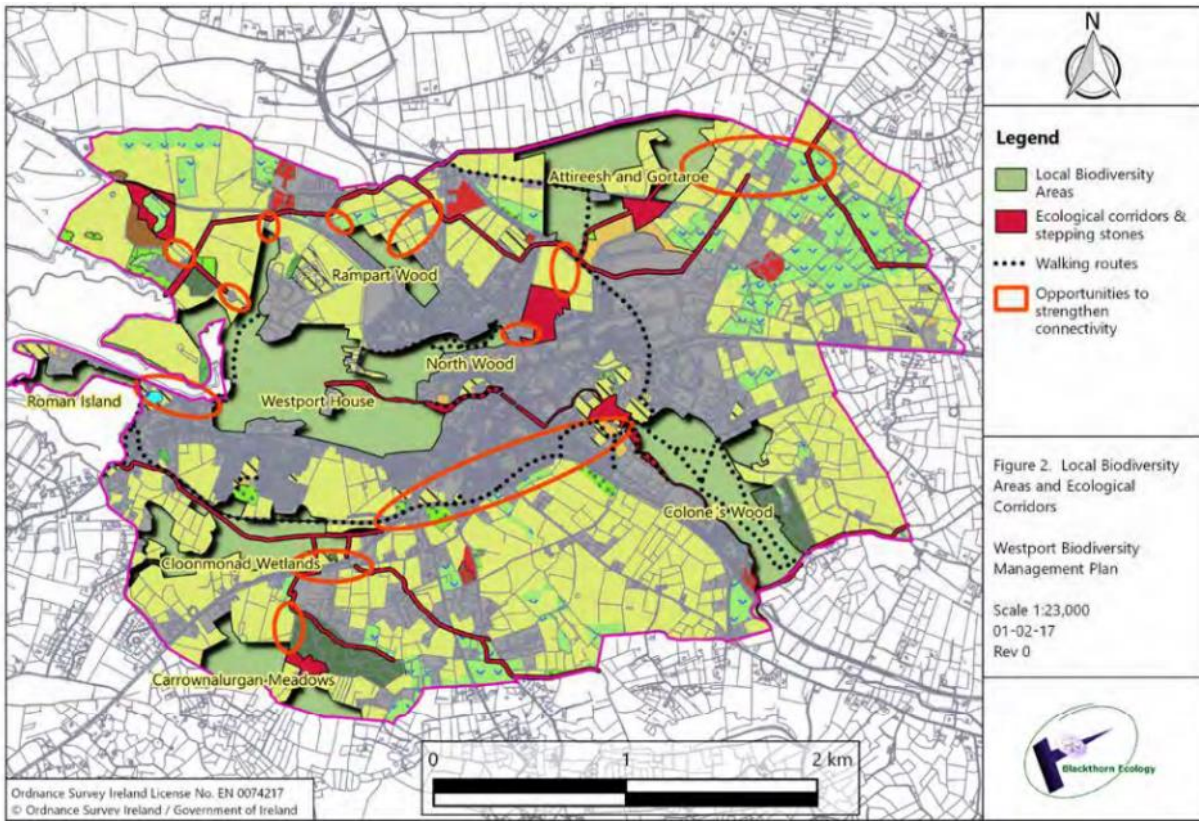
Article 10 of the Habitats Directive recognises the importance of ecological networks as corridors and stepping stones for wildlife, including for migration, dispersal and genetic exchange of species of flora and fauna. Within and surrounding Westport, the ecological networks are made up of components including the water bodies of the Carrowbeg (Wesport)_030 River, the Westport House Lough, the intertidal flats on the coastline, various woodlands, parks, gardens and hedgerows within and surrounding the plan area and lands used for agriculture.

The Westport Biodiversity Management Plan (2019) provides the following information in relation to linear corridors in the plan area:

There are almost 30 km of watercourses in the study area, including the Carrowbeg River, smaller streams and drainage ditches. Most natural watercourses were mapped as depositing / lowland rivers (FW2), although fast-running stretches dominated by riffle were mapped as eroding / upland rivers (FW1) Drainage ditches (FW4) are frequent, especially in association with wet grassland. Linear stretches of woodland and scrub total nearly 110 km in the study area (Table 3). Of these, the vast majority are hedgerows (WL1) . The length of non-native hedges (WS3) (e.g. garden privet, Leyland cypress, etc.) in the study area is certainly under-recorded, as most would be associated with private gardens and therefore difficult to survey and map."

The study also identifies 8 Local Biodiversity Areas and recommendations for connectivity See Figure 4.10 below:

Figure 4-10 Westport Local Biodiversity Areas and opportunities for connectivity

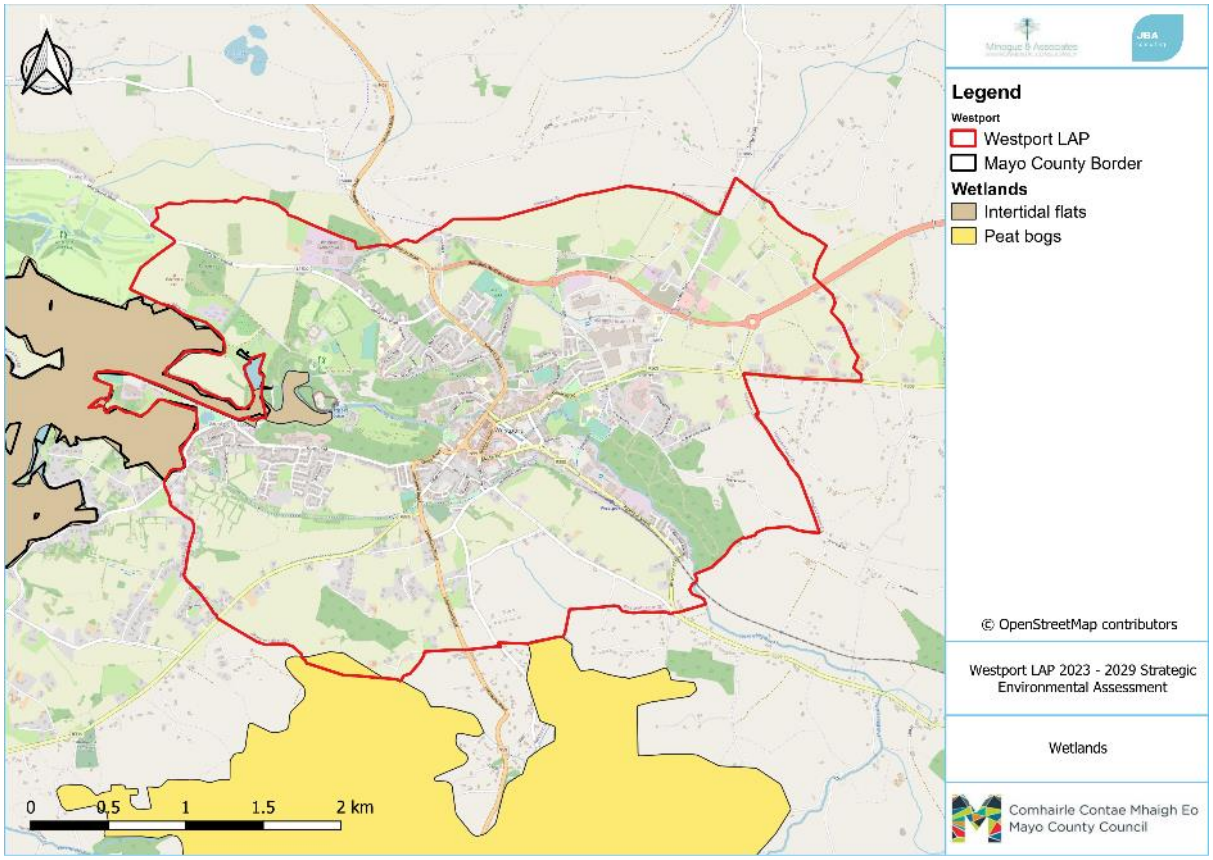


4.4.6 Wetlands

The value of wetlands includes their function in improving water quality, for floodwater storage whereby they can slow down the force of flood and storm waters as they travel downstream; habitat for wildlife; biodiversity support and provision of recreational and cultural heritage services. The role of wetlands is recognized as forming a vital element in addressing climate change effects by acting as carbon storage. Figure 4.11 presents a map of the wetlands present in the plan area, based on the Wetland Survey of Ireland database[7].

[7] www.wetlandsurveyireland.com Foss & Crushell. Accessed 8/9/2021

Figure 4-11 Wetlands in the Plan Area



4.4.7 Invasive Species

Assessment of Grids L98 and M08 from the records of Biodiversity Ireland indicate the presence of Japanese Knotweed in Westport. Other invasive species are identified in the Westport Biodiversity Management plan including cord grass on the salt mars

4.4.8 Key issues- Biodiversity, Flora and Fauna

The key issues for consideration for biodiversity, flora and fauna in Westport are as follows:

- Safeguarding nature and wild places as a national priority to preserve its legacy for future generations
- Reducing human induced pressures on the marine environment and terrestrial environment
- Developing policies and objectives for the protection and restoration of biodiversity at a regional and local level by Local Authorities
- Protection of the Carrowbeg River, an essential ecological asset providing connectivity to the Clew Bay. Otters are frequently recorded at this river as well as many bat roosts in the buildings along the river banks.
- Enhancing any semi-natural space and riparian vegetation along the river banks
- Considering new schemes such as 'Creation of Woodland on Public Lands' for Council-owned lands and maintaining and restoring these sites already under Council ownership
- Maintaining and strengthening hedgerows and treelines

- Protecting waterways that are otter habitats by implementing a minimum10m riparian buffer on both banks
- Incorporating suitable, native species for greenery in all new developments to complete local environmental conditions
- Enhancing ecosystem services and species richness of semi-natural grasslands by target management
- Recognising the need for an integrated policy position for the many linkages and dependencies in the environment (*National Policy Position for Ireland's Environment*, as recommended by the EPA)

4.5 Population and Human Health

4.5.1 Population

In terms of human health, where people live has a profound effect on their health. Population and wellbeing has many impacting and interrelated factors, which include (but are not limited to) choices and behaviours, quality of housing and economic and social resources to ensure a good quality of life. Built environment, travel choices, design of buildings and public space can enhance or detract from individual and community health. Air quality, light and noise pollution as well as anti-social behaviour also impact on human health. Westport is one of the principle towns in Co. Mayo. Figure 4.11 depicts the population density in Westport based on 2016 census.

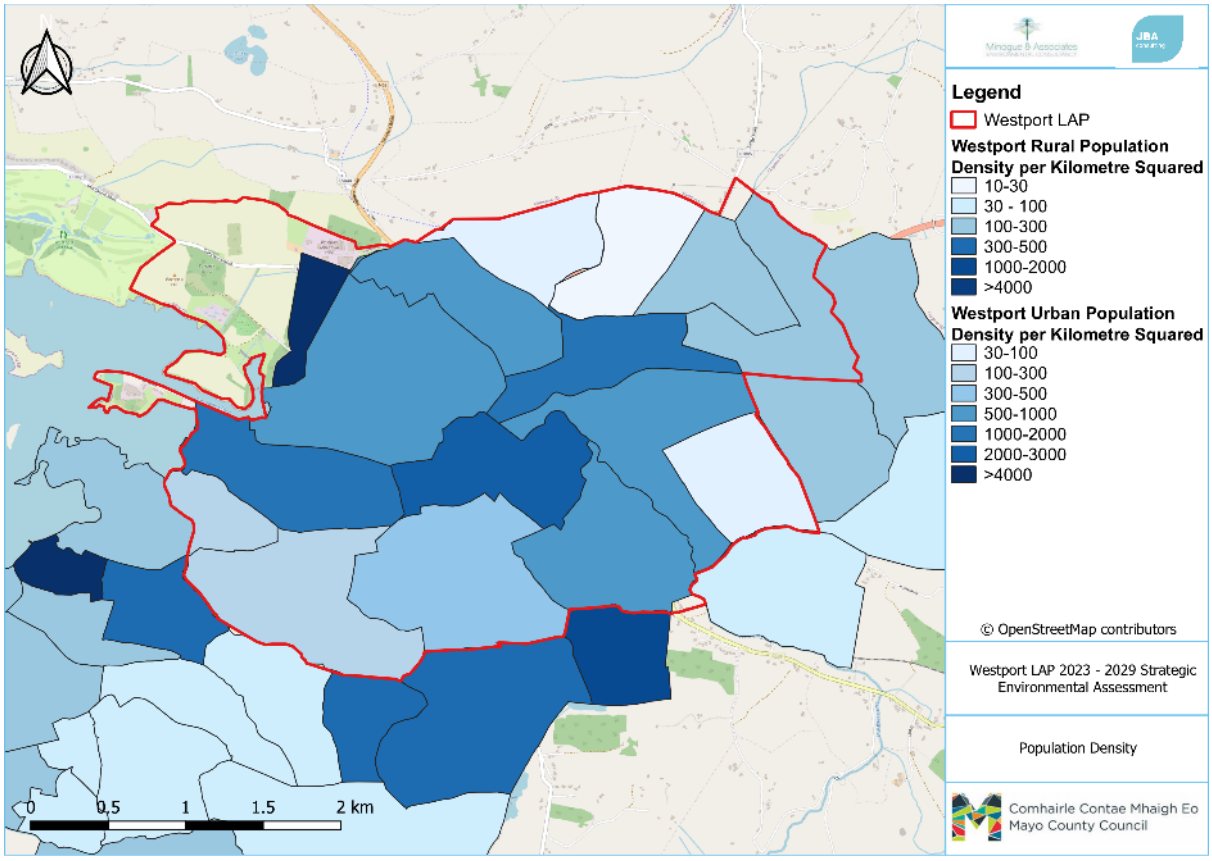
The Mayo Co. County Development 2022-2028 designates Westport as a Tier 1 (b) Strategic Growth Town within the settlement hierarchy of the Council. The Core Strategy allocates 8.8% of the overall housing target growth for Mayo over the plan period to Westport to accommodate a projected population growth of 21.2%, as set out below in Table 2.1. It identifies that an increase of 1,315 persons in Westport to the year of 2028 and a dwelling target of 285 additional units over the plan period. to the year 2028 is required.

Table 4-2 Projected population growth to 2028

Town	Population 2016	Population 2028	Population Growth Rate %	Housing Targets	Housing Growth Rate %	Quantum of lands zoned for residential use (Hectares)
Westport	6,198	7,513	21.2%	285	8.8%	17.13

Therefore, it is critically importance for the sustainable future growth of Westport that future housing is delivered in a compact growth approach in accordance with sustainable principles and the NPF/RSES objectives, in a manner that meets housing need requirements. The new LAP will further aim to provide a physical environment to ensure healthy functioning of the community. Services and amenities including creches, schools, amenities, recreation and other community facilities are to be proved in tandem with residential development.

Figure 4-12 Population Density in Westport



4.5.2 Human Health

In terms of human health, where people live have a profound effect on their health. A key area for consideration of human health will be the interaction between environmental aspects such as water, landscape, biodiversity, air, energy and human beings. Air Quality is summarized in Section 4.7.1, noise is summarized below:

The Environmental Noise Directive (END) (2002/49/EC) requires that each member state take action, with a view to preventing and reducing environmental noise where necessary, particularly where

exposure levels can induce harmful effects on human health and to preserving environmental acoustic quality where it is good.

The assessment of impacts on human health will reference other sections of the SEA as relevant along with considering aspects such as the Industrial Emissions Directive, Seveso and Flood Risk Assessments.

4.5.3 Key Issues- Population and Human Health

The following key issues have been highlighted for population and human health for Westport:

- Promote the benefits of a clean environment for health and wellbeing
- Ensuring that all residents people have the necessary facilities for ample exercise.
- Providing a diversity of housing options to cater to different lifestyles, affordability and lifespan choices.
- Mapping and identifying quiet areas in the town to implement measures to protect the quiet amenity of these areas
- Recognising the need for an integrated policy position for the many linkages and dependencies in the environment (*National Policy Position for Ireland's Environment*, as recommended by the EPA)

4.6 Soil and Geology

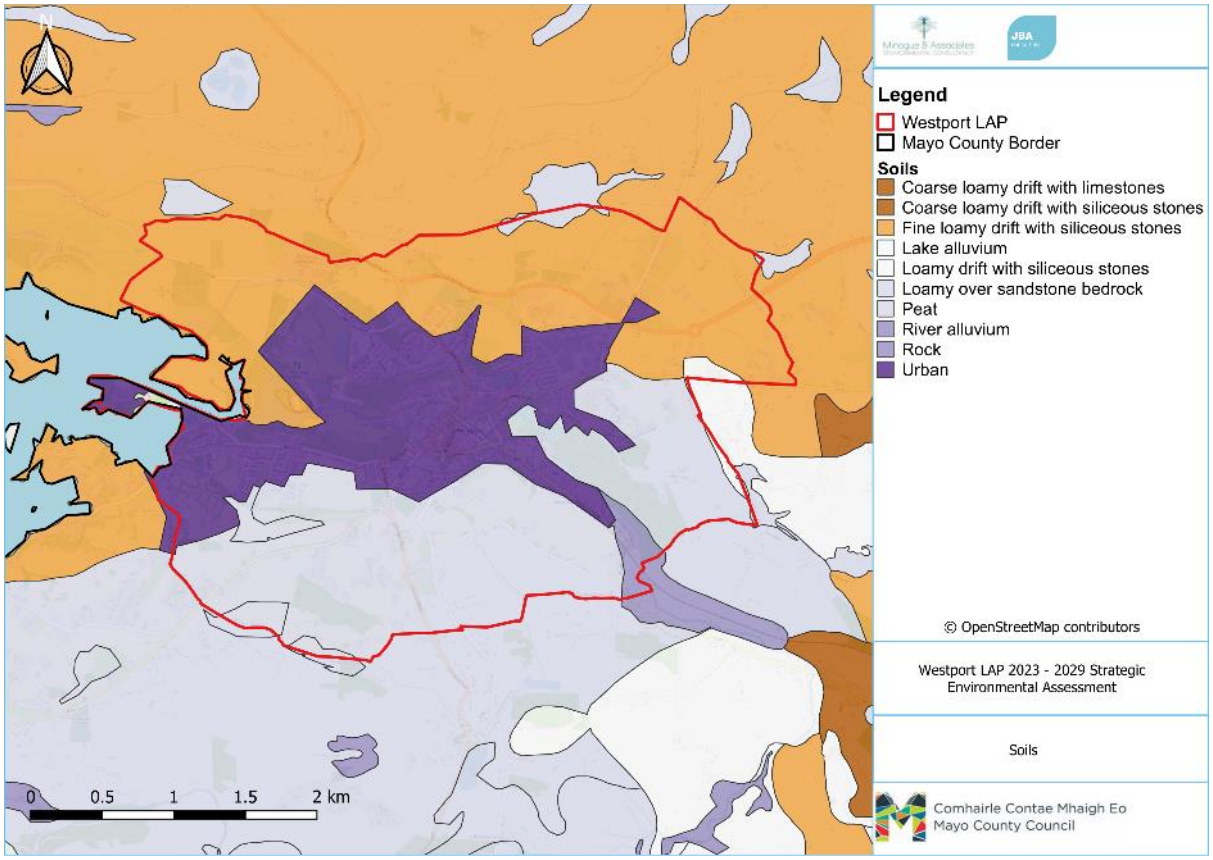
4.6.1 Soils

The majority of soils and sub-soils in the core of the plan area are classified as 'Urban' and 'Made' respectively under the SIS National Soils, these are soils which have been disturbed, transported or manipulated by activity in the urban environment. North of the plan area contains fine loamy drift with siliceous stones, while the south consists of peat. Figure 4.13 depicts an overview of all the soils present in the plan area. The underlying bedrock aquifer is designated as 'Regionally Important Aquifer – Karstified (conduit)'. The Groundwater Vulnerability Index for the Plan Area ranges from Moderate to Extreme Vulnerability at points.

The underlying bedrock geology of Westport includes Visean limestone and calcareous shale to the north and north-west, Neoproterozoic metasedimentary rocks – Dalradian to the east, and Serpentinite and sedimentary melange (Palaeozoic) to the south and south-west.

The proposed EU Directive 2004/35/EC Directive offers protection to soil and indicates that this may be achieved through the rehabilitation of brown field sites, thus, reducing the pressure on development of green field site. It also states that soil should be used in a sustainable manner in order to ensure that it is available for future generations to come.

Figure 4-13 Soil Map for plan area



4.6.2 Geological Heritage

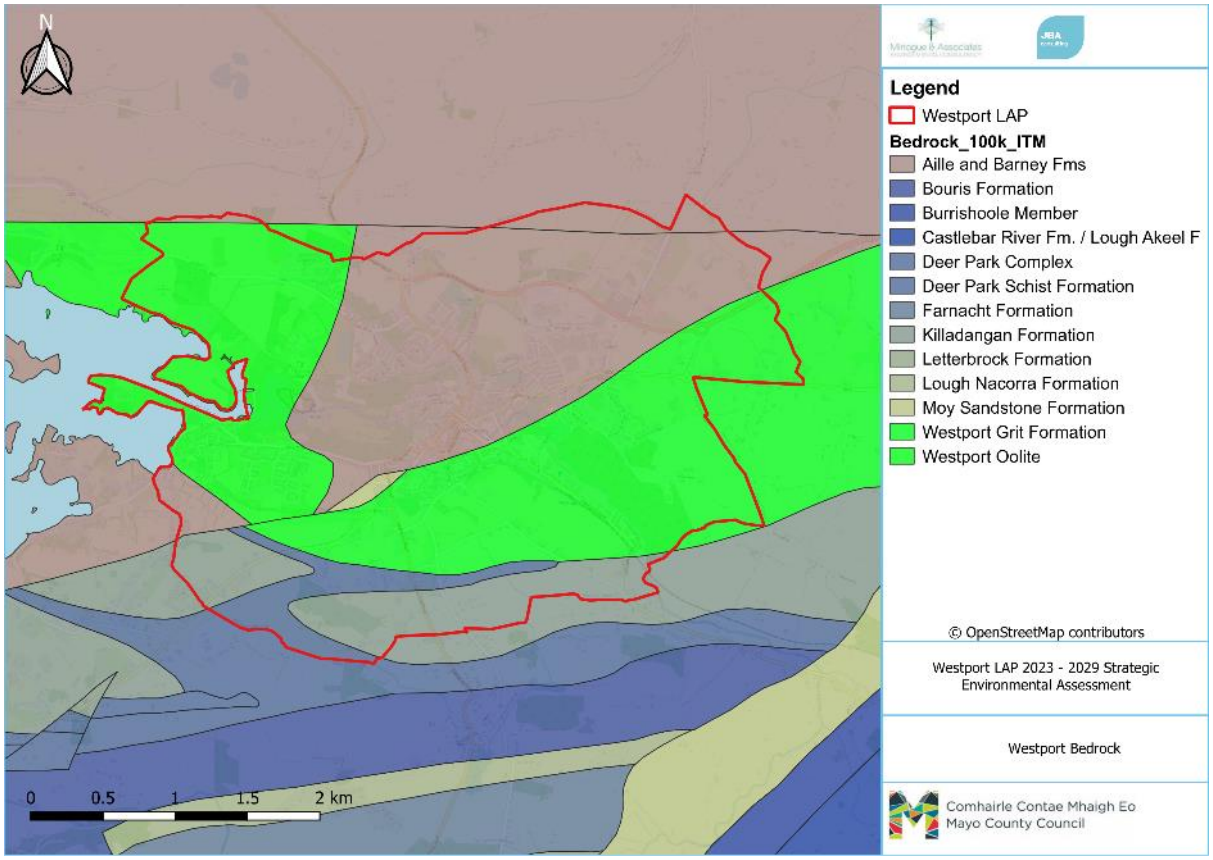
The Geological heritage audit[8] for Mayo County by Geological Survey Ireland in 2021, and includes 2 County Geological Sites (CGSs) in the plan area as follows:

- Castlebar Westport Drumlins – A rolling drumlin landscape between Castlebar and Westport
- Clew Bay – a west-facing embayment, some 12km wide from north to south, with numerous drumlin islands, spits and sand bars around the inner margins of the bay.

Figures 4.14 present the bedrock maps for the plan area and environs respectively.

[8] Geological Survey Ireland Spatial Resources (arcgis.com)

Figure 4-14 Bedrock Geology of Plan Area



4.6.3 Geohazards

Geohazards can cause widespread damage to landscapes, wildlife, human property and human life. In Ireland, landslides, flooding and coastal erosion are the most prevalent of these hazards. There have been two instances of landslides recorded in Westport, A large portion of the plan area is considered to have low (inferred) landslide susceptibility[9], with the exception of the two sites where the landslides were recorded, which are classified as Moderately low and Moderately High.

4.6.4 Geothermal Energy

Geothermal energy harnesses the heat beneath the surface of the Earth for heating applications and electricity generation, and has proven to be secure, environmentally sustainable and cost effective over long time periods. Geothermal applications can range in depth from a few metres below the surface to several kilometres. Ireland has widespread shallow geothermal resources for small and medium-scale heating applications. Westport is split into two halves, with the north half classified as 'Suitable' for Larger Commercial and Industrial Processes and the south half classified as 'Generally Unsuitable (Site Assessment Required)' [10].

4.6.5 Key Issues- Soil and Geology

The key issues for consideration pertaining to soil and geology are as follows:

- Much of the plan area comprises an urban environment.

[9] https://dcenr.maps.arcgis.com/apps/webappviewer/index.html?id=b68cf1e4a9044a5981f950e9b9c5625c
[10] https://dcenr.maps.arcgis.com/apps/webappviewer/index.html?id=9ee46bee08de41278b90a991d60c0b9e

- Reuse of existing buildings and brownfield land development.
- Supporting and maintaining carbon storage associated with soil.
- Potential soil contamination associated with historic land use activities.
- Reducing soil sealing.
- Greenfield site pressures and demands.
- Promoting integrated land mapping approaches to support decision-making on sustainable land use
- Recognising the need for an integrated policy position for the many linkages and dependencies in the environment (*National Policy Position for Ireland's Environment*, as recommended by the EPA)

4.7 Water Resources and Flooding

4.7.1 Water Framework Directive (WFD)

Ireland is required to produce a river basin management plan under the Water Framework Directive and the current plan is from 2018-2021. The plan sets out the actions that Ireland will take to improve water quality and achieve 'good' ecological status in water bodies (rivers, lakes, estuaries and coastal waters) by 2027.

The sub-catchment in the plan area is Carrowtootagh_SC_010, contained within the Enriff-Clew Bay Catchment . Table 4.3 provides a short profile of the waterbodies within the sub-catchments and their WFD risk status.

Table 4-3 Waterbodies in the Carrowtootagh_SC_010 Sub-catchment

Code	Name	Water Body Category	WFD Risk (2013-2018)	Ecological Status or Potential (2016-2021)
IE_WE_32_483	Knappaghbeg	Lake	At Risk	Moderate
IE_WE_32C050300	Carrowbeg (Westport)_030	River	At risk	Moderate

4.7.2 Surface Water Bodies

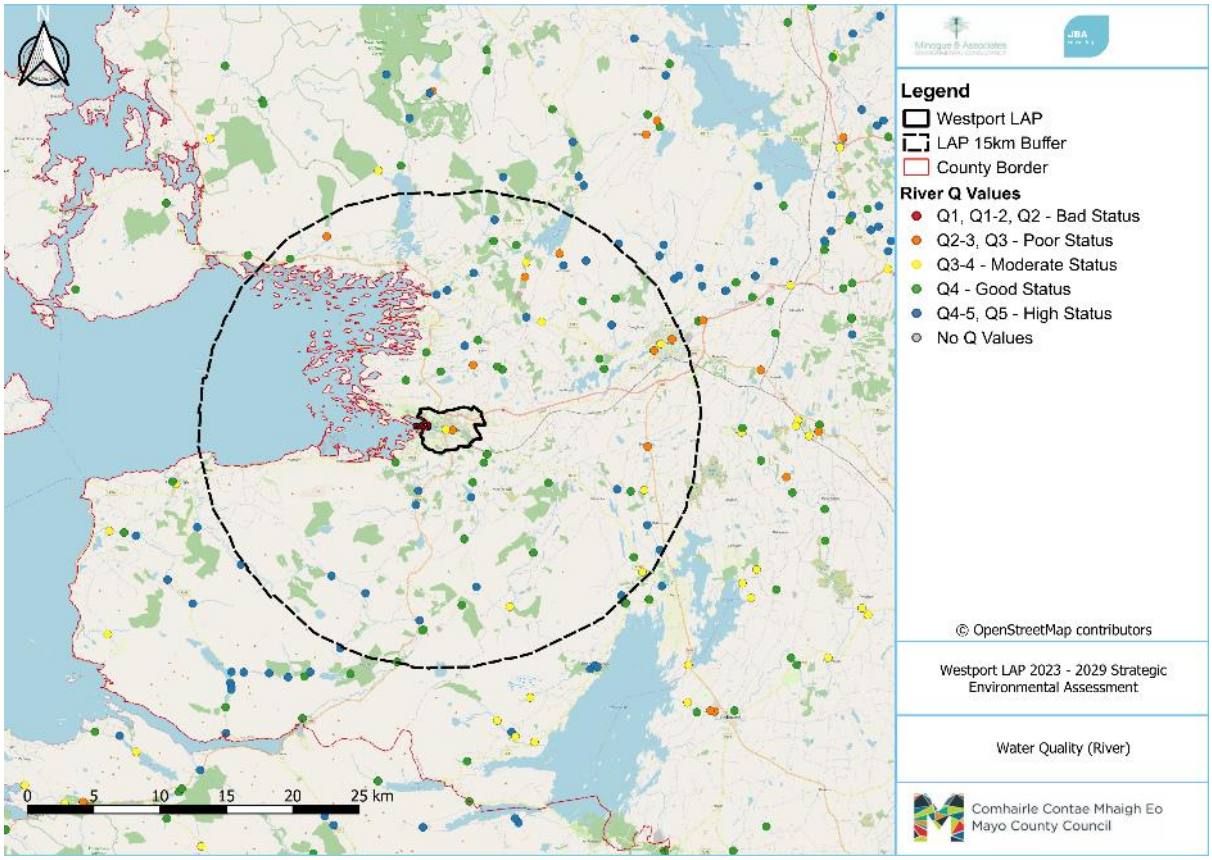
The Carrowbeg (Westport)_030 (Code: IE_WE_32C050300) is the major river within the plan area. Other watercourses include the Cloonmonad (IE_WE_32C160630), the Ardmore 32 (IE_WE_32C160630; IE_WE_32C160630), the Cloghan 32 (IE_WE_32C160630), the Coolbarreen (IE_WE_32C380790) and the Slaugar (IE_WE_32C380790).

According to the WFD cycle 3 Draft catchment assessment, the River Carrowbeg (Westport)_030 is of moderate status and at risk of not meeting the WFD objectives. The significant pressures within Carrowbeg (Westport)_030 appear to be in the vicinity of Westport, including diffuse run off and combined sewer overflows. Quarry waste (residual cement) that has been deposited on the bank of a reach within this water body is also impacting riparian habitat. Knappaghbeg Lough suffered a massive pollution event in 2000, where 30 thousand gallons of slurry entered the lake. This is impacting status and will most likely continue to do so for decades.

In Ireland, waters intended for human consumption are protected under the Drinking Water Regulations (S.I. 439/2000/SI 278 OF 2007). The main groundwater water-body in the plan area is Newport (IE_WE_G_0023) (contained within the 31 Enriff-Clew Bay Catchment), and its WFD Risk Status is current 'Not at risk'.

The Q-values of surface water bodies within the plan area are mapped on Figure 4.15 as shown below.

Figure 4-15 Q Values of surface Water Bodies in Westport

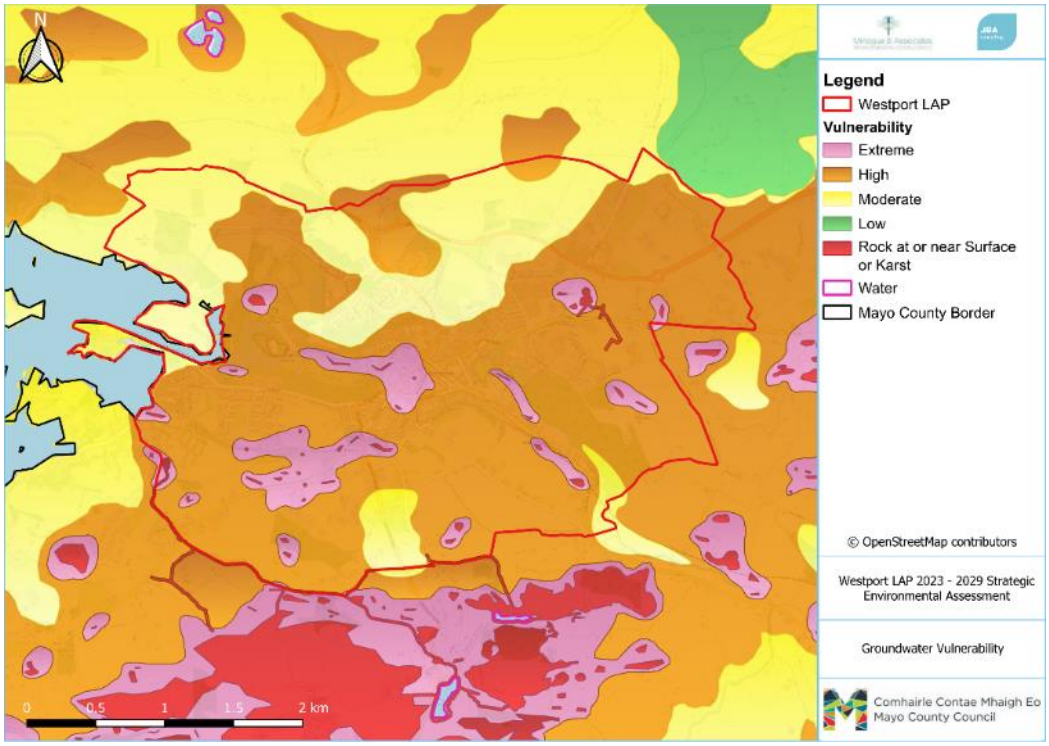


4.7.3 Groundwater

The quality of groundwater in the plan area is classified as good following a reliable assessment in accordance with Annex V of the WFD. In addition to this Directive and associated transposed regulations to protect and restore, wherever necessary, groundwater, additional legal instruments are also in existence which strengthen and support the WFD ultimate goal with respect to groundwater.

The Geological Survey of Ireland (GSI) rates aquifers according to their vulnerability to pollution. Aquifer vulnerability refers to the ease with which pollutants of various kinds can enter underground water. Figure 4.16 highlights areas of extreme to high vulnerability. The diverse geology of the plan area, results in considerable parts of the plan area being classified as high or extreme vulnerability.

Figure 4-16 Groundwater Vulnerability in plan Area



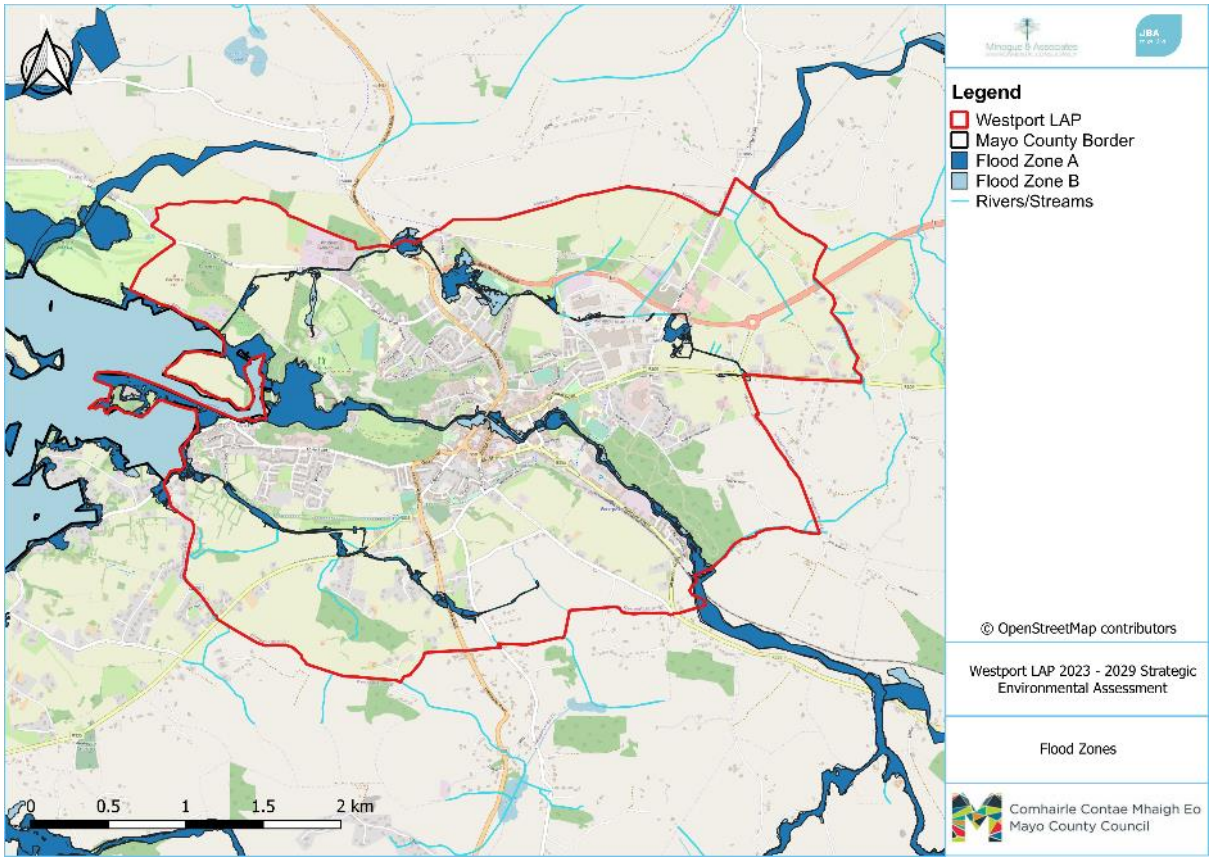
4.7.4 Strategic Flood Risk Assessment

The Planning System and Flood Risk Management Guidelines (DoEHLG 2009) provide a methodology to incorporate flood risk identification and management into land use strategies. It also requires the alignment and integration of flood risk into the SEA process. Potential flood issues in the plan area are an important consideration in the preparation of the WLAP 2021-2027. Therefore, the plan has been guided by the information on flood risk currently available and has been informed by the currently up to date flood risk information including Catchment Flood Risk Assessment and Management (CFRAM) studies.

The principal flood risk is the Westport River (See Figure 4.17), which is prone to flooding over the banks. Buildings on the Mall, Lower Bridge Street and public buildings including the Library and MacBride Nursing Home are at risk during flooding events. These need to be managed in accordance with the requirements of the Planning System and Flood Risk Management Guidelines. The CFRAM

flood maps for Westport provide the full flood extents for fluvial flooding in the town. Site selection and flood prevention measures are therefore important when growing Westport, especially if growth is planned in the south, to ensure no flood risk impacts and avoid inappropriate development. Of relevance to the SFRA is the overarching policy of ensuring a balance of development in the town centre of Westport and providing for compact growth and brownfield development. Since a proportion of the core town centre is at risk of flooding this presents a challenge when managing flood risk and development. There is also the backdrop of the €1.8m Westport Flood Relief Scheme, which is underway, but is unlikely to protect existing development until 2025 at the earliest. As such a precautionary approach has been undertaken.

Figure 4-17 Strategic Flood Risk Assessment



4.7.5 Key Issues- Water Resources and Flooding

- Climate change and reduce our carbon footprint to help achieve the national target of zero emissions by 2050 and a target of 7% per annum between 2021 and 2030.
- Flood risk management and appropriate measures.
- Restoring and maintaining the Westport River riverbed to improve depth and physical and chemical conditions for aquatic species.
- Control/avoid introduction of alien and invasive species.
- The inclusion of policies/objectives on the use of Sustainable Urban Drainage Systems and Green/Blue Infrastructure in new developments and retrofitted into existing developed areas.

- Point sources such as combined sewer and treatment plant overflows and wastewater treatment plants.

4.8 Air Quality and Climatic Factors

4.8.1 Air Quality

The quality of air is a crucial factor in determining the health of an ecosystem. Polluted air impacts the natural environment, affecting the quality of fresh water, soil, and ecosystems, as well as damage to the built environment. The EPA has developed four zones to represent all of the potential 'types' of air quality background that are likely to exist in Ireland. These four zones are stated in the Air Quality Regulations (2002) and are as follows (Table 4.4):

Table 4-4 Air Quality Zones for Ireland

Zone A:	Dublin Conurbation
Zone B:	Cork Conurbation
Zone C:	Other Cities and Large Towns comprising Galway, Limerick, Waterford, Clonmel, Kilkenny, Sligo, Drogheda, Wexford, Athlone, Ennis, Bray, Naas, Carlow, Tralee and Dundalk (usually towns with populations greater than 15,000 people)
Zone D:	Rural Ireland, i.e. the remainder of the State excluding Zones A, B and C

Westport falls into Zone D. The nearest monitoring station is the Mayo monitoring station, located on the grounds of the EPA office on the outskirts of Castlebar.

4.8.2 Climate Change

The Climate Action and Low Carbon Development Act 2015 sets out the national objective of transitioning to a low carbon, climate resilient and environmentally sustainable economy in the period up to 2050. The recent Climate Action and Low Carbon (Amendment) Act 2021 provides for a statutory a "National Climate Objective" that commits to pursue and achieve the transition to a climate-resilient, biodiversity rich, environmentally-sustainable and climate-neutral economy. Climate is a key indicator with influences on all other indicators. Table 4.5 shows the impacts that climate change is expected to have nationally.

The County Mayo Climate Change Adaptation Strategy (2019-2024) sets out the county's short- and medium-term objectives for its response to climate risks. Adaptation to climate change through land-use planning is a key consideration and will be informed by guidance, including EPA Guidance on Climate Change and SEA. The management of areas prone to flooding will be addressed in the upcoming LAP, accompanied by measures to adapt to climate change by transitioning to a low-carbon and climate-resilient town with a particular emphasis on the reduction in energy demand and greenhouse gas emissions.

Table 4-5 Climate Change Effects (National)

Impact	Description
Sea Level Rise	• Sea levels are expected to increase for all Irish coastal areas. Projected changes in sea level will magnify the impacts of changing storm surge and wave patterns in coastal areas. • Decrease in mean and extreme wave heights by the end of the century. • Increase in magnitude and intensity of storm wave heights
Wind	• An increase in the intensity of extreme windstorms is expected. • Decrease in wind speeds for summer and increases for winter rainfall events is likely.

Impact	Description
Phenology	• An increase in the duration of the growing season is likely with spring occurring earlier. • Projections indicate that bud burst will continue to advance until at least 2100.
Precipitation	• An increase in seasonality in precipitation can be expected with significant decreases projected for spring and summer and increases for winter. • An increase in the occurrence of extreme rainfall events is likely.
Surface Air Temperature	• Average surface air temperatures are expected to increase everywhere and across all seasons. • An increase in the intensity and duration of heatwaves is expected. • Increasing seasonality in hydrological regimes can be expected with decreased summer and increased winter flows likely. • Flood risk will increase due to a combination of higher river-flows and increases in extreme precipitation events.
Hydrology	• Increasing seasonality in hydrological regimes can be expected with decreased summer and increased winter flows likely. • Flood risk will increase due to a combination of higher river-flows and increases in extreme precipitation events.

4.8.3 Key Issues- Air and Climatic Factors

The following issues were identified via the pre-draft consultations in conjunction with recommendations:

- Focusing on systematic change for Ireland's target to become a climate neutral and a climate resilient society and economy
- Adopting WHO Clean Air Quality Guideline Values within the Clean Air Strategy for specific targets that are to be achieved
- Moving away rapidly from extensive use of fossil fuels to the use of clean energy systems
- Identifying pollution 'hot spots' in the town to reduce pollution on these emissions
- Recognising the need for an integrated policy position for the many linkages and dependencies in the environment (*National Policy Position for Ireland's Environment*, as recommended by the EPA)

4.9 Material Assets

Material assets are defined as the critical infrastructure essential for the functioning of society. This section presents the baseline as it relates to transport, waste management, water services infrastructure and energy. The Environmental Report will examine effects on material assets, such as existing infrastructure and services including transportation, water supply, waste-water treatment and discharge, waste management, electricity and telecommunications etc.

4.9.1 Water and Wastewater

Westport benefits from a public wastewater treatment system located at Creggaunnahorna, which is designed to cater for a population equivalent (p.e) of 15,042. Based on current loading it is estimated there is approx. 5,269 p.e. capacity remaining in the plant which means there is sufficient treatment capacity to accommodate the projected increase in population for Westport and to facilitate enterprise. Future connections to this network from development on zoned and infill lands will be assessed through Uisce Eireann's Connection and Developer Services process. In un-serviced areas within the plan area, the main method of sewage disposal is by means of individual septic tanks and proprietary wastewater treatment systems. Mayo County Council is the competent authority for the assessment and approval of individual domestic on-site wastewater treatment systems in the county.

In co-operation with Uisce Eireann, the Council will contribute towards compliance with the European Union (Drinking Water) Regulations Drinking Water Regulations 2014 (as amended) and seek to undertake any remedial action as required.

A connection to the Lough Mask Regional Water Supply Scheme to the reservoir at Sandyhill was recently constructed, which supplies up to half of the current demand in Westport. The remaining demand is supplied by the Westport Public Water Supply. The reservoir is deemed to be in good condition and the source is highly reliable. The current supply is capable of catering for the projected population growth.

Mayo Co. Council is also in the process of commissioning a project which will provide a water supply to the village of Murrisk to the south west of the town and this will also provide drinking wate to a large area of residentially zoned lands at Cahernamart which is accessible off the new bridge on the Western Road.

4.9.2 Energy Infrastructure and Communications

A secure and resilient supply of energy is critical to the functioning of Westport. With increases in population and economic growth, the demand for energy intensifies. The main energy networks serving Westport are electricity and gas. The Council is also cognisant of national policy, which seeks to promote renewable energy use and generation at appropriate locations within the built and natural environment, to meet national objectives towards achieving a low carbon economy by 2050.Electricity is supplied by a 110kV overhead line from Castlebar which terminates at a 110/38kV station near the IDA industrial estate on the Lodge Road. This line was completed in 2011/12 and meets the current and anticipated electrical needs of the town over the lifetime of the Plan.

Westport is served by the national gas network which is fed by the Corrib Gas Field pipeline which runs from the terminal in Bellanaboy to Galway with feed connections to six Mayo settlements. Maintaining security of supply of gas is a government priority. However, the government is also responsible for reducing Ireland's greenhouse gas emissions under the Climate Action Plan. The use of renewable sources of gas will have a key role to play in decarbonising the natural gas grid.

4.9.3 Transportation

The new plan intends to build on existing policy to integrate land use with transportation and community services, promoting the reduction of travel distances and the use of public transport, walking and cycling and reductions in private care usage. A Local Transport Plan has been prepared and will run concurrently with the LPT, this is included as an appendix to the draft LAP.

The design and layout of new development including the design of open space, reduction in car parking and smart waste management methods to support the transition to a low carbon economy will be prioritised.

In addition, promoting more sustainable forms of travel and activity-based recreation has the potential to minimise air emissions from the transport sector. Greenway development can be beneficial for biodiversity if biodiversity enhancements are built into the linear networks. Upgrading key road networks is supported in the strategy for Westport to support growth with improved connectivity, therefore stimulating Westport value as a place to live, visit, work and do business. However, upgrading road networks has the potential to negatively impact air quality and climatic factors with increased numbers of motor vehicles.

It is essential that the new Local Area Plan promotes a more efficient strategic transport system integrated with appropriate use of land to support the sustainable economic, social and physical

development of Westport as an attractive location for enterprise, investment and a place to live, work and visit.

4.9.4 Mineral Resources

There are ten mineral localities within the boundaries of the plan area. These include limestone, sulphur, quartzite, serpentine, clay, brick, talc, steatite, soapstone, and pyrophyllite.

4.9.5 Key Issues- Material Assets

The following issues were identified during the pre-draft consultation process and the following recommendations were made:

- All developments should be subject to robust site / route selection and appropriate environmental assessment.
- Infrastructure design of road upgrades should include the provision of bus/cycle lanes to encourage active and sustainable transport modes.
- MCC should implement waste prevention measures with local and community groups and provide easily accessible public bins and implement an education campaign to highlight food waste management options.
- Meeting the needs with regards to drinking water and wastewater infrastructure
- Moving to a less wastewater and circular economy where the priority is waste prevention, reuse, repair and recycle.
- Encouraging and promoting the use of sustainable modes of transport for both residents and tourists
- Undertaking a water usage audit of public buildings to implement water conservation measures.

4.10 Landscape

High-quality open spaces and amenity areas are essential for a good quality of life and are key components of sustainable communities. Green infrastructure includes nature conservation areas, parks, open space, rivers, floodplains, wetlands, woodlands, farmland and town greenways which support and improve environmental conditions in a way that facilitates environmental, economic and societal benefits. As compact growth/regeneration strategies are vital for sustainable growth of compact urban settlements, it is expected that the new LAP will place emphasis on the regeneration and repopulation of the urban cores and built-up areas and not disturb the greenfield sites around the town. The new Westport LAP will examine all elements contributing to the place and ensuring that these elements blend harmoniously to create an attractive and district public realm.

Landscape sensitivity is a measure of the ability of the landscape to accommodate change or intervention without suffering unacceptable effects to its character and values. Sensitivity ratings are derived from a combination of landscape values and landscape character. Under the categories specified for Landscape Assessment based on the CORINE Land Cover Project, the following are designation of areas in County Mayo[11]:

[11] https://www.mayo.ie/getmedia/54e093a8-493e-48d1-ba85-d2a899b50eac/Vol-4-Landscape-Appraisal-of-County-Mayo-08.pdf

- Areas designated as vulnerable (the coastline, banks of rivers, shoreline of all lakes, skylines of upland areas, and all headlands and promontories)
- Areas designated as Sensitive (natural grasslands, peat bogs, moors and heathlands, transitional woodland scrub, beaches, dunes and sands, estuaries, broad-leaved forests, mixed forests, inland and salt marshes, intertidal flats, water courses/bodies, agricultural lands with significant areas of natural vegetation), including board-leaved forests to the west and south-west of Westport town.
- Areas designated as normal (pasture lands, coniferous plantations, complex cultivation patterns)
- Areas designated as robust (continuous urban fabric, discontinuous urban fabric, industrial or commercial units, road and rail networks and associated land, sports and leisure facilities), including Westport town and Westport golf course.
- Areas designated as scenic routes (mineral extraction sites, dump sites, peat extraction)
- Areas designated as scenic routes, including N59 from Westport to the southern boundary with Co. Galway, and R335 from Westport to Aasleagh.
- Areas designated as highly scenic vistas.

The plan area and its seascape are located within the Regional Seascape Character Area (Marine Institute 2020) as Atlantic North Mayo and Galway.

4.10.1 Key Issues- Landscape

Landscape interacts with a number of SEA topics, including biodiversity, population and human health, cultural heritage and climatic factors. The issues pertinent to Westport's landscape are as follows:

- Promoting development that respects the town's existing landscapes and incorporate the principles of good urban design that facilitates the functioning of successful places.
- Protecting key views and vistas.
- Enhancing existing landscape features and elements that contribute to local character.
- Integrate green and blue infrastructure considerations.
- Enhancing the public realm and connectivity around the plan area.
- Amenities and services including open space and play areas.
- Designing the urban realm to meet the needs of elderly and the vulnerable with adequate street lighting, safe footpaths and ample public seating
- Recognising the need for an integrated policy position for the many linkages and dependencies in the environment (*National Policy Position for Ireland's Environment*, as recommended by the EPA)

4.11 Cultural Heritage

The heritage of Westport is a unique resource which is fundamental to the cultural identity of the town and the quality of life of its citizens, playing a central role in forming identities within the individual, communities, and of the place. Westport is a designated Heritage Town with routes to the Great Western Greenway and Croagh Patrick. The key cultural heritage features include the Westport House and Demesne, located west of Westport town and is part of the overall fabric of the town. It is one of five remaining fine houses and landed estates in the Country, and is recognised as a site of

national significance in the domestic built heritage of Co. Mayo. The demesne currently consists of approximately 174 ha. Westport contains thirty-five entities on the Sites and Monuments records and twenty of the same are contained within Sites and Monuments Zones (Figure 4.18), and one Architectural Conservation Area (Figure 4.19).

Figure 4-18 Sites and Monuments Record

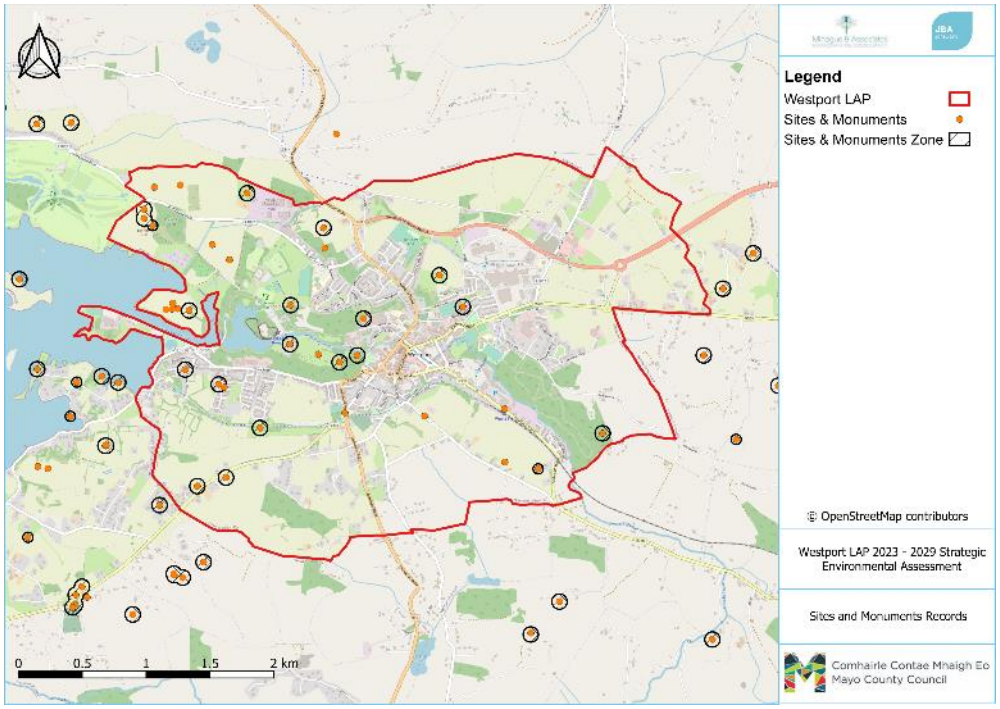
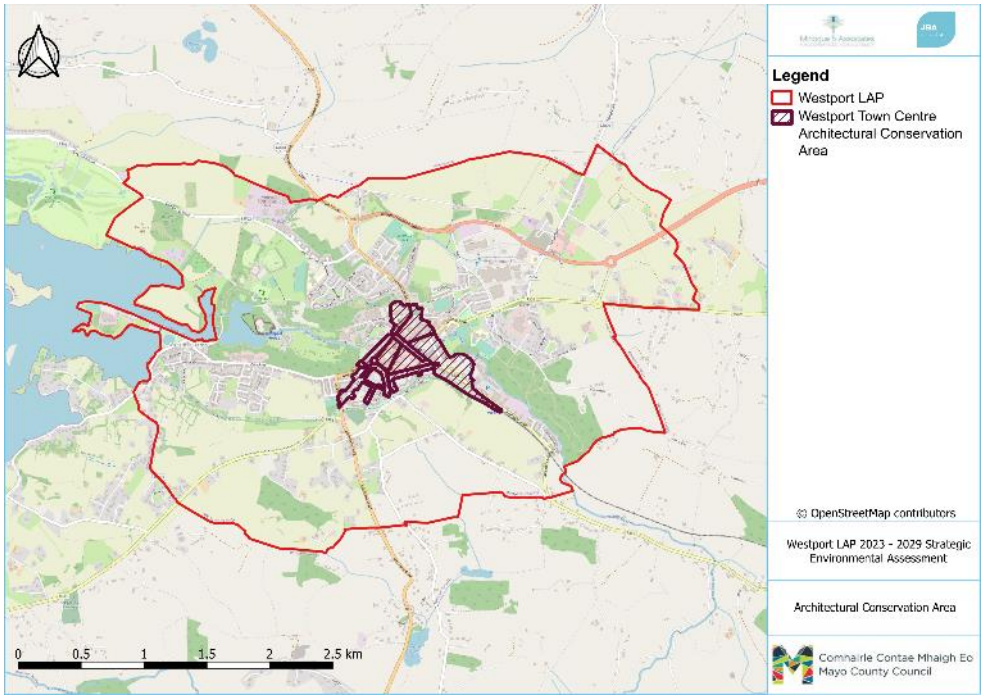


Figure 4-19 ACAs in Westport



4.11.1 Key Issues- Cultural Heritage

The key issues for consideration pertaining to cultural heritage for Westport are:

- Enhancing cultural and linguistic heritage.
- Recognition of intangible cultural heritage and practices.
- Improve signage around the Great Western Greenway
- Maintain Built Heritage to prevent dereliction, especially around the Mall, the Fairgreen, Quay Road and the railway bridge over Altamont Street
- Adaptive reuse of existing buildings.

4.12 Inter-relationships

The baseline information gathering has allowed an evaluation of the environmental sensitivities that exist within the plan area. The SEA Directive requires that the interrelationship between the SEA environmental topics must be taken into account. All the parameters interact with Population and Human Health.

	BFF	PHH	W	G &S	CF & AQ	L & S	CH
BFF	●	●	●	●	●	●	
PHH	●	●	●		●	●	●
W	●	●	●	●	●	●	
G & S	●	●	●		●	●	
CF AQ	●	●	●		●	●	●
L &S	●	●	●		●	●	
CH	●	●	●		●	●	
MA	●	●	●	●	●	●	●

4.13 Evolution in the absence of the Plan

SEA legislation requires that consideration be given to the likely evolution of the current baseline where implementation of the Draft Adare LAP does not take place. Table 4.3 presents the likely evolution of the environment in the absence of the Plan.

TABLE 4-6 EVOLUTION OF THE ENVIRONMENT IN THE ABSENCE OF THE PLAN

SEA	Evolution of same
Biodiversity, Flora and Fauna	Whilst the Limerick Development Plan 2022 -2028 would provide the higher levels statutory planning and consenting framework; there would be no overarching local plan level framework to inform and guide where development and landuse activities can take place. Applications would be on a case-by-case basis with no overall strategic focus or vision. Depending on the location, scale, size and type of developments this could potentially result in significant adverse in combination and indirect effects on biodiversity, flora and fauna due to further erosion of ecological connectivity, declining water quality and climate change effects.

SEA	Evolution of same
	The opportunity to embed climate change adaptation, mitigation measures and enhance blue and green network would be lost. The opportunity to embed proactive and positive measures in the LAP relating to blue and green infrastructure and ecological connectivity would not be realised; nor the opportunity to promote co benefits around public realm measures and the All Ireland Pollinator Plan of which LCCC is a signatory. The chance to incorporate the requirements and measures in the AA, SFRA and SEA environmental assessments would be missed and the means to plan for appropriate development and avoid more environmentally sensitive areas would result in overall much weaker protection and enhancement of Biodiversity, Flora and Fauna.
Population, Human health	In the absence of the strategy, the development strategy relating to compact growth, public realm, urban greening and blue/green infrastructure and most critically adaptation to climate change would take place in a less coordinated manner. Tailored policy responses and spatially targeted measures would not be promoted in the absence of the plan. The accompanying co benefits in relation to enhanced permeability, improvements to the public and urban realm and opportunity for the environmental enhancement for the plan area and its residents may subsequently not be realised. There would not be a localised framework within which to regulate, aid and/or control development whether economic, social or environmental. A lack of controlled development could lead to pressure on adequate service provisions and infrastructural facilities, thus affecting the natural environment in which the population lives leading to human health and quality of life issues. Central to the NPF, RSES and the Limerick Development Plan is a focus on sustainable development across Limerick, the compact growth of urban areas optimising the use of serviced lands by focusing development on infill, brownfield, backland, greenfield and vacant/derelict sites and in doing so, maximising the viability of investment in social and physical infrastructure. The absence of the plan may result in this opportunity to apply this in a focused manner based on robust evidence would be missed. In the absence of an agreed target population and appropriate zoning of land, all environmental parameters would be adversely affected to varying degrees. In the absence of the Plan, Core Strategy and population targets; infrastructure, including services and housing provision would not be catered for accurately.
Air Quality and Climate	Climate change is predicted to increase problems of flooding and potential increase in periodic droughts due to changes in rainfall patterns. Provision needs to be incorporated into the Plan for mitigation and adaptation measures to provide for the Plan area to become resilient to meeting the challenges of climate change. LCCC is well placed through the plan process to lead and advance climate change adaptation and mitigation through spatial planning. If the Plan were not to be implemented adverse climate change effects may impact on vulnerable lands, habitats, and species. In addition, a proactive approach through the plan process may be lost in terms of protecting and supporting critical service infrastructure. The roll out and delivery of the integrated landuse and planning may be slower in the absence of the plan. In the absence of the LAP existing provisions in relation to climate change and air quality will apply but the strong commitment and vision to respond and adapt to Climate Change may be reduced. The opportunity to embed co benefits across climate change adaption may not be maximised.
Water Resources including flood risk	Whilst there is a significant amount of European and national legislation for the protection and enhancement of water resources and quality, the primary issues affecting water quality and flood control such as population increase, loss of floodplains, surface and groundwater

SEA	Evolution of same
	pollution, capacity of water supply, and wastewater and increased run-off which can be controlled locally through the Plan process will not be adequately addressed. The process for assessing the issues which affect the surface water and groundwater resources of the plan area may not be comprehensively addressed from landuse planning, resulting in a general deterioration in this aspect of the environment. The application of the SEA, AA and SFRA environmental assessment processes would also be missed and the accompanying influence of these processes on both policy/objectives and landuse would be missed.
Soil and Geology	Soil quality and function may be enhanced through measures associated with flood resilience and nature-based solutions. The support for use of town centre sites and existing buildings sites through the LAP educes requirements for additional geological resources and greenfield development. This policy is well reflected in both the NPF and RSES, and with no plan this would be not maximised and planned for. There would be no framework for future development and therefore protection of the soil resources. A key objective to rehabilitate brownfield and derelict sites opposed to developing greenfield sites may not be achieved which will result in potential subsequent impacts not only on soil quality, but on biodiversity, groundwater quality and water supply and consequently potential impact on public health.
Material Assets	Existing objectives that relate to this parameter would apply. Measures in the plan are identified with a view to minimising adverse effects of climate change on material assets and responding and facilitating behavioural and modal change in energy use and transport. An integrated sustainable land use and transportation strategy may not be advanced in such a holistic manner in the absence of the plan. Whilst the Westport LTP will run concurrently with the LAP, the absence of the plan would minimise the opportunity for a streamlined approach to integrated landuse and transport. The current legislation which provides for the protection and enhancement of the water resources and quality at European, National, Regional and County level will protect and maintain existing water bodies in the Plan area. However, there would not be a planning framework to regulate aid and control development in accordance with specific local issues in relation to potable water, wastewater treatment, flooding and development. This could result in significant impacts across a range of environmental parameters including biodiversity, water, human health, landscape and soil and geology.
Landscape	There would be no framework within which to regulate, aid and/or manage future economic, social or environmental development. A lack of development objectives would lead to uncontrolled development with no framework for directing development to appropriate locations. Certain areas could continue to experience development pressures, and erosion of landscape and townscape character, along the adverse landscape and townscape effects. The implementation of the Adare Public Realm Plan and landscape enhancement measures through green network improvements may not be fully or appropriately realised. The Plan will include objectives that provide for the preservation, protection and enhancement of the landscape as part of an integrated sustainable planned approach to future development within the Plan area. Therefore, the absence of the Plan would remove such protection and enhancement measures for the landscape, potentially leading to its fragmentation, loss and deterioration in local a landscape, townscape character and quality public realm.
Cultural Heritage	The identification and detailed consideration of public realm issues and the relationship between local character and the very substantial cultural heritage of Adare may not be fully advanced or promoted. The relationship between the public realm, townscape and cultural

SEA	Evolution of same
	heritage features and intangible cultural heritage would not be considered in the same level of detail in the absence of the plan. The opportunity to promote, support and reuse existing buildings and improve energy efficiencies in older buildings and plan for climate change effects on structures may not be maximised. Adare has a significant assembly of cultural heritage with extensive and effective legislation and guidance from International to national level affording both the architectural and archaeological heritage a high level of protection. There may not be a framework within which to regulate, aid and/or control development whether economic, social or environmental. This may lead to uncontrolled development resulting in losses and/or deterioration in the cultural heritage of the Plan area. Under the above circumstances, the cultural heritage within the administrative/ settlement boundary, in the absence of the Plan would suffer. Ultimately, the potential for fragmentation, loss, and/or deterioration of cultural heritage would occur of this irreplaceable resource.
Inter-relationships	The potential for in combination effects arising due to the absence of the plan would be potentially significant. Evolution of the environment in the absence of the plan could generate effects in terms of loss of ecological connectivity and non-designated habitats. Disturbance to biodiversity, flora and fauna through unregulated development and poor design such as increasing light levels, emissions from transport, energy. Flood events particularly around coastal and fluvial flooding with interactions across all SEA parameters. Effects of climate change on critical infrastructure, combined with loss of opportunity to adapt and embed nature-based solutions and strengthening the green and blue network. Risk of not meeting/contributing to reduction in carbon emissions. Potential adverse effects on water quality for transitional, freshwater and groundwater with accompanying interactions across all SEA parameters. Increased greenfield development with release of carbon in soil as well as other ecosystem services that soil provides. Aligned to this would be the risk of not achieving compact growth and not meeting the NPF and RSES targets in this regard.

5 Strategic Environmental Objectives

5.1 Introduction

The purpose of the SEA Objectives is to ensure that the assessment process is transparent and robust and that the Westport Town and Environs LAP 2023-2029 considers and addresses potential significant environmental effects. These objectives are derived from the principles identified through the plan, policy and programme review in Chapter Three. These SEOS formed part of the SEA Scoping report issued to statutory authorities. There were no scoping submission recommendations for the SEOs listed below. The SEOs formulated for this SEA for the Draft Westport Town and Environ Local Area Plan 2023-2029 area are broadly in line with those of the Mayo County Development Plan 2022-2028 and are set out in Table 5.1.

Table 5.1 SEOs for Westport 2023-2029 in line with the Mayo County Development Plan 2022-2028

SEA Topic	Strategic Environmental Objectives
Biodiversity Flora and Fauna	BFF1: Conserve and enhance biodiversity at all levels
	BFF2: Avoid and minimise effects on nationally and internationally rare and threatened species and habitats through sensitive design and consultation, recognising ecological connectivity
	BFF3: Avoid and minimise habitat fragmentation and seek opportunities to improve habitat connectivity
	BFF4: Ensure careful consideration of non-native invasive and alien species issues particularly as they relate to waterbodies
	BFF5: Promote green and blue infrastructure networks, including riparian zones and wildlife corridor
Population, Human Health	PH1: Protect, enhance and improve people's quality of life based on high quality residential, community, educational, working and recreational environments and on sustainable travel patterns.
	PH2: To protect human health from hazards or nuisances arising from incompatible land uses/developments.
Water	W1: Protect and enhance the status of aquatic ecosystems and, with regard to their water needs, terrestrial ecosystems and wetlands directly depending on the aquatic ecosystem (quality, level, flow)
	W2: Maintain or improve the quality of surface water and groundwater (including estuarine) to status objectives as set out in the Water Framework Directive (WFD), the National River Basin Management Plan and POMS
	W3: Reduce the impact of polluting substances to all waters and prevent pollution and contamination of ground water by adhering to aquifer protection plans and to maintain and improve the quality of drinking water supplies
	W4: Promote sustainable water use and water conservation in the Plan area and to maintain and improve the quality of drinking water supplies
	W5: Protect flood plains and areas of flood risk from development through avoidance, mitigation and adaptation measures
Soil and Geology	SG1: To maximise the sustainable re-use of the existing built environment, derelict, disused and infill sites (brownfield sites), rather than greenfield sites.
	SG2: Conserve, protect and avoid loss of diversity and integrity of designated habitats, geological features, species or their sustaining resources in designated ecological sites
Material Assets	MA1: Avoid and minimise waste generation.
	MA2: Maximise re-use of material resources and use of recycled materials.
	MA3: Minimise energy consumption and encourage use of renewable energy.
	MA4: Promote sustainable transport patterns and modes.

SEA Topic	Strategic Environmental Objectives
	MA5: To maximise the capacity of wastewater collection networks and treatment plants by excluding surface water run-off from the sewage network through the use of Sustainable Urban Drainage Systems and Blue/Green infrastructure.
Air Quality	AQ1: Recognise the ecosystems functions of habitats in and around the plan area and promote nature-based solutions to climate change mitigation and adaptation.
	AQ2: Minimise all forms of air pollution and maintain/improve ambient air quality.
	AQ3: Minimise emissions of greenhouse gases and contribute to a reduction and avoidance of human-induced global climate change.
	AQ4: Reduce car dependency within the plan area by way of an integrated approach to sustainable urban transport.
Cultural Heritage	CH1: Conserve, preserve and record architectural and archaeological heritage.
	CH2: Avoid and minimise effects on historic environment features through sensitive design and consultation.
	CH3: Support and enhance both tangible and intangible cultural heritage.
Landscape	L1: Ensure no significant disruption of historic/cultural landscapes and features through objectives of the County Development Plan.
	L2: Promote and enhance landscape character at county and local scale through sensitive siting and design.

6 Consideration of Alternatives

6.1 Introduction

One of the critical roles of the SEA is to facilitate an evaluation of the likely environmental consequences of a range of alternative development scenarios, in this case the LAP 2023-2029. These alternative development scenarios should meet the following considerations:

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

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

- Section 6.2 summarises how the alternative scenarios were developed;
- Section 6.3 presents the alternative scenarios;
- Section 6.4 explains how the assessment of alternatives was undertaken;
- Section 6.5 presents the alternative scenarios
- Section 6.6 presents the evaluation of the alternatives for potential environmental effects.

6.2 Development of alternative scenarios

In developing, refining and assessing the alternatives for the LAP, the toolkit included in Developing and Assessing Alternatives in Strategic Environmental Assessment Good Practice Guidance (EPA 2015) was utilised. In addition to the above, the LAP will function within the policy hierarchy established by national, regional and county strategic plans, as well as relevant legislation. Discussions helped shape the development of the LAP alternatives outlined below.

6.3 Alternative Scenarios for LAP

In the case of the Draft LAP, possible alternatives include different land uses and scales of development which were examined:

1. **Continuation of Existing LAP land use zonings and policies/objectives (The Do-Nothing Scenario)**. Continue with the existing LAP in its current context.

2. **Town centre consolidation:** This approach would be to focus explicitly on the densification of the town centre with intensification of land uses and focus on employee intensive sectors.

3. **Town centre consolidation and designation of future development lands in a tiered structure:** Promotion of development lands within the town centre for development and the designation of secondary and edge of centre areas where this type of development is considered appropriate in certain circumstances. This scenario will promote infilling within the built-up footprint of the town with a 10-minute walking distance to the town centre. This scenario would also promote the development of neighbourhood centres to provide a level of retail services locally.

In considering these alternatives, regard was given to the Preferred Alternative (Alternative 3 – the Strategic Planning Approach) identified for the Mayo County Development Plan 2022-2028.
This is based on the following:

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

Ultimately, within this scenario, the Land use zoning has been applied in a way that primarily seeks to achieve sustainable and compact growth, taking into account the various requirements set out in the higher-level NPF and Northern and Western RSES. Requirements relating to land use zoning provided for by the NPF and RSES have significantly limited the availability of alternatives for the various settlements.

6.4 Assessment of Potential Effects for Each Alternative Scenario

This Section presents the assessment of potential environmental effects for each Alternative Scenario. This is undertaken by assessing each alternative against the SEOs presented in Chapter 5 of this SEA ER. It is informed by the environmental baselines as well as the policy review.
The assessment of Alternatives is categorised as follows:

Positive	
Neutral	
Uncertain	
Negative	

6.5 Summary Evaluation against SEOs

Strategic Environmental Objectives	Alternative 1: Continuation of Existing LAP land use zonings and policies/objectives (The Do-Nothing Scenario). Continues with the existing LAP in its current context.	Alternative 2: Town centre consolidation. This approach would be to focus explicitly on the densification of the town centre with intensification of land uses and focus on employee intensive sectors.	Alternative 3: Town centre consolidation and designation of future development lands in a tiered structure.
Biodiversity			
BFF1: Conserve and enhance biodiversity at all levels	Negative	Negative	Positive
BFF2: Avoid and minimise effects on nationally and internationally rare and threatened species and habitats through sensitive design and consultation, recognising ecological connectivity	Positive	Uncertain	Positive
BFF3: Avoid and minimise habitat fragmentation and seek opportunities to improve habitat connectivity	Negative	Neutral	Positive
BFF4: Ensure careful consideration of non-native invasive and alien species issues particularly as they relate to waterbodies	Negative	Neutral	Positive
BFF5: Promote green and blue infrastructure	Negative	Neutral	Positive

Strategic Environmental Objectives	Alternative 1: Continuation of Existing LAP land use zonings and policies/objectives (The Do-Nothing Scenario). Continues with the existing LAP in its current context.	Alternative 2: Town centre consolidation. This approach would be to focus explicitly on the densification of the town centre with intensification of land uses and focus on employee intensive sectors.	Alternative 3: Town centre consolidation and designation of future development lands in a tiered structure.
networks, including riparian zones and wildlife corridor			
Population and Human Health			
PH1: Protect, enhance and improve people's quality of life based on high quality residential, community, educational, working and recreational environments and on sustainable travel patterns.	Negative	Negative	Positive
PH2: To protect human health from hazards or nuisances arising from incompatible land uses/developments.	Negative	Negative	Positive
Water			
W1: Protect and enhance the status of aquatic ecosystems and, with regard to their water needs, terrestrial ecosystems and wetlands directly depending on the aquatic ecosystem (quality, level, flow)	Negative	Uncertain	Positive

Strategic Environmental Objectives	Alternative 1: Continuation of Existing LAP land use zonings and policies/objectives (The Do-Nothing Scenario). Continues with the existing LAP in its current context.	Alternative 2: Town centre consolidation. This approach would be to focus explicitly on the densification of the town centre with intensification of land uses and focus on employee intensive sectors.	Alternative 3: Town centre consolidation and designation of future development lands in a tiered structure.
W2: Maintain or improve the quality of surface water and groundwater (including estuarine) to status objectives as set out in the Water Framework Directive (WFD), the National River Basin Management Plan and POMS	Neutral	Neutral	Positive
W3: Reduce the impact of polluting substances to all waters and prevent pollution and contamination of ground water by adhering to aquifer protection plans and to maintain and improve the quality of drinking water supplies	Negative	Uncertain	Positive
W4: Promote sustainable water use and water conservation in the Plan area and to maintain and improve the quality of drinking water supplies	Negative	Uncertain	Positive
W5: Protect flood plains and areas of flood risk	Neutral	Uncertain	Positive

Strategic Environmental Objectives	Alternative 1: Continuation of Existing LAP land use zonings and policies/objectives (The Do-Nothing Scenario). Continues with the existing LAP in its current context.	Alternative 2: Town centre consolidation. This approach would be to focus explicitly on the densification of the town centre with intensification of land uses and focus on employee intensive sectors.	Alternative 3: Town centre consolidation and designation of future development lands in a tiered structure.
from development through avoidance, mitigation and adaptation measures			
Soil and Geology			
SG1: To maximise the sustainable re-use of the existing built environment, derelict, disused and infill sites (brownfield sites), rather than greenfield sites.	Uncertain	Positive	Positive
SG2: Conserve, protect and avoid loss of diversity and integrity of designated habitats, geological features, species or their sustaining resources in designated ecological sites	Uncertain	Positive	Positive
Material Assets			
MA1: Avoid and minimise waste generation	Uncertain	Negative	Positive
MA2: Maximise re-use of material resources and use of recycled materials	Uncertain	Uncertain	Positive

Strategic Environmental Objectives	Alternative 1: Continuation of Existing LAP land use zonings and policies/objectives (The Do-Nothing Scenario). Continues with the existing LAP in its current context.	Alternative 2: Town centre consolidation. This approach would be to focus explicitly on the densification of the town centre with intensification of land uses and focus on employee intensive sectors.	Alternative 3: Town centre consolidation and designation of future development lands in a tiered structure.
MA3: Minimise energy consumption and encourage use of renewable energy	Uncertain	Uncertain	Uncertain
MA4: Promote sustainable transport patterns and modes.	Negative	Negative	positive
MA5: To maximise the capacity of wastewater collection networks and treatment plants by excluding surface water run-off from the sewage network through the use of Sustainable Urban Drainage Systems and Blue/Green infrastructure	Uncertain	Uncertain	Uncertain
Air Quality and Climatic factors			
AQ1: Recognise the ecosystems functions of habitats in and around the plan area and promote nature-based solutions to climate change mitigation and adaptation.	Uncertain	Uncertain	Positive
AQ2: Minimise all forms of air pollution and	Uncertain	Uncertain	Neutral

Strategic Environmental Objectives	Alternative 1: Continuation of Existing LAP land use zonings and policies/objectives (The Do-Nothing Scenario). Continues with the existing LAP in its current context.	Alternative 2: Town centre consolidation. This approach would be to focus explicitly on the densification of the town centre with intensification of land uses and focus on employee intensive sectors.	Alternative 3: Town centre consolidation and designation of future development lands in a tiered structure.
maintain/improve ambient air quality.			
AQ3: Minimise emissions of greenhouse gases and contribute to a reduction and avoidance of human-induced global climate change	Uncertain	Uncertain	Positive
AQ4: Reduce car dependency within the plan area by way of an integrated approach to sustainable urban transport	Negative	Negative	Positive
Cultural Heritage			
CH1: Conserve, preserve and record architectural and archaeological heritage	Positive	Positive	Positive
CH2: Avoid and minimise effects on historic environment features through sensitive design and consultation	Negative?	Uncertain	Positive
CH3: Support and enhance both tangible and intangible cultural heritage	Negative?	Negative?	Positive
Landscape			

Strategic Environmental Objectives	Alternative 1: Continuation of Existing LAP land use zonings and policies/objectives (The Do-Nothing Scenario). Continues with the existing LAP in its current context.	Alternative 2: Town centre consolidation. This approach would be to focus explicitly on the densification of the town centre with intensification of land uses and focus on employee intensive sectors.	Alternative 3: Town centre consolidation and designation of future development lands in a tiered structure.
L1: Ensure no significant disruption of historic/cultural landscapes and features through objectives of the County Development Plan	Negative	Uncertain	Positive
L2: Promote and enhance landscape character at county and local scale through sensitive siting and design	Negative	Uncertain	Positive

6.1.1 Preferred Alternative

As the above assessment table shows, the preferred alternative from an environmental strategic perspective is Alternative 3, Town Centre consolidation and designation of future development lands in a tiered structure. This provides the greatest positive environmental effects and is consistent with national and regional planning policy.

7 Assessment of Significant effects

7.1 Introduction

The purpose of this section of the Environmental Report is to predict and evaluate as far as possible the environmental effects of the LAP.

SEA is an iterative process and the LAP has taken consideration of environmental issues raised during the SEA process to date. These issues have been incorporated into the LAP and the principal purpose of this chapter is to discuss the evaluation of these. The discussion of likely impacts is grouped around each of the following environmental parameters as described in Chapter Four:

- Biodiversity, Flora & Fauna
- Population & Human Health
- Water
- Soil & Geology
- Air and Climatic Factors
- Cultural Heritage
- Material Assets
- Landscape
- In-combination and cumulative effects.

The individual evaluation of relevant requirements contained in the LAP is presented in Annex A. The identification of impacts through the evaluation matrix and discussion of significant impacts detailed below, in turn informs the development of mitigation measures presented in Chapter Eight, Mitigation Measures. Table 7.1 below identifies the significant environmental issues that were identified for all alternatives considered through the SEA process.

TABLE 7-1 OVERALL EVALUATION OF SIGNIFICANT EFFECTS OF THE WESTPORT LOCAL AREA PLAN 2023 -2029

SEA theme	Significant positive effects	Significant adverse effects, if unmitigated
Biodiversity, Flora and Fauna	The natural environment includes those spaces outside of the built environment such as open spaces, lakes, rivers and agricultural land. Despite the fact that the plan area is primarily urban in character, the town and its environs, contain important areas and corridors of biodiversity and wildlife value. These include Clew Bay SAC as well as the local biodiversity areas (8 in total) (NEP1 & NEP2 Designated Sites policies) will apply. These features are supplemented by a range of public open spaces and parks, significant institutional lands and playing pitches, which all combine to form an attractive physical environment that distinguish Westport from most other urban centres of its size. Apart from their intrinsic ecological value as habitats for a variety of plant and animal species these elements of the environment provide direct and indirect benefits to the population of Westport and its surrounds. They are places where people can engage in recreational activities such as walking, swimming, water related activities and playing formal and informal field sports. These areas also provide a visual amenity that enhances the attractiveness of the town as a place in which to live and work. Due to increased utilisation of lands within the existing development boundary and use of existing utilities and brownfield sites reduces pressure and need for greenfield land development (DSO 1 Development Strategy objectives; HSCP1 & HSCP2 Residential Development). Embedding nature-based solutions to climate change – allows for co-benefits with other environmental parameters including biodiversity, water and human health (NEP 1 Designated Sites policy; CAP1 to CAP 11 Climate Action policies and objectives; and NEP3 Ecological Corridor; NEP5 & NEP6 Trees and hedgerows policy).	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 in the absence of detailed surveys and assessment. In addition to this there would be - A reduction in water quality can impact water dependant habitats. Therefore, site selection and the appropriate environmental assessment will be vital to ensure that the integrity of these habitats are not impacted. - Lack of protection for non-designated aspects of biodiversity such as ecological corridors and linkages, and ensure control and manage measures for invasive species. - This lack of protection would also affect hedgerows and treelines, amenity development and greenways, bats, and lighting issues. The Biodiversity Management Plan for Westport (2019) should be used to guide development management and integrate recommendations in terms of enhancing existing local biodiversity areas and improving connectivity. Mitigation is recommended through the SEA, please see Chapter Eight.

SEA theme	Significant positive effects	Significant adverse effects, if unmitigated
	Promotion of pedestrianisation and cycle friendly town with modal shift contributes to air quality improvements at local level and noise level reductions with positive effects on urban wildlife. In turn longer positive interactions with population and human health in facilitating. access to additional well-designed green and blue space Positive effects on water quality arising from nature-based solutions from micro to macro scale. This can reduce pressure on stormwater overflows and conserve water, thus reducing abstraction pressures on water dependent habitats and species.	
Population and Human health	Land use planning (e.g., residential, community, education, work, recreation, transport) impacts on the everyday lives of people and can either hinder or help promote healthy sustainable environments and communities. This will be important to protect, enhance and improve quality of life for the local population and/or those visiting the area. For example, the provision of safe walking routes and cycle-ways, parks, playgrounds, safe routes to school, public transport facilities, etc. result in direct and indirect health benefits and allow for healthier transportation choices to be made by communities above private motor car(MTP1 to 6, the Local Transport Plan and other supporting objectives). Many of the policies identified in the LAP 2023-2029 may give rise to long term positive effects on population and human health both by responding and adapting to the impacts of climate change, promoting town centre, compact living, enhancing access to open space and improving the public realm (DSO Development Strategy Objective, NEP1 Designated Sites Policy; CAP 1 to 10, Climate Action; TCP1-TCP7 Town Centre First Policies; HSCP Density, Design & Mix Policy; DSP2 Density; HSCP 7 Age Friendly Policy; HSCO3 Residential Development Objective). Reuse of existing buildings represents embedding existing carbon in existing buildings. (EDP1 Economic Development Policy,CAP1 to CAP10 Climate Action Policy).	Activities associated with construction and operation, particularly in environmentally sensitive areas may result in emissions to air and water; with accompanying adverse effects on local health and well-being. The full implementation of measures in the LAP should provide for high quality public realm and improved accessibility. The need to adapt and respond to climate change is a key and urgent challenge.

SEA theme	Significant positive effects	Significant adverse effects, if unmitigated
Water	The Mayo CDP 2022-2028 includes a range of provisions and measures to address and minimise the adverse, including measures around green infrastructure, flood risk management and development control. This LAP further enhances and strengthen these through the flood resilience actions and nature-based solutions in particular & IESP 4 and 5 Flood Risk Management Policy; IESO1 Flood Risk Management Objective) Additional tree planting and a focus on riparian habitats provide for positive effects as they reduce soil run off and allow for water attenuation and filtration. Again, this provides for longer, positive effects associated with linear habitat creation and ecological connectivity. **Mitigation measure recommended in relation to minimum 10m riparian buffer.** The introduction of Sustainable Drainage Systems (SuDS) has a number of benefits including heat reduction through evaporation and flood prevention, particularly during periods of high rainfall when surface water runoff increases in urban areas. SuDS mimic natural drainage by storing, infiltrating and slowing the flow of water. The impervious surface in urban environments has lower infiltration and evaporation than natural environments and greater surface run-off. Measures around SuDS, and other natural water retention measures are particularly positive, creating long term direct positive effects on water resources, as well as soil and biodiversity, landscape and population (IESP 1,2 and 3 Surface water drainage and requirements of the Water Framework Directive CAP2 & CAP3 Climate Action Policy; IESO1 Flood Risk Management Objective).	A reduction in water quality in groundwater, springs and watercourses associated with the construction phase of new developments (short to medium term impacts) Surface water runoff from impermeable surfaces leading to reduced water quality in groundwater springs or surface waters affecting qualifying habitats and species downstream (impacts can range from short to long term); Changes in the flow rate of watercourses arising from an increased footprint of impermeable surfaces within the Plan area - increasing the extent of impermeable surfaces will result in a decrease in infiltration and an increase in runoff. Generally, land use practices can result in water quality impacts and whilst surface water impacts may be identified quickly, impacts to groundwater can take much longer to ascertain due to the slow recharge rate of this water resource. Water quality impacts can also have human health impacts in the case where bacterial or chemical contamination arises.
Soil and Geology	Soil quality and function may be enhanced through particular measures associated with flood resilience and nature-based solutions. The promotion of brownfield and town centre sites embeds existing geological resources and reduces requirements for additional geological resources and greenfield development (DSO1 Development Strategy Objective; HSCO1 Residential Development Objective; HSCO4 Residential Density, Design & Mix Objective).	Given the historical and recent land use associated with a number of town centre sites, the potential for contamination soil presents a risk in the absence of mitigation.

SEA theme	Significant positive effects	Significant adverse effects, if unmitigated
	The recognition of ecosystem services and green infrastructure further recognises the essential role and function that soil plays in terms of biodiversity, landscape, human health and climate change adaptation and mitigation (CAP1 to 10 Climate Action Policy; NEP 3 and 4 Ecological Corridor Policies. The LAP also recognises and supports the ecosystem services approach which identifies CAP1 (Climate Action Policy) areas within the Plan area that show the greatest carbon retention in the soil. Micro and macro nature-based solutions ranging from green roofs to larger nature water retention measures all serve to reduce the volume and rate of flow of water, thus impacting positively in terms of potential loss of soil associated with increased surface water runoff and extreme weather events.	
Material Assets	Many of the measures in the LAP are identified with a view to minimising adverse effects of climate change on material assets, and also responding and facilitating behavioural and modal change in energy use and transport (all infrastructure and climate action policies and objectives). The Local Transport Plan (LPT) is provided as a stand alone document, an appendix to the LAP and has been assessed through SEA and AA processes. The 5 objectives of the LPT are: 1. More effective integration of land use and transport planning to reduce number of car trips 2. Reduce traffic movements through and within the town to reduce vehicle emissions and create opportunities to enhance placemaking by road space reallocation 3. Encourage mode shift to active travel and sustainable modes and improve accessibility for all users and all journey types 4. Accommodate the needs of businesses and local resident, by suitable provision and appropriate allocation and management of parking 5. Enhance road safety with focus on vulnerable users.	Material assets can provide for upgrading of existing infrastructure (water treatment) or provision of new infrastructure (eg cycleways). Development management and early consideration of ecological and environmental resources are essential.
Air Quality	Will contribute positively to climate change adaptation through the following:	In the absence of mitigation, the opportunity to embed meaningful actions in the plan that are needed to deliver the

SEA theme	Significant positive effects	Significant adverse effects, if unmitigated
	• Blue and green infrastructure giving rise to increased surface water storage and potential carbon sequestration (CAP2 Climate Action Policy • Focus on energy efficiency and innovation (CAP3 Climate Action Policies; CAO4 Climate Action Objective; NEP3 and NEP 4 Ecological Corridor Policies • Other energy related measures are all identified as positive in relation to this SEO. Key measures relating to behavioural change around transport and the increase in walking/cycling and public transport measures are essential in addressing transport emissions over the lifetime of the strategy and beyond (CAP1-CAP10, Local Transport Plan and TCP 1 to 7 Town Centre Policies as well as opportunity sites). Recognising the ecosystems functions of soil, water and biodiversity is a key element in the Nature Based solutions theme and is an important acknowledgement that also provides for positive effects across a number of SEOs.	overall vision and aims is lost. Particularly in the areas of urban greening, and nature-based solutions which offer co and multiple benefits in responding to climate change whilst enhancing the overall environmental quality of Westport LAP.
Cultural Heritage	Long term positive effects associated with the town centre use and intensification of use (TCP 1 to 7, HSCO1 Residential Density, Design & Mix Objective). The relationship between the urban realm, townscape and cultural heritage features and intangible cultural heritage (BEP1-BEP5 Built Heritage Conservation Policy; BEP6 Architectural Heritage and Record of Protected Structures Policy; BEP7 Archaeological Heritage Policy; BEP8 Placemaking Policy; BEO 1-BEO1 Built Heritage Conservation Objective; BEO2-BEO5 Architectural Heritage and Record of Protected Structures Objective; BEO6 & BEO7 Archaeological Heritage Objective).	Potential adverse effects particularly in relation to the townscape setting and context of architectural conservation areas.
Landscape	Long term positive effects are identified in the LAP for landscape primarily through the public realm enhancement (TCP 5 Town Centre policies), green and blue infrastructure (NEP1 Designated Sites Policy), increased tree planting (NEP 5 and Trees and hedgerow objective), etc. Many of the measures in the LAP require a landscape level response such as recognition of green and blue infrastructure and corridors and this an important	In the absence of mitigation, the varied landscape, an inherent part of Westports's natural heritage requires protection in its own right. Therefore, the landscape must be protected against possible development, which would undermine or change its character. It is paramount to Westport's future development only takes place where visual

SEA theme	Significant positive effects	Significant adverse effects, if unmitigated
	approach to take when responding to climate change (CAP 1 to CAP 10Climate Action Policy). Public realm enhancement and reuse of existing buildings are also consistent with landscape SEOs. Overall, positive effects identified for Landscape SEOs, as landscape change can be considerable with climate change effects in terms of changing water levels, habitat change, transport measures and adaptation measures such as flood risk management. An increase in open space, green infrastructure, public realm and permeability would all create long term positive effects for the Landscape SEOs.	intrusion is minimal, particularly within areas of elevated topography or sparse vegetation.. The consideration of modal shift, increased pedestrianisation and cycling are all positive but require consideration to avoid visual clutter associated with excessive infrastructural and signage. The public realm enhancements offer a good opportunity to embed urban greening measures to avoid an over hardscaped public realm design.

7.2 Evaluation of Land use Zonings – Westport

In summary, the landuse zonings are identified as consistent with the SEOs at strategic level. The existing mitigation measures through the Mayo CDP 2022 - 2028 and the draft LAP provide appropriate mitigation through development management and control.

Table 7-2 Landuse zonings Westport LAP

Landuse	Description	SEA commentary
LUZ 1 - Town Centre Inner (TCI) & Outer (TCO)	To maintain and enhance the vitality, viability and environment of the town centre and provide for appropriate town centre uses.	Town centre (LUZ 1) town centre inner and outer) viability and support for appropriate uses, and design features will provide positive long-term effects. Promotion of the Town Centre development under the Town Centre policies and objectives is positive in relation to population and human health, soil and geology, material assets and cultural heritage SEOs in particular. The majority of the LAP policies and objectives supports the town centre by improving the connectivity within the centre, enhance public realms, and upgrade the fabric of the streetscape. Whilst much of this land is already developed, Table 11.2 in the LAP identifies a number of development types which would be permitted within these zones. There are a number of zones which are located immediately adjacent to or within the Clew Bay Complex SAC and the Carrowbeg River upstream of the SAC. Developments could lead to additional discharges of surface water/foul into the SAC, as well as construction-related impacts through pollution incidents and disturbance. The Town Centre Inner and Outer zoning therefore gives rise to the potential for likely significant effects upon the Clew Bay Complex SAC. The Justification Test has been passed for the Town Centre and Town Centre Outer lands on the basis that development; Within Flood Zone A/B is limited to extensions, renovations and change of use. Infill highly vulnerable development and demolition and reconstruction can only take place in Flood Zone C. Any future development should be subject to an FRA which should follow the general guidance provided in the SFRA and must specifically address points listed in Appendix of the SFRA **Error! Reference source not found.**. It is important that environmental assessments are carried out if required.
LUZ 2 - Enterprise & Employment	To provide land for industrial, enterprise and employment uses.	Enterprise and employment (LUZ2) The landuse zoning for most of LUZ 2 relates to existing uses such as Westport Industrial Park. A greenfield is present on the most eastern zoning and this include field boundaries based on aerial imagery review. Given the distance from the SACs no direct impacts are anticipated. Impacts identified are primarily the potential for construction related pollution, although there is also the potential for additional discharges through foul and surface waters impacting the river catchment and the Clew Bay Complex

Landuse	Description	SEA commentary
		SAC. The Enterprise and Employment zoning therefore gives rise to the potential for likely significant effects upon the Clew Bay Complex SAC. Application of all relevant measures in Mayo CDP should apply and consideration of master planning for this parcel to integrated ecological connectivity through the lands.
LUZ 3 - Educational	To provide for the protection of lands for schools and educational uses.	Educational generally conforms to existing landuse and no significant effects are identified. Screened out for AA. The Justification Test for Education zoning is passed on the basis that that the points detailed in Part 3 of the JT under Appendix of the SFRA are adhered to, key points include: Within Flood Zone A/B any new development should be water compatible. Any extension and/or demolition and reconstruction can only take place in Flood Zone C. Development is constructed in accordance with the site specific FRAs.
LUZ 4 - Existing Residential	To protect the amenity and character of existing residential areas.	Existing residential generally conforms to existing landuse and no significant effects are identified subject to full implementation of development management measures in the Mayo CDP 2022 to 2008 and draft LAP. Screened out for AA. Risk to existing residential lands can be managed by following the sequential approach and avoiding less or highly vulnerable development in Flood Zone A or B and according to the recommendations contained in section 7 and on the basis that development is; • Limited to extensions, renovations and change of use. • Bedrooms should be located in the upstairs of two-story buildings when extending existing property. • There should be no new or infill highly vulnerable residential development within Flood Zone A/B • The completion of the Cois Abhainn & Ashwood Flood Relief Scheme should not provide justification for intensification of development in the defended area. • Existing flood data does provide flood levels and applicants should contact MCC to discuss further. An appropriately detailed FRA will be required which should follow the general guidance provided in Section 7 of the SFRA and in particular consider residual risk.
LUZ 5 - New Residential	To provide for high quality new residential development and other services incidental to residential development.	Most of the impacts identified for residential development zones are identified as being mitigated at project level through development management. Positive impacts were identified for population and human health, plus a number of material assets such as flood risk. The sequential approach is followed with infill landuse zoning and the only large area of c 12h near the skatepark.

Landuse	Description	SEA commentary
		All of these zones have been screened in at this stage of the assessment as having the potential to cause likely significant effect upon the Clew Bay Complex SAC. The impact pathways identified include potential pollution impacts during construction and potential for increases in recreational disturbance. The New Residential zoning therefore gives rise to the potential for likely significant effects upon the Clew Bay Complex SAC. Flood risk can be managed in line with approved Policy and the guidance provided within Section 7 of this SFRA.
LUZ 6 - Strategic Residential Reserve	To protect and safeguard suitable, undeveloped lands for future multiple residential developments. These lands are generally not developable during the lifetime of this plan for multiple residential developments. This position will be reviewed by the Planning Authority periodically over the lifetime of the plan to ensure housing growth targets are achieved (Core Strategy Table). Where it is apparent that 'New Residential' lands cannot or will not be developed within the plan period, residential development maybe considered within Strategic Residential Reserve. Single houses shall only be considered on a limited basis, where it has been established that the lands in question do not adversely impact on the intended future use of these lands; form part of the overall family landholding and no other appropriately zoned lands are available within of the plan boundary; and a demonstrable	Application of policy SO 9 and other mitigation measures in the MCDP 2022-2029 will apply. The eastern lands around Knockranny comprise agricultural land with a network of hedgerows. These lands should be subject to masterplanning to integrate existing features such as these hedgerows to an overall design. The western lands are south of the upper quay area and comprise agricultural land with some scrub closer to the road, a building is present that should be considered for adaptive reuse if possible. All of these zones have been screened in at this stage of the assessment as having the potential to cause likely significant effect upon the Clew Bay Complex SAC. The impact pathways identified include potential pollution impacts during construction and potential for increases in recreational disturbance. The Strategic Residential zoning therefore gives rise to the potential for likely significant effects upon the Clew Bay Complex SAC. Flood risk can be managed in line with approved Policy and the guidance provided within Section 7 of this SFRA.

Landuse	Description	SEA commentary
	economic or social need has been established (Objective RHO 1 of the Mayo County Development Plan).	
LUZ 7 - Community Services / Facilities	To provide land for social, health, public administration and educational services and facilities.	Generally, impacts are positive for a range of parameters including soil and geology, population and human health, flood risk, water quality and landscape. The opportunity to enhance these areas through public realm improvements and/or green and blue infrastructure measures contribute positively longer term to biodiversity, water and climate. Screened out for AA The Justification Test for Community Services Facilities zoning is passed on the basis that that the points detailed in Part 3 of the JT under Appendix of the SFRA**Error! Reference source not found.** are adhered to, key points include: Development is constructed in accordance with the site specific FRAs, to include hydrogeological/groundwater assessment. Development in Flood Zones A/B should be limited to water compatible use.
LUZ 8 - Recreation & Amenity	To protect and improve the provision, attractiveness, accessibility and amenity value of public open space, amenity and recreation.	Nature based solutions and climate adaption should form a key approach to this LUZ and application of full environmental measures in the Mayo County Development Plan 2022 and Westport LAP. There are a number of zones which are located immediately adjacent to or within the Clew Bay Complex SAC and the Carrowbeg River upstream of the SAC. The impact pathways identified potential for pollution impacts during construction, potential for increases in recreational disturbance and increases in visitor numbers to the Clew Bay Complex SAC. The Recreation and Amenity zoning therefore gives rise to the potential for likely significant effects upon the Clew Bay Complex SAC. Justification Test not needed. Land use appropriate and should be retained.
LUZ 9 – Agriculture	To reserve land for agricultural and rural uses and to preserve the amenity of the town setting. Developments for single houses within areas zoned Agriculture will be considered on their merits having regard to the Rural Housing policies and objectives of the Mayo County Development Plan 2023-2028 and issues such as access, services and siting.	Generally, impacts are positive for a range of parameters including soil and geology, population and human health, flood risk, water quality and landscape. This is the main zoning type within the plan boundary. No significant change in zoning for agriculture is presented in this Plan. However, the agriculture zones are within the catchment of the Carrowbeg River and Clew Bay Complex SAC and in some cases, immediately adjacent to the SAC. Continuing to permit or promoting new agricultural activities in this catchment could therefore lead to increased diffuse and point-source pollution and nutrient input into the SAC in the future unless efforts are made to control these activities effectively and could also lead to direct impacts to habitats within the SAC. The Agriculture zoning therefore gives rise to the potential for likely significant effects upon the Clew Bay Complex SAC. Justification Test not needed. Land use appropriate and should be retained

Landuse	Description	SEA commentary
LUZ 10 – Open Space	To preserve, provide for and improve active and passive recreational public and private open space.	Generally, impacts are positive for a range of parameters including soil and geology, population and human health, flood risk, water quality and landscape Screened out for AA Justification Test not needed. Land use appropriate and should be retained
LUZ 11 – Tourism and Related	*To provide, maintain and enhance tourist related facilities*	Mitigation measures from the Wild Atlantic Way Development Strategy 2023 SEA ER and NIR should apply as relevant in addition to those in the Mayo CDP 2022 to 2028 and the draft LAP. There are a number of zones which are located immediately adjacent to or within the Clew Bay Complex SAC and the Carrowbeg River upstream of the SAC. The impact pathways identified potential for pollution impacts during construction, potential for increases in recreational disturbance and increases in visitor numbers to the Clew Bay Complex SAC. The Tourism and Related and Marine Related Tourism zonings therefore gives rise to the potential for likely significant effects upon the Clew Bay Complex SAC. For highly vulnerable development in Flood Zone A or B. For less vulnerable development in Flood Zone A.
LUZ 12 - Infrastructure & Utilities	To provide land for public infrastructure and public utilities.	The impacts are identified as overall positive, particularly for PHH, W, MA and interrelationship SEOs in particular as it aims to provide essential public utilities as appropriate in line with the enhanced development of Westport as a whole. Screened out for AA
LUZ 13 - Marine Related Tourism	The objective of the Marine related Tourism land use is to provide for marine related tourism development whilst having regard to the existing natural and built environment. Land uses generally permitted in this zone include tourist accommodation, open space, small scale retail units for the sale of marine related goods, sailing club ,restaurants, public houses, marina,	Application of appropriate measures from the National Marine Planning Framework, Wild Atlantic Way Development Strategy 2023 in addition to measures in the n the MCDP 2022 -2028 will apply. The objective of the Marine related Tourism land use is to provide for marine related tourism development whilst having regard to the existing natural and built environment. Land uses generally permitted in this zone include tourist accommodation, open space, small scale retail units for the sale of marine related goods, sailing club, restaurants, public houses, marina, pontoons, moorings, boat yards, bathing facilities, public utilities, parking, information boards and sporting and leisure facilities. There are a number of zones which are located immediately adjacent to or within the Clew Bay Complex SAC and the Carrowbeg River upstream of the SAC. The impact pathways identified potential

Landuse	Description	SEA commentary
	pontoons, moorings, boat yards, bathing facilities, public utilities, parking, information boards and sporting and leisure facilities.	for pollution impacts during construction, potential for increases in recreational disturbance and increases in visitor numbers to the Clew Bay Complex SAC. The Tourism and Related and Marine Related Tourism zonings therefore gives rise to the potential for likely significant effects upon the Clew Bay Complex SAC.
LUZ – 14 Westport House and Demesne	The objective of the Westport House & Demesne land use is to facilitate appropriate development in accordance with Chapter 9 of this plan, in order to ensure the viability and conservation of the estate. Permitted uses in this zone are set out in Chapter 9 and Map 2	Positive in terms of integrity and viability of the house and demesne but this will require any development proposals to be underpinned by robust ecological and environmental surveys and assessments and early input from built and natural heritage professionals to avoid erosion of key landscape, built heritage and ecological features. This LUZ is underpinned by specific policies and objectives in the draft LAP to maintain integrity of the demesne. The objective of this zoning is to facilitate appropriate development to ensure the viability and conservation of the estate. Such development includes potentially hotels, leisure centres, public houses, offices, open space, park & stride facilities, retail, sports pitches/clubs, cafes and single residential developments. The zone is located immediately adjacent to and slightly within the Clew Bay Complex SAC and the Carrowbeg River upstream of the SAC. The impact pathways identified potential for pollution impacts during construction, potential for increases in recreational disturbance and increases in visitor numbers to the Clew Bay Complex SAC. The Westport House and Demesne zoning therefore gives rise to the potential for likely significant effects upon the Clew Bay Complex SAC. An existing heritage site lies within Flood Zone A\B. The main building of Westport House itself lies within Flood Zone A, while the rest of the grounds within a Flood Zone is water compatible. One caravan park is within Flood Zone C and not at risk. Parts 1 & 2 of the test found that it is considered appropriate to retain the existing zoning for this site. Any further development of the lands should be subject to an appropriately detailed FRA which should follow the general guidance provided in Section 7 of the SFRA and must specifically address the following: • Flood Zone A would principally be suitable for water compatible use only; • Any expansion to the caravan park should be located in Flood Zone C; • FRA should address climate change scenarios in relation to operational levels and potential mitigation measures; • Proposals should not impede existing flow paths or cause flood risk impacts to the surrounding areas, and; Any development shall also be required to be built in accordance with MCC and WLAP SuDS Policy.

Landuse	Description	SEA commentary
LUZ 15 - Ancillary Uses	To ensure that developments ancillary to the parent use of a site are considered on their merits irrespective of what category the ancillary development is listed under in the zoning matrix of this County Development Plan.	These should be considered at project level, mitigation is sufficient at development management subject to full adherence and implementation of the relevant environmental protection measures in the Mayo CDP 2022 -2028 and draft Westport LAP
LUZ 16 - Established Use/Non-Conforming Uses	To generally support reasonable extensions and improvements to premises that accommodate established/non-conforming uses, where it is considered by the Planning Authority that the proposed development would not be injurious to the amenities of the area and would be consistent with the proper planning and sustainable development of the area.	These should be considered at project level, mitigation is sufficient at development management subject to full adherence and implementation of the relevant environmental protection measures in the Mayo CDP 2022 -2028 and draft Westport LAP

7.2.1 Opportunity Sites

In summary, these are consistent with national and regional policy objectives in terms of town centre first, support for brownfield regeneration. Specific mitigation measures are recommended in relation to enhancing ecological connectivity through landscape proposals, as well as appropriate ecological surveys. Please see Annex A for more details.

7.2.1 Local Transport Plan for Westport.

In compliance with objective MTO 1 of the CDP and regional policy objective RPO 6.17 of the RSES, a Local Transport Plan (LTP) has been prepared for Westport (Westport LTP). This plan is provided as an Appendix to the Westport LAP and will run concurrently with the LAP. As such it is being assessed through the SEA and AA processes.

The LTP is aimed at providing a functional and active travel network from the town centre outwards. It has been prepared in collaboration with the NTA and runs concurrent with this Plan. The Local Transport presents an evidence-based assessment of the town, which takes into consideration the location, land-use and transport infrastructure and provides a suite of recommendations for various modes of travel to serve forecasted travel demand based on population and employment growth targets for Westport. A key aim of the WLTP is to improve the integration between Land Use and Transport Planning. It provides an appraisal of the current transport environment bringing sustainable transport considerations to the forefront. In particular, the WLTP provides alternatives to car-base travel, including the promotion of active travel and alternative technologies, as well as a strategy for the delivery of sustainable transport. It provides a suite of necessary supporting infrastructure/measures and services, in line with land uses, through a range of design solutions and specific measures aimed at enhancing the physical public realm and transport network.

As part of Part 2 of the Area Based Transport Assessment (ABTA) process, a suite of objectives was developed to enable significant modal shift to walking, cycling and public transport in order to reduce emissions and align with national policies.

The objectives of the LPT and actions are assessed in Annex A of this SEA ER but in summary:

Many of the short term measures are short term interventions that relates primarily to behaviour change, decluttering and make the town a more attractive and safe space for pedestrians, cyclist and more supportive of public transport options for travel. Positive effects across all SEOs and positive synergistic effects. For cycling and walking projects where they relate to existing built land and artificial surface habitats impacts are as above. Certain actions such as off road cycling projects (see below) required careful design and assessment through robust environmental and ecological assessments processes to avoid adverse impacts particularly on BFF and W SEOs.

Offroad Cycling Projects:

These represent the projects that will be consistent with SEOS as above, eg PHH, AQ, MA and CC. However the provision of cycling routes through other habitats than existing built land and artificial surfaces could generate adverse effect, in the absence of mitigation on BFF, W, SQ and L SEOs. The provision of lighting where baseline lighting is low eg along Carrowbeg could result in disturbance to nocturnal and crepuscular species including bats and otters. Furthermore, increased human presence and potential disturbance from domestic species (eg dogs walking) could result in habitats been abandoned by wetland and waterbird species. Again, an overly engineered unsympathetic design can result in negative effects on landscape and cultural heritage. Through the detailed design process

baseline ecological studies should inform the design process with wildlife friendly lighting if required to be provided and appropriate planting of native species and landscape measures to provide ecological connectivity and buffer space.

The Carrowbeg River flows to Clew Bay SAC and has woodland habitat on the northern side, these need to be assessed carefully in any development proposals.

The other cycling projects listed under Off Road appear to be minor interventions but again the potential cumulative and interactive effects associated with these need to be monitoring and assessed through the development management process.

Greenway Improvements:

The projects listed under this action relate to works to existing road /greenway surfaces and improving connectivity into the existing greenways. These are in and of themselves minor interventions and subject to full implementation of the policies in the Mayo CDP 2022 -2028 and Draft Westport LAP relating to environmental protection (listed below) no significant effects are identified.

New shared used paths.

As above, the projects listed relate to existing roads and that new shared paths will be provided. Depending on if the design increased shared used of the existing road, rather than expanding onto greenfield lands, the effects can be varied. As with the off road projects, impacts can vary and be as those listed above.

Primary Cycle Network consisting of segregated cycleways.

The primary network will improve safety and increase connectivity for cycling in and around the town including to the train station. These actions relate to existing roads and will result in positive interactions with PHH, AQ, CC and MA SEOs in particular, with provision of segregated cycling track. The implementation and adherence to the environmental protection measures in the Mayo CDP 2022 -2028 and draft Westport LAP through the development management process will ensure significant environmental effects avoided on BFF, W, SG with positive cumulative interactions across PHH, AQ, MA and CC in particular.

The AA Screening provides the following in relation to the LTP:

The five objectives of the LTP were screened for likely significant effects on the Clew Bay Complex SAC. Four of these objectives have been screened out alone and in-combination with other plans or projects. Only Objective 2 was identified as having potential to have an impact upon the SAC in relation to the proposed development of a Southern Bypass Road, which would require a crossing over the Carrowbeg River, upstream of the SAC.

The LTP proposes a number of short, medium and long term measures for walking, cycling, public transport and parking and highway. Short term measures that propose new, or improvements to existing, footpaths and cycleways, and the long term measure to develop a Southern Bypass road have been identified as having potential to have likely significant effects on the Clew Bay Complex SAC.

The NIR provides the following in relation to assessment of Likely Significant Effects on Clew Bay Complex SAC*:*

The Westport LTP contains a comprehensive suite of measures to provide for a more sustainable travel network in Westport, in line with targeting a reduction in air emissions as per climate change objectives.

Many of the proposed measures are likely to have impacts only associated within the footprint of the works e.g. footpath upgrades, cycleway upgrades, new crossings etc. In general, these works are small scale and unlikely to have significant effects on the SAC, however even minor works which require movement of services or drains have the potential for impact through works with the stormwater system, which can lead to contaminated run-off via the storm water network, which often discharges to local rivers - in this case potentially with a hydrological link to the Clew Bay Complex SAC.

Additional small-scale works include improved crossings, improved public transport service for bus and train and improved traffic management and signalling. These have low potential for impacts.

Mobility hubs are also proposed, on already developed land, as well as improved bus infrastructure facilities and electric vehicle charging stations. These have the potential for impact via excavation and construction. These construction projects are small-scale and so likely significant effects are not anticipated, but the individual characteristics of the projects would need to be assessed.

In general, the cycleways and footpaths stick to already established routes within the built-up area of the town, however there are proposals for new/improved paths alongside the Carrowbeg River and new bridges, including a longer term measure to deliver a Southern Bypass road which would cross the River. Construction works to deliver these measures could result in impacts to water quality and quantity. There is the potential for disturbance and discharge of silt laden runoff and pollutants such as hydrocarbons into the Carrowbeg River upstream of the Clew Bay Complex SAC. Any deterioration in water quality could potentially result in adverse impacts, either directly or indirectly, to QI habitats such as Atlantic salt meadows and Coastal lagoons and species sensitive to water quality (i.e. Otter). Construction works could also result in disturbance to Otter and this species may also be impacted during operation due to recreational disturbance and lighting which could impact upon the resting and/ or breeding places and foraging areas of this species.

Mitigation measures are detailed in Section 7 of the NIR to ensure that potential impacts due to the implementation of the proposed Plan will not adversely affect the integrity of the SAC.

7.3 Cumulative and In-combination Effects

TABLE 7-2 POTENTIAL CUMULATIVE AND IN COMBINATION EFFECTS

Plan	Comment	Cumulative Effects
Northern and Western Regional Economic and Spatial Strategy 2020-2032;	These plans were subject to full SEA and AA and concluded that subject to full adherence and implementation of measures likely significant effects were not identified.	No in-combination impacts were predicted as a result of implementation of the Plans.
Third Cycle River Basin Management Plan for Ireland 2022-2027	The third and current cycle aims to build particularly on the initiatives of the second cycle, particularly the governance and implementation structures, and to improve the establishment of Irish Water, An Forum Uisce, the Local Authority Waters Programme and	No in-combination impacts were predicted as a result of implementation of the Plans

	the Agricultural Sustainability Support and Advisory Programme. These objectives support the policies in the LAP. However, any developments that may arise as a result of this plan will be required to have a project level AA and EIA which will assess these in detail and provide suitable mitigation measures where appropriate. The Third Cycle RMP is subject to full SEA And AA.	
Mayo County Development Plan 2022 2028	The Mayo County Development Plan was adopted in 2022 and was prepared in accordance with the Planning and Development Act 2000, and was subject to full SEA, AA and SFRA. The plan sets out the overall strategy for planning and sustainable development for the county. Chapter 10 of the plan outlines the aims of the Mayo County Council to protect and enhance the natural heritage and biodiversity of designated and non-designated ecological sites and sets out the policies and objectives for this. The Westport LAP complements the implementation of the current MCDP.	No in-combination impacts were predicted as a result of implementation of the Plans.
Mayo County Local Economic and Community Plan (LECP) 2017 - 2022;	These plans were subject to full SEA and AA and concluded that subject to full adherence and implementation of measures likely significant effects were not identified.	No in-combination impacts were predicted as a result of implementation of the Plans.
County Mayo Climate Change Adaptation Strategy 2019-2024	Mayo Council Climate Change Adaptation Strategy (2019-2024 and any subsequent versions). This Plan has been subject to SEA/AA screening	No in-combination impacts were predicted as a result of implementation of the Plans.

8 Mitigation Measures

8.1 Introduction

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

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

• Avoid effects;

• Reduce the magnitude or extent, probability and/or severity of effect;

• Repair effects after they have occurred, and

• Compensate for effects, by balancing out negative impacts with positive ones.

The iterative process of the LAP preparation has facilitated the integration of environmental considerations into the LAP. In addition, potential positive effects of implementing the LAP have been and will be maximized and potential adverse effects have been and will be avoided, reduced or offset.

Many impacts will be more adequately identified and mitigated at project and EIA level. In general terms, all proposals for development will be required to have due regard to environmental considerations outlined in this Environmental Report and associated assessments including the Screening for Appropriate Assessment/Natura Impact Report and Strategic Flood Risk Assessment. Proposals for development which are deemed contrary to the environmental objectives contained in the Mayo CDP 2022-2028 and Westport LAP 2023-2029 will not normally be permitted, and if permitted, not without the appropriate site and development specific mitigation measures. There were also a number of policies/objectives associated with the LAP that were identified as potentially generating significant adverse impacts on the environment, and suggested rewording of these proposals are put forward for consideration and recommended for inclusion in the LAP.

This chapter is structured as follows:

- 8.2 Environmental Protection Measures in the Mayo CDP 2022-2028
- 8.2 Existing environmental protection measures in the draft LAP 2023 -2029.
- 8.4 Mitigation measures –amendment of text or new policies/objectives in the Westport LAP 2023-2029

8.2 Existing principal environmental protection measures in the Mayo County Development Plan 2022-2028.

Mayo CDP Ref	Text
SO9 Ecological Impact Assessment, Appropriate Assessment, Strategic Environmental Assessment and Strategic Flood Risk Assessment.	a) To ensure the assessment of all planning applications in the Plan area have regard to the information, data and requirements of the Appropriate Assessment Natura Impact Report, SEA Environmental Report and Strategic Flood Risk Assessment Report contained in Volume 5 of the Mayo CDP 2022-2028. b) To require project planning to be fully informed by ecological and environmental constraints at the earliest stage of project development and any necessary assessment to be undertaken, including Ecological Impact Assessments (EcIA) and assessments of disturbance to species protected under the Wildlife Act and/or the Flora Protection Act and of Habitat IV species protected under the Habitats Directive. Ensure that proposals for developments located within identified or potential flood risk areas, or which may exacerbate the risk of flooding elsewhere, are assessed in accordance with the provisions of the Flood Risk Management Guidelines (DoEHLG/OPW 2009) and Circular PL2/2014 (or any updated/superseding document), the relevant policies, objectives and guidelines within this plan and shall also take account of the National CFRAM Programme Flood Hazard Mapping and Flood Risk Management Plans when they become available.
TRP 11	To promote Mayo as a premier walking/cycling destination in the Country and support the further development of walking routes and trails within the county and the integration and linkage of these with other existing / proposed routes and trails both within and outside of County Mayo, in accordance with national walking strategy guidance and in conjunction with the Tourism Section of Mayo County Council, Fáilte Ireland and other relevant stakeholders. Opportunities to enhance ecological connectivity should be integrated as part of any linking of routes to strengthen and support green infrastructure.
MTO 16	Protect open spaces, with multifunctional green and blue infrastructure in developments, with connections to the wider network of open spaces and habitats.
BEO 24	To apply the following key attributes when considering public realm and public space enhancements: *Accessible* - connected and linked permeable spaces to ensure ease of movement. *Functional* - safe, adaptable and social environments to attract and foster activity. *Attractive* - visually pleasing spaces with high quality design, materials and installations (lighting, furniture and signage) based on a singular common design theme. *Distinctive* - reference to local context and building on the character and identity of place. Where appropriate, recreational considerations and access to blue and greens space should be underpinned by the Green Space Principles including: • Enhance urban greening through planting strategies that mitigate noise and air pollution and maximise local biodiversity gain and facilitate sustainable drainage (e.g., deciduous wooded and wildflower meadow areas). • A networked approach: emphasising green infrastructure networks (rather than isolated parks) can provide new opportunities for connecting existing and new green spaces and creating linkages between urban and rural areas. Examples include greenways and linear parks, local greenways or cycleways that link to regional and national greenways and de-culverting watercourses to provide new blue corridors. • Well managed and maintained, creating a high-quality environment: poorly managed spaces or vandalism lead to negative perceptions among potential users.

Mayo CDP Ref	Text
	• Multifunctional uses: examples include spaces that encourage active mobility, physical activity and sports, relaxation and tranquillity, and opportunities for social exchange (e.g., that incorporate community gardens or encourage park runs). • Create multisensory restorative environments that help mitigate the psychological stresses of modern living through the provision of "restive places for rejuvenation".
BEP 21	To encourage the continued vitality and viability of town and village centres by promoting ongoing environmental improvements to the public realm, including blue and green infrastructure measures.
NEP 13	To promote and enhance green and blue infrastructure and seek to integrate the provision of green infrastructure with infrastructure provision and replacement, including walking and cycling routes, as appropriate, while protecting and enhancing natural heritage and improving ecological corridors.
NIR of Mayo CDP	Projects stemming from the Mayo County Development Plan will apply a range of standard processes and measures that will mitigate potential environmental impacts. While the applicability of processes and particular measures will be dependent on the nature and scale of each project, examples of typical processes and measures that will be implemented where applicable at the different stages of project implementation are set out in the below sections. It must also be noted that some Aims, Objectives, Strategies and policies of the Plan will increase the levels of environmental protection afforded to Natura 2000 sites and their conservation objectives e.g., Strategic Objective SO 9 8: "Appropriate Assessment, Strategic Environmental Assessment and Strategic Flood Risk Assessment a) To ensure the assessment of all planning applications in the Plan area have regard to the information, data and requirements of the Appropriate Assessment Natura Impact Report, SEA Environmental Report and Strategic Flood Risk Assessment Report contained in Volume 5 of the Mayo CDP 2022-2028. b) To require project planning to be fully informed by ecological and environmental constraints at the earliest stage of project development and any necessary assessment to be undertaken, including assessments of disturbance to species protected under the Wildlife Act and/or the Flora Protection Act. c) To comply with the objectives and requirements of the Habitats Directive, specifically Article 6(3) and where necessary 6(4), Birds, Water Framework, and all other relevant EU Directives and all relevant transposing national legislation. d) Ensure that proposals for developments located within identified or potential flood risk areas, or which may exacerbate the risk of flooding elsewhere, are assessed in accordance with the provisions of the Flood Risk Management Guidelines (DoEHLG/OPW 2009) and Circular PL2/2014 (or any updated/superseding document), the relevant policies, objectives and guidelines within this plan and shall also take account of the National CFRAM Programme Flood Hazard Mapping and Flood Risk Management Plans when they become available." 9.1 Project Mitigation: Consenting Process

Mayo CDP Ref	Text
	As set out in Section 8.2 of the Mayo CDP 2022-2028 NIR, the consenting process for the progression of measures, actions or projects supported, guided or recommended within the Plan involving physical works, will require the applicable environmental assessments. Also, the consenting authorities may set out specific environmental conditions as part of the project approval. 9.2 Project Mitigation: Pre-Construction / Detailed Design For the detailed design of projects that may arise as a result of the Plan, where options are available, the design should use a hierarchy to mitigation measures along the following principles: • Avoidance: avoid creating the potential impact where feasible. • Mitigation: minimise the potential impact through mitigating measures • Enhancement: Enhance the environment to better than pre-project conditions, where reasonably possible. The progression of any projects that may arise as a result of the Plan, through the detailed design phase can entail a series of surveys to inform the design, where the scale of surveys would be proportionate to the complexity and potential impacts of the project. These can include: • engineering structure surveys, • topographical surveys, • habitat and species surveys[12] • ornithological surveys, • bat surveys, • fish surveys, • water quality surveys, • archaeological surveys, • landscape and visual assessments, • land valuation surveys and • other surveys as deemed necessary to prepare a project. Where necessary, Wildlife Derogation Licences will be sought from Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs. The scope of any necessary EIS will contain a WFD assessment, which will include a hydro- morphological assessment, to more clearly consider and support the Water Framework Directive (WFD) objectives. This WFD assessment will inform the project level AA regarding likely significant effects

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

• protected or notable habitats and species, including Annex 1 habitats, Annex II and Annex IV species,• species protected under the Wildlife Acts,• species protected under the Flora Protection Order,

• the resting and breeding places of relevant species and,• invasive species, both plant and animal.

Mayo CDP Ref	Text
	and adverse impacts on the site integrity of Natura 2000 sites in respect of their conservation objectives and if necessary, appropriate mitigation measures will be implemented at project level to ensure adverse effects will not occur. 9.2.1 Project Mitigation: Construction Stage For large and complex projects and sites, where environmental management may entail multiple aspects, a project specific Construction Environmental Management Plan (CEMP) may be developed. This will form a framework for all environmental management processes, mitigation measures and monitoring and will include other environmental requirements such as invasive species management measures, if applicable[13]. A designated environmental officer and project ecologist will be appointed, as appropriate for the project. Biosecurity measures may be required and should be considered depending on the location and conditions on-site. 9.2.2 Project Monitoring The Plan, with its associated SEA and plan-level AA, sets out a series of monitoring requirements, in connection with the SEA objectives and the predicted effects of the Plan. For measures involving physical works, the project-level EIA and AA, where conducted, will set out the specific monitoring required for each measure.

8.3 Existing Principal Environmental Protection measures in the draft Westport LAP 2023-2029

DSP 1	Support and facilitate the sustainable growth of social, economic and residential in Westport in accordance with the National Planning Framework, the Northern and Weste Regional Spatial Economic Strategy 2020-2032, and the Mayo County Development Plan 2022-2028 (and any review thereof).
DSP 2	Support the compact growth of Westport to ensure that new development proceeds in a sustainable manner and at an appropriate scale, density and in line with the Co Strategy.
DSP 3	Promote measures to reduce vacancy and the underuse of existing building stock and support initiatives that promote the reuse, refurbishment and retrofitting of existi buildings within the Plan area.
DSP 4	Ensure that sufficient land is available at appropriate locations to satisfy the Economic Development Strategy and County Core Strategy growth allocation for Westport an to ensure Westport maintains its status as one of Mayo's Key Towns and that key employment sites are provided.

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

DSP 5	Ensure the vitality and viability of the town centre is maintained and enhanced and to strengthen its function by facilitating the development of residential, retail, communit tourism, professional and other services, subject to compliance with the policies and development management standards of the Mayo County Development Plan 202 2028.
DSP 6	Ensure that all new development within the plan area accords with the policies, objectives and development standards set out in the Mayo County Development 2022-202 in respect of wastewater systems.
DSP 7	Support the effective and efficient use of land in Westport, prioritising compact growth through the development of brownfield/infill land in the built-up footprint of th town in preference to greenfield land.
DSP 8	Require the preparation and assessment of all planning applications in the plan area to have regard to the information, data and requirements of Appropriate Assessmen Natura Impact Report, SEA Environment Report and Strategy Flood Risk Assessment Report that accompany this LAP. There shall be a requirement of Ecological Impa Assessment as appropriate in the Plan area.

Climate Action Policies

It is a Policy of the Council to:

CAP 1 Mitigate against the effects of climate change, adapt to its impacts, and to ensure resilience, development proposals should take into account and demonstrate how they are:

a) promoting sustainable patterns of development including development in sustainable locations.

b) promoting the use of energy efficient, micro-generating and decentralised renewable energy systems, including through incorporating sustainable design features and the u of zero carbon technologies.

c) promoting the use of zero carbon technologies.

d) facilitating sustainable travel by encouraging active travel and travel by public transport in preference to the private car.

e) supporting the adaption of existing homes to reduce energy use, including Protected Structures and those located within Architectural Conservation Areas, providing there is adverse impact on historic character or appearance.

f) supporting the delivery of facilities needed to divert waste away from landfill and promote the prevention, reuse, recycling and recovery of materials (including heat from was with disposal to landfill as the final option.

g) limiting / mitigating the likely greenhouse gas emissions, including through the provision of green infrastructure, and minimising resource and energy requirements through t siting, design and layout of all new development.

h) working with natural environmental processes through promoting green infrastructure and the use of Sustainable Drainage Systems / Nature Based Solutions.

CAP 2 Promote and encourage development which is resilient to climate change by ensuring that development proposals demonstrate sustainable design principles for new buildin services/site, including:

a) measures such as green roofs and green walls to reduce internal overheating and the urban heat island effect.
b) ensuring the efficient use of natural resources (including water) and making the most of natural systems both within and around buildings.
c) minimising pollution by reducing surface water runoff through increasing permeable surfaces and use of Sustainable Drainage Systems (SuDS).
d) reducing flood risk, damage to property from extreme events, including residential, public and commercial.
e) reducing risks from temperature extremes and extreme weather events to critical infrastructure such as roads, communication networks, the water/ drainage network, a energy supply.
f) promoting and protecting biodiversity and green infrastructure.

CAP 3 Promote low carbon development within the County which will seek to reduce carbon dioxide emissions, and which will meet the highest feasible environmental standards duri construction and occupation. New development should generally demonstrate/provide for:

a) Building layout and design which maximises daylight, natural ventilation, active transport and public transport use.
b) Sustainable building/services/site design to maximise energy efficiency.
c) Sensitive energy efficiency improvements to existing buildings.
d) Energy efficiency, energy conservation, and the increased use of renewable energy in existing and new developments.

CAP 4 Support a successful transition to a circular economy where waste and resources are minimised in accordance with emerging legislation and national strategy including the Circu Economy Programme 2021-2027, as amended or superseded.

Town Centre Policy	
It is the Policy of the Council to:	
TCP 1	Ensure the vitality and viability of the town centre is maintained and to strengthen its function by facilitating the development of residential, retail, community and tourism services, subject to compliance with the policies and development management standards of the County Development Plan

TCP 2	Seek to develop and improve areas within the town in need of regeneration, renewal and redevelopment. The Council will seek to apply, where appropriate, the provisions of the Urban Regeneration and Housing Act, Derelict Sites Act, and use Compulsory Purchase Orders and other active land management instruments, as appropriate, to facilitate regeneration, housing supply, employment opportunities and community facilities.
TCP 3	Protect the visual character, built and cultural heritage, ambience, and vitality of the traditional heart of the town centre in order to meet the retailing and service needs of the area, in addition to offering a pleasant and attractive environment for shopping, business, tourism, recreation and living.
TCP 4	Actively encourage, support and facilitate environmental and public realm improvements in Westport to address environmental quality, urban design, safety, identity and traffic impact.
TCP 7	Support and encourage the principle of healthy place-making in Westport
Sustainable Mobility Policies	
It is a Policy of the Council to:	
MTP 1	Improve accessibility and movement within Westport, reduce dependency on private car transport, increase permeability in the town, and encourage the use of energy efficient forms of transport through the promotion of walking, cycling and public transport.
MTP 2	Engage and co-operate with the Department of Transport, National Transport Authority (NTA), Transport Infrastructure Ireland, Irish Rail, Local Link and other stakeholders to improve the provision of public transport and public transport facilities in Westport.
MTP 3	Ensure that new developments are designed to comply with Design Manual for Urban Roads and Streets (2019) including making provision for pedestrian and cycle infrastructure and enhancing connectivity and accessibility to the town.
MTP 4	Improve accessibility and movement within Westport, reduce dependency on private car transport, increase permeability in the town, and encourage the use of energy efficient forms of transport through the promotion of walking, cycling and public transport.

MTP 5	Support the provision of cycling infrastructure, bicycle parking facilities and electric vehicle charging points in the town centre, in accordance with the recommendations of the Westport Local Transport Plan (as adopted) and subject to traffic and pedestrian safety.
Built Heritage Conservation Policies	
It is a policy of the Council to:	
BEP 1	Maintain, conserve and protect the architectural quality, character and scale of Westport.
BEP 2	Encourage high quality and well-designed buildings, structures, public spaces and streets and support and promote healthy place-making and quality of life.
BEP 3	Encourage residential uses on the upper floors of town centre commercial properties, where appropriate, and to encourage the retention of residential use except where an alternative use has been established, to maintain and enhance the overall vitality of the town centre area.
Archaeological Heritage Policy	
It is a policy of the Council to:	
BEP 7	Support and promote the protection, appropriate management and sympathetic enhancement of the archaeological heritage within the Plan area, in particular by implementing the Planning and Development Act 2000 (as amended) and the National Monuments Act 1930 (as amended).
It is an objective of the Council to	
WHDO 1	To protect the natural and built environment and cultural heritage of the historic core of Westport House and Demesne, as identified on Map 2.
WHDO 2	To retain the setting of the Parkland/Woodland in the demesne and to protect and enhance the parkland and woodland area around the demesne.
WHDO 3	To encourage and facilitate, where possible, the integration of Westport House & Demesne with the town through pedestrian links and planned traffic management generally in accordance with Map 2.
It is the policy of the Council to	
NEP 1	In seeking to protect and enhance the natural environment, Mayo County Council will seek to:

	• Protect, conserve and enhance the natural heritage of Westport, including the protection of the integrity of European sites, that form part of the Natura 2000 Network. • Protect and conserve non-designated habitats and species; and • Protect and incorporate existing biodiversity features into the design and construction of new development and public realm and enhancing the biodiversity value of existing open spaces. Where appropriate proposals are made along a riparian corridor, ensure that a vegetated strip along the river in consultation with the National Parks and Wildlife Service, is maintained.
NEP 2	Seek to ensure that new plans or projects would not result in significant climatic impacts on European sites because of their scale, resource or transportation requirements, operation or emissions, either cumulatively or in combination with other development.
Ecological Corridor Policy	
It is the policy of the Council to:	
NEP 3	Protect, reinforce and strengthen the Green Infrastructure network in Westport and to strengthen links to the wider regional network. This should be informed by appropriate ecological surveys and assessment.
NEP 4	Support the implementation of the Biodiversity Plan for Westport and any subsequent Biodiversity Plan for the Plan area over the lifetime of the Plan.
Surface Water Drainage Policies	
It is the policy of the Council to:	
IESP 1	Maintain and enhance the existing surface water drainage systems in Westport and to protect surface and ground water quality in accordance with the Water Framework Directive.
IESP 2	a) Maintain, improve and enhance the environmental and ecological quality of surface waters and groundwater, including reducing the discharges of pollutants or contaminants to waters in accordance with the River Basin Management Plan for Ireland 2022-2027 (DHPLG) and associated Programme of Measures. b) Require all planning applications to include surface water design calculations to establish the suitability of drainage between the site and the outfall point; where appropriate and feasible. c) Encourage the use of SuDS in public and private developments and within the public realm to minimise and limit the extent of hard surfacing and paving, in order to reduce the potential impact of existing and predicted flooding risks
IESP 3	Maintain, improve and enhance the environmental and ecological quality of surface waters and groundwater in Westport in conjunction with the Environmental Protection Agency and in accordance with the River Basin Management Plan for Ireland 2022-2027 and future cycles of this Plan.
It is a policy of the Council to:	

IESP 4	Extensions of existing uses or minor development within flood risk areas will be supported, provided they do not: obstruct important flow paths; introduce a number of people into flood risk areas; entail the storage of hazardous substances; have adverse impacts or impede access to a watercourse, floodplain or flood protection and management facilities; or increase the risk of flooding elsewhere. Proposals of this nature shall be accompanied by a commensurate assessment of the risks of flooding in accordance with the Planning Systems Flood Risk Management Guidelines 2009.
IESP 5	Manage flood risk in Westport in conjunction with the OPW and in accordance with the requirements of the Planning System and Flood Risk Management Guidelines for Planning Authorities (2009) and circular PL02/2014 (August 2014).
Drinking Water and Wastewater Policies	
It is the policy of the Council to:	
IESP 6	a) Support the implementation of the Uisce Eireann Investment Plans. b) Liaise with Uisce Eireann, to maximise the potential of existing capacity and to facilitate the timely delivery of new water services infrastructure, to facilitate existing and future growth.
IESP 7	Support the implementation of the relevant recommendations and measures as outlined in the relevant River Basin Management Plan 2022-2028, and associated Programme of Measures, or any such plan that may supersede same during the lifetime of this plan.
It is the policy of the Council to:	
IESP 11	Protect environmental quality in Westport through the implementation of European, national and regional policy and legislation relating to air quality, greenhouse gases, climate change, light pollution, noise pollution and waste management.
IESP 12	Support waste reduction and sustainable waste management through prevention, reduction and recycling and by facilitating the provision of adequate waste infrastructure, such as bring banks, at locations that will not adversely affect residential amenity or environmental quality.

8.4 Mitigation Measures recommended for Westport LAP 2023 -2029 -amendment of text or additional policies/objectives.

New policy/obj	To support the delivery of the actions and recommendations of the Westport Biodiversity Management Plan (2019) over the lifetime of the LAP including habitat surveys, ecological connectivity and the 8 identified Local Biodiversity Areas
EDO9	To develop a Masterplan for Roman Island over the lifetime of the LAP to further develop Roman Island and The Quay area as an amenity area for the town and to realise its potential with regard to civic amenity and marine related tourism and activities. The masterplan should align with recommendations in the Westport Biodiversity Management Plan (2019) relating to grassland management including orchids rich grassland habitat.
CAO1	Ensure all development proposals shall have regard to the Mayo Climate Change Adaptation Strategy (2019) AND THE ASSOCIATED SEA AND NIS ENVIRONMENTAL REPORTS, any revised or forthcoming adaptation, mitigation or climate action strategies in the formulation of any plans and when assessing planning application for future developments.
NEO 3	Increase tree planting and pollinator friendly planting, in accordance with the recommendations of the All-Ireland Pollinator Plan 2021-2025, **the Westport Biodiversity Management Plan (2019)** and any future editions, throughout Westport and in open spaces in new developments in order to enhance local biodiversity, visual amenity and surface water management, in partnership with relevant stakeholders, ~~subject to available resources.~~

8.5 Natura Impact Statement Mitigation Measures

8.5.1 Implementation Routes for Physical Works

Measures or projects arising from the objectives, aims, strategies or policies of the LAP and LTP requiring physical works may either require planning consent or confirmation, or will be an exempted development.

Works that will require planning consent or confirmation, will be carried out by either a private developer or the Local Authority. Works may progress to construction stage as one of the following:

- Project led by private developer in line with the aims, policies, objectives or strategies of the Plan.
- Project led by the Local Authority under the Planning and Development Regulations.
- Project led by the Local Authority under the Strategic Infrastructure Act.

Project level assessments that may be required for all types of project include:

- Environmental Impact Assessment: For a project above the thresholds specified under Article 23 of the European Communities (Environmental Impact Assessment) Regulations, 1989 as amended or a project likely to have significant effects on the environment, having regard to the criteria specified for under Article 27 of the same EIA Regulations 1989 as amended.
- Appropriate Assessment: All projects will be screened for Appropriate Assessment and, where there is a potential for a significant effect on a European (Natura 2000) site, an Appropriate Assessment will be undertaken in accordance the European Communities (Birds and Natural Habitats) Regulations 2011.

Exempted developments include those of limited scale and scope, that may fall under the category of flood mitigation works or housing protection schemes. Exempted developments may be carried out by Local Authorities under funding by the OPW, will be exempted in accordance with the Planning and

Development Act 2000 (as amended) and will comply with all relevant environmental legislation. This could require the undertaking of an EIA or AA screening for physical works. Local Authorities must supply written confirmation of legislative compliance under condition of funding.

8.5.2 Project Mitigation: Consenting Process

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

8.5.3 Project Mitigation: Pre-Construction/Detailed Design

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

Avoidance: avoid creating the potential impact where feasible.

Mitigation: minimise the potential impact through mitigating measures

Enhancement: Enhance the environment to better than pre-project conditions, where reasonably possible

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

engineering structure surveys,

topographical surveys,

habitat and species surveys[14]

water quality surveys,

archaeological surveys,

landscape and visual assessments,

land valuation surveys and

other surveys as deemed necessary to prepare a project.

Where necessary, Wildlife Derogation Licences will be sought from the National Park and Wildlife Service Wildlife Licence Unit, Department of Housing, Local Government and Heritage.

When large volumes of water are to be discharged to the stormwater system as a result of these projects all levels must be supervised; and that appropriate levels of attenuation/storage should be in place in new projects to prevent overload on the combined system during periods of high rainfall. Rainfall runoff is required to be managed, e.g., attenuated and contained on site up to the 1-in-100-year rainfall event which has a statistical 1% chance of occurring in any given year, while also allowing for a 20% climate change factor. Additionally, systems and pipework should be checked for sections of settled wastes following phases of low rainfall or dry spells.

The scope of any necessary Environmental Impact Statements (EIS) will contain a WFD assessment if relevant, which will include a hydro-morphological assessment, to consider and support the WFD objectives more clearly. This WFD assessment will inform the project level AA regarding likely significant

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

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

effects and adverse impacts on the site integrity of European sites in respect of their conservation objectives and if necessary, appropriate mitigation measures will be implemented at project level to ensure adverse effects will not occur.

Where a full EIS is not required for a project (i.e., has been screened out), an Ecological Impact Assessment (EcIA) should be considered to demonstrate how a project accords with relevant planning policy and legislation where an EIA is not required. The findings of an EcIA can help competent authorities understand ecological issues when determining applications for consent. Unlike EIA, EcIA on its own is not a statutory requirement but can be a valuable evaluation process where habitats, species and ecosystems may be impacted from a development/project.

8.5.4 Project Mitigation: Construction Stage

For many project sites, where environmental management may entail multiple aspects, a project specific Construction Environmental Management Plan (CEMP) may be developed. This will form a framework for all environmental management processes, mitigation measures and monitoring and will include other environmental requirements such as invasive no-native species management measures, if applicable.[15]

A designated environmental officer and project ecologist will be appointed, as appropriate for the project. Biosecurity measures may be required and should be considered depending on the location and conditions on-site.

8.5.5 Project Monitoring

The Plan, with its associated Strategic Environmental Assessment (SEA) and plan-level AA, sets out a series of monitoring requirements, in connection with the SEA objectives and the predicted effects of the Plan. For measures involving physical works, the project-level EIA and AA, where conducted, will set out the specific monitoring required for each measure.

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

9 Monitoring

9.1 Introduction

It is proposed, in accordance with Article 10 of the SEA Directive, to base monitoring on a series of indicators which measure changes in the environment, especially changes which are critical in terms of environmental quality, for example water pollution levels. Monitoring will focus on the aspects of the environment that are likely to be significantly impacted upon by the implementation of the LAP.

The targets and indicators are derived from the Strategic Environmental Objectives (SEOs) discussed in Chapter Five. The target underpins the objective whilst the indictors are used to track the progress of the objective and targets in terms of monitoring of impacts. The monitoring programme will consist of an assessment of the relevant indicators and targets against the data relating to each environmental component. Similarly, monitoring will be carried out frequently to ensure that any changes to the environment can be identified.

9.2 Frequency of Monitoring and Reporting

Should new data or the following occur, additional monitoring will be required:

• Pollution events associated with construction;

• Boil notices on drinking water;

• Fish kills;

• Court cases taken by the DEHLG regarding impacts upon archaeological heritage including entries to the Record of Monuments and Places; and,

• Complaints received from statutory consultees regarding avoidable impacts resulting from development which is granted permission under the LAP.

In turn the list below is subject to review at each reporting stage to reflect new data. Laois County Council are responsible for the implementation of the SEA Monitoring Programme including:

• Monitoring specific indicators and identifying any significant effects, including cumulative effects;

• Collating the Environmental Reports (such as Environmental Impact Assessment Reports, Natura Impact Reports etc) submitted by developers in the LAP area;

• Reviewing the effectiveness of monitoring/mitigation measures during the lifetime of the LAP; and

• Identifying any cumulative effects.

It is recommended that the monitoring report be made available to the public upon its completion.

TABLE 9-1 INDICATORS, TARGETS, SOURCES AND REMEDIAL ACTIONS

Strategic Environmental Objective	Target	Indicator/Data Sources	Source/Responsibility/Frequency
Biodiversity Flora and Fauna			
BFF1 Conserve and enhance biodiversity at all levels	No reduction in length or loss of hedgerows. Operators who conduct mechanical hedge cutting should have achieved the Teagasc proficiency standard MT 1302-Mechanical Hedge Trimming. 30% broadleaf/native afforestation. Protection and promotion of non-designated salmonid rivers. No. ecological networks or parts thereof which provide significant connectivity between areas of local biodiversity to be lost without remediation as a result of implementation of the MCDP 2021-2027 Afford the same level of protection to Margaritifera Sensitive Areas as is afforded to Freshwater Pearl Mussel SAC rivers	Percentage of unique habitats and species lost in non-designated sites over the lifetime of the Plan through trending of annual/bi-annual surveys. Percentage of broadleaf/native afforestation. Number of green infrastructure and blue infrastructure measures implemented during Part 8 applications. Number of pollinator friendly planting schemes as part of public realm works. Number of pollinator friendly schemes identified under Tidy Towns Number of Part 8 applications requiring Ecological Clerk of Work Percentage loss of connectivity between areas of local biodiversity importance as a result of implementation of the MCDP as evidenced from a resurvey of CORINE mapping and the Biodiversity Mapping undertaken by MCC for towns and villages where present. Decrease in population of freshwater pearl mussels in *Margaritifera* sensitive areas and/or habitat and water quality deterioration.	MCC MCC Part 8 planning applications Coillte- Annual NPWS – Annual or as and when surveys completed by NPWS for National Monitoring programmes on a rolling basis and/or surveillance monitoring undertaken for compliance with Article 17 of the Habitats Directive and reported on every 6 years. MCC - Annual OPW - Annual National Biodiversity Data Centre – Annual Ireland River Basin Management Plan –second and third RBMP Cycle
BFF2 – Avoid and minimise effects on nationally and internationally rare and threatened species and habitats through sensitive design	No loss of protected habitats and species during the lifetime of the Plan. No compromise in the favourable conservation condition of European sites. No compromise or impact on the achievement of the favourable	Designation of additional areas due to biodiversity and/or geological value. Percentage of unique habitats and species lost in designated sites through trending of annual surveys. No./percentage of developments in/near Natura 2000 network. Percentage of European sites in the plan area that are at 'Favourable' conservation status.	

Strategic Environmental Objective	Target	Indicator/Data Sources	Source/Responsibility/Frequency
and consultation, recognising ecological connectivity.	conservation condition objectives (whether maintain or restore) of European sites.	Percentage of Qualifying Interest Features which have achieved their specific objectives of maintain or restore.	
BFF3 – Avoid and minimise habitat fragmentation and seek opportunities to improve habitat connectivity.	Submission of Ecological Impact Assessments for planning applications Number of green and blue infrastructure measures implemented through Part 8 applications. Ensure provision of riparian zones at project/site level.	Number of Ecological Impact Assessments with planning applications. Number of Part 8 applications with green and blue infrastructure measures No. of planning applications with sufficient inclusion of buffer zones where necessary and applicable.	
BFF4 – Ensure careful consideration of non-native invasive and alien species particularly as they relate to watercourses	Prevent the introduction of new invasive or alien species. Control/manage new invasive species. Control/manage/eradicate invasive species throughout the county.	No., type and location of invasive species identified. No. of actions achieved under the Biodiversity Action Plan. Increase/decrease in coverage of invasive species identified. No. of submissions/observations submitted through invasive species Ireland "Alien Watch". www.invasivespeciesireland.com/alien-watch The National Biodiversity Data Centre will track success in the implementation of the All-Ireland Pollinator Plan by measuring increases in the abundance and diversity of pollinators within the Irish landscape as the 81 actions are implemented.	
B5 - Promote green and blue infrastructure networks, including riparian zones and wildlife corridors.	Ensure new development is set back from rivers. The recommended width for larger river channels (>10m) is 35m to 60m and for smaller channels (<10m) is 20m or	No. planning permissions close to water. Number of Part 8 applications with green and blue infrastructure measures	

Strategic Environmental Objective	Target	Indicator/Data Sources	Source/Responsibility/Frequency
	greater. The determined width should be tailored to site specific, river reach or lakeshore characteristics and their associated habitats. It is important that the buffer zone is large enough to protect the ecological integrity of the river (including emergent vegetation), the riparian zone (bank side vegetation including trees) and takes into account the human history of the area.		
Population, Human Health			
P1 Protect, enhance and improve people's quality of life based on high quality residential, community, educational, working and recreational environments and on sustainable travel patterns.	Increase in the number of green and blue space in settlements. Improved trends in perceived quality of life related to these matters. Bonds to ensure the completion of developments until taken charge. No significant deterioration in human health as a result of environmental factors.	No/area of green spaces and amenities available to the public as shown in public realm improvements Improved trends in perceived quality of life related to these matters as gathered through surveys. Employment rates over the lifetime of the Plan. Completion handover of development to MCC Availability of public transport/ smarter travel initiatives. Occurrence of any decline in human health around the plan area.	MCC – URDF funding and other funding sources CSO – every six years in line with census MCC - Annual Iarnrod Eireann - Annual Bus Eireann – Annual
P2 To protect human health from hazards or nuisances arising from incompatible land uses/developments.	No spatial concentrations of health problems arising from environmental factors. Number of complaints received from public relating to Noise, Air and Water Emissions.	Any occurrence of spatially concentrated deterioration in human health. Complaints to MCC Environment Section, Health and Safety Authority and EPA	CSO – every six years and as results arise on a yearly basis from the 2016 census Healthwell Database MCC – Annual
Water			

Strategic Environmental Objective	Target	Indicator/Data Sources	Source/Responsibility/Frequency
W1 – Protect and enhance the status of aquatic ecosystems and, with regard to their water needs, terrestrial ecosystems and wetlands directly depending on the aquatic ecosystem (quality, level, flow).	To achieve a Q rating of 4 'good' quality status by 2021.	Biotic quality rating of river waters at EPA monitoring locations.	EPA – Annual as recorded through the WFD Monitoring Programme
W2– Maintain or improve the quality of surface water and groundwater (including estuarine) to status objectives as set out in the Water Framework Directive (WFD), the River Basin Management Plan and POMS.	Improvement or at least no deterioration in surface water quality by 2021	Changes in receiving water quality as identified during water quality monitoring for WFD, National RBMP conducted by MCC and EPA.	MCC EPA
W3– Reduce the impact of polluting substances to all waters and prevent pollution and contamination of ground water by adhering to aquifer protection plans and to maintain and improve the quality of	Improvement or at least no deterioration in surface and groundwaters by 2027 at the latest	Changes in receiving waters and groundwater quality as identified by water quality monitoring programmes conducted by MCC and EPA.	MCC - Annual EPA – Annual

Strategic Environmental Objective	Target	Indicator/Data Sources	Source/Responsibility/Frequency
drinking water supplies.			
W4 - Promote sustainable water use, water conservation and sources of water supply in the plan area and to maintain and improve the quality of drinking water supplies.	Pressure on water and waste water treatment plants.	Decrease in no. of water shortage notices issued during drought periods. Decrease in the amount of water consumed per household in the plan area.	MCC/Irish Water
W5–Protect flood plains and areas of flood risk from development through avoidance, mitigation and adaptation measures.	In accordance with OPW/DOEHLG, all planning applications within designated Flood Risk Zones A and B as identified in the Strategic Flood Risk Assessment for the plan are required to undertake Flood Risk Assessment. Increase in nature based solutions to flood risk and blue infrastructure measures	Level and location of flooding. Number of measures achieved in Goal 3 of Climate Ready Mayo. Number of NBS that form part of public realm, Part 8 applications.	MCC – Records obtained as and when flood events occur OPW –
Soil and Geology			
SG1 To maximise the sustainable re-use of the existing built environment, derelict, disused and infill sites (brownfield sites), rather than greenfield sites	NPF target of 30% urban development and 20% of rural developing on brownfield lands achieved over lifetime of the plan	Planning applicationsq	MCC annualy
SG2 Conserve, protect and avoid loss of diversity and	No loss of diversity and integrity of designated habitats, geological features, species or	Percentage of habitats, geological features, species etc. Lost over the lifetime of the Plan through	GSI MCC

Strategic Environmental Objective	Target	Indicator/Data Sources	Source/Responsibility/Frequency
integrity of designated habitats, geological features, species or their sustaining resources in designated ecological sites.	their sustaining resources in designated ecological sites. Designation of sites as County Geological Sites.	trending of annual/bi-annual surveys. No. of areas designated as County Geological Sites.	
Material Assets			
Air Quality and Climate			
AQ1 Recognise the ecosystems functions of habitats in and around the plan area and promote nature-based solutions to climate change mitigation and adaptation.	Maintain and enhance ecosystems functionality in and around plan area Integrate nature-based solutions through planning applications, public realm plans, greenways and transport projects.	% land mapped for green and blue infrastructure in urban settings and along greenways. Enhancement of ecological networks/linkages through habitat creation/restoration	MCC
AQ2 Minimise all forms of air pollution and maintain/improve ambient air quality.	Maintain ambient air quality through reduction of private vehicle usage.	Air quality indicators.	<CC - Annual EPA - Annual
AQ3 Minimise emissions of greenhouse gases and contribute to a reduction and avoidance of human-induced global climate change.	Provide for increased use of public transport. Increase number of cycle lanes and pedestrian routes in the plan area. Establish incentives/increase no. of permissions for renewable energy projects.	Use of public transport. Provision of cycle lanes and walking routes. No. of grants given for insulation works; energy efficiency of new buildings – energy rating figures. No. of planning applications for residential houses with low carbon footprint. No. Of wind turbines permitted which may contribute to mitigation of, and adaptation to Climate Change.	MCC – Annual CSO – Annual as figures/reports based on 2016 census become available. MCC and SEAI – increase in BER rating at Small Area for towns identified. Number of Energy Retrofitting grants in County MCC – No and type of planning applications in relation to low carbon residential housing and wind turbines and/or

Strategic Environmental Objective	Target	Indicator/Data Sources	Source/Responsibility/Frequency
		Location of permitted wind farms and other renewable energy projects as identified in the Co Mayo RES. w	commencement of construction of such on an annual basis. SEAI
AQ4 Reduce car dependency within the plan area by way of an integrated approach to sustainable urban transport.	An increase in the percentage of the population travelling to work or school by public transport or non-mechanical means. A decrease in the average distance travelled to work or school by the population of the plan area.	Percentage population within the plan area travelling to work or school by public transport or non-mechanical means. Average distance travelled to work or school by the population of the plan area.	CSO – every 6 years through census information.
Material Assets – Waste			
MA1 Avoid and minimise waste generation **MA2 Maximise reuse of material resources and use of recycled materials**	Reduction in the quantities of waste sent to landfill. Increase in the quantities of waste sent for recycling. Increase in the number of bring banks in the plan area. Compliance with the Region Waste Management Plan	Quantity of household waste sent to landfill. Quantity of household waste sent to recycling Number of repair/ reuse initiatives over plan lifetime	MCC Environment Section Connaught Waste Management annual report
Material Assets - energy			
MA3 Minimise energy consumption and encourage use of renewable energy	Increase in renewable energy developments. Adaptive reuse of town centre buildings	No. of renewable energy developments granted planning permission. Establishment of R&D projects (one or more). Meet or exceed County contributions to national renewable energy targets. Meet or exceed County contributions to national energy efficiency/conservation targets.	MCC – new solar farms, windfarms or other renewable energy developments granted. – number of new R&D projects within the Plan area e.g., testing of tidal energy devices. Regional Assembly for the Northern and Western Region Marine Institute

Strategic Environmental Objective	Target	Indicator/Data Sources	Source/Responsibility/Frequency
		Number of houses increasing BER rating to B3	SEAO
Material Assets - Transport			
MA4 Promote sustainable transport patterns and modes	An increase in provision of cycle lanes and pedestrian routes. An increase in population travelling to work and school by public transport or non-motorised transport. A reduction in the distance travelled to work or school by the population of the plan area.	No. of cycle lanes and pedestrian routes provided in the plan area. Percentage of the population within the plan area travelling to work or school by public transport or non-mechanical means. Average distance travelled to work or school by the population of the plan area. Number of private cars on road as a percentage of Annual Average Daily Traffic (AADT).	MCC CSO – every 6 years through census information. TII
Material Assets – Waste Water			
MA5 To maximise the capacity of wastewater collection networks by excluding surface water run-off from the sewage network through the use of SUDs and Blue/green Infrastructure.	Based on current loading it is estimated there is approx. 5,269 p.e. capacity remaining in the plant which means there is sufficient treatment capacity to accommodate the projected increase in population for Westport and to facilitate enterprise	WWTP currently has capacity for the planned population growth for Westport	Uisce Éireann -Achievement of Water Services Strategic Plan objectives. MCC – monitoring . 16
Cultural Heritage			
CH1 Conserve, preserve and record architectural and archaeological heritage	No permitted development which involves loss of cultural heritage, including protected structures, archaeological sites, Architectural Conservations Areas	No. of developments permitted during the lifetime of the plan which will result in the loss or partial loss of protected structures or sites of archaeological status.	MCC - ongoing

Strategic Environmental Objective	Target	Indicator/Data Sources	Source/Responsibility/Frequency
	and landscape features.	No. of additions to the list of Protected Structures. No. of additions to the list of Architectural Conservation Areas. Development of cultural heritage areas for amenity resources.	
CH2 Avoid and minimise effects on historic environment features through sensitive design and consultation.	Increase in consultation and engagement with statutory bodies. Increase in architectural heritage impact assessments	No. of applications which are referred to the Conservation and Heritage Officers.	MCC - ongoing
CH3 Support and enhance both tangible and intangible cultural heritage	Increase in awareness of cultural heritage Increase in use of Irish Language Reverse island population trend	No. planning applications for restoration/re-use of vacant and derelict structures. No of Irish Language speakers No of Irish Language Impact assessment Population of Islands	MCC – ongoing CSO
Landscape			
L1 Ensure no significant disruption of historic/cultural landscapes and features through objectives of the County Development Plan	. No significant visual impact from development. Ensure no significant disruption of high landscape values.	No. of developments permitted and their impacts on cultural/historic landscapes. No. of developments located within Scenic Route or no degradation of Coastal Areas No. of developments located within a designated scenic view in Co Mayo that disrupt views (based on the LCA). Development and application of framework in relation to the application of LCA and their contribution to SEA.	CCC – ongoing Heritage Council - ongoing Fáilte Ireland - ongoing GSI - ongoing NPWS - ongoing EPA SEA Unit in conjunction with CCC
L2 Promote and enhance landscape character at county and local scale through	Maintain and enhance landscape quality within the plan area by minimising visual impacts through	No. of developments located within a high landscape area that disrupt views	MCC - ongoing

Strategic Environmental Objective	Target	Indicator/Data Sources	Source/Responsibility/Frequency
sensitive siting and design	appropriate design, assessment and siting. Number of applications referencing Rural Housing Guidelines Number of applications reflecting native tree /hedgerows and local stone treatments	No of large-scale developments permitted with Visual Impact Assessment prepared Km of additional hedgerow /treelines planted	

Annex A: Assessment Matrix Westport Local Area Plan 2023-2029

Likely to improve status of SEOs	⇧	No likely interaction with /insignificant impact with SEOs	0
Probable conflict with SEOs – unlikely to be mitigated	⇩	Potential conflict with SEOs – likely to be mitigated	⇳

1.1 Westport Written Statement

		BFF	PHH	W	SG	AQ C	LA	CH	MA	IR
Chapter 2 Development Strategy Policy										
DSP1	Support and facilitate the sustainable growth of social, economic and residential development in Westport in accordance with the National Planning Framework, the Northern & Western Regional Spatial Economic Strategy 2020-2032, and the Mayo County Development Plan 2022-2028 (and any review thereof).	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧
DSP2	Support the compact growth of Westport to ensure that new development proceeds in a sustainable manner and at an appropriate scale, density and sequence and in line with the Core Strategy.	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧
DSP3	Promote measures to reduce vacancy and the underuse of existing building stock and support initiatives that promote the reuse, refurbishment and retrofitting of existing buildings within the Plan area.	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧
DSP4	Ensure that sufficient land is available at appropriate locations to satisfy the Economic Development Strategy and County Core Strategy growth allocation for Westport and to ensure Westport maintains its status as one of Mayo's Key Towns and that key employment sites are provided.	⇳	⇧	⇳	⇳	⇳	⇳	⇳	⇳	⇳
DSP5	Ensure the vitality and viability of the town centre is maintained and enhanced and to strengthen its function by facilitating the development of residential, retail, community, tourism, professional and other services, subject to compliance with the policies and development management standards of the Mayo County Development Plan 2022-2028.	⇳	⇧	⇳	⇳	⇳	⇳	⇳	⇳	⇳
DSP6	Ensure that all new development within the Westport LAP area accord with the policies, objectives and development standards set out in the Mayo County Development Plan 2022-2028 in respect of waste water systems.	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧

		BFF	PHH	W	SG	AQ C	LA	CH	MA	IR
DSP7	Support the effective and efficient use of land in Westport, prioritising compact growth through the development of brownfield/infill land in the built-up footprint of the town in preference to greenfield land.	⇳	⇧	⇳	⇧	⇳	⇳	⇳	⇳	⇳
DSP8	Require the preparation and assessment of all planning applications in the plan area to have regard to the information, data and requirements of Appropriate Assessment, Natura Impact Report, SEA Environment Report and Strategy Flood Risk Assessment Report that accompany this LAP. There shall be a requirement of Ecological Impact Assessment as appropriate in the Plan area.									
SEA Comments: Policies DSP1 to DSP4 of the Draft LAP have positive implications for all SEOs, particularly PHH and their interrelationships. The hierarchical alignment of plans and policies, including the National Planning Framework, the Northern & Western Regional Spatial Economic Strategy 2020-2032 and associated provisions in the Mayo CDP 2022-2028 as well as the Core Strategy are consistent across all SEOs and are identified as creating in-combination positive effects. Policy DSP3 will have positive long-term effects on PHH, SG (through promoting reuse), landscape/townscape, CH (regenerate or reuse existing building) and MA. Reuse/refurbishment/retrofitting of existing buildings contributes positively to cultural heritage by preserving, restoring and enhancing built heritage. It also enhances streetscapes with indirect long term positive effects on material assets. DSP6 will also have direct positive effects on all of the SEOs particularly MA, PHH, BFF, W and SG. Existing policies regarding cultural heritage in the Mayo CDP 2022-2028 should strengthen protection of CH. The range of impacts will vary according to the potential use; however, for most of the SEOs, the impacts are considered to be addressed through mitigation at development management level. DSP5 and DSP7 will be positive for PHH with brownfield/infill using existing physical and social infrastructure in the town. Both policies will have an overall positive effect on all of the SEOs by reviving the town centre once subject to compliance with the policies and development management standards of the MCDP 2022-2028 and strict adherence to all environmental assessment requirements. The specific policy DSP8 clearly supports requirements in relation to the various environmental assessment processes including inter alia, AA, SSEA, SFRA and EcIA in the plan area.									
Chapter 2 Development Strategy Objective										
DSO1	Deliver at least 30% of all new homes in Westport within the existing built-up footprint of the town.	⇳	⇧	⇳	⇳	⇳	⇳	⇳	⇳	⇳
DSO2	Seek the sustainable intensification and consolidation of the existing built environment in accordance with the objectives for compact growth in higher-level spatial plans through appropriate infill, brownfield development, supported by the necessary physical and community infrastructure.	⇳	⇧	⇳	⇧	⇳	⇳	⇳	⇳	⇳
DSO3	Monitor the scale, type, tenure and location of constructed and permitted developments in Westport during the lifetime of the Plan and apply appropriate development management standards to ensure compliance with the Core Strategy and the County Development Plan to achieve the delivery of strategic plan led and coordinated balanced development within the town.	⇳	⇧	⇳	⇳	⇳	⇳	⇳	⇳	⇳

		BFF	PHH	W	SG	AQ C	LA	CH	MA	IR
DSO4	Promote sustainable economic development, enterprise and employment opportunities and prioritise the town centre as the primary location for retail and services.	⇳	⇧	⇳	⇳	⇳	⇳	⇳	⇳	⇳
DSO5	Promote and facilitate sustainable modes of transport prioritising walking, cycling and public transport, whilst protecting and improving existing road infrastructure.	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧
DSO6	Protect, conserve and enhance the built environment, through promoting awareness, utilising relevant heritage legislation and ensuring quality urban design principles are applied to all new developments, respecting historic and architectural heritage.	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧
DSO7	Protect, enhance and connect areas of natural heritage, green and blue infrastructure and open space for the benefits of quality of life and biodiversity, capitalising on climate change adaptation and flood risk measures.	⇳	⇧	⇳	⇳	⇳	⇳	⇳	⇳	⇳
DSO8	Ensure the highest quality of public realm and urban design principles are applied to all new developments.	⇳	⇧	⇳	⇳	⇳	⇳	⇳	⇳	⇳
DSO9	Guide the future development of Westport in accordance the Town Centre First policy approach seeking to bring people and appropriate business/services back into the heart of Westport through place-making, good quality urban design, and sustainable mobility and control of development in other locations which might undermine this objective.	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧
DSO10	Ensure the future development of Westport supports the transition to a climate resilient, biodiversity-rich, environmentally sustainable and climate-neutral economy, implementing national policy to reduce gas emissions, improve environmental quality and contribute to meeting national targets for climate action.	⇳	⇧	⇳	⇳	⇳	⇳	⇳	⇳	⇳

SEA Comments:

All of the Development Strategy objectives are consistent with the SEOs, and reflective of National Planning Framework and RSES.

DSO1 delivering at least 30% of all new homes in Westport within the existing built-up footprint of the town will have a positive effect on PHH. There is potential conflict with the other SEOs which is likely to be mitigated at project level.

The NIR screened in this objective DSO01 and no other policies/objectives in this chapter.

DSO2 will have positive effects on PHH and SG with regard to the existing built environment, derelict, disused and infill sites rather than greenfield sites. DSO3, DSO4 and DSO8 will improve PHH quality of life and AQ through economic developments and improved modes of transport. Potential conflicts with other SEOs can be mitigated once these sustainable objectives are subject to compliance with the policies and development management standards of the MCDP 2022-2028 and strict adherence to all environmental assessment requirements.

DSO5 with have positive effects on all of the SEOs particularly CH, PHH and L. It is very important that BFF is also respected with new development and any potential linkages are maintained and enhanced as noted in DSO6.

		BFF	PHH	W	SG	AQ C	LA	CH	MA	IR
DSO7 and DSO10 are consistent and supportive of all SEOS with positive interactions and synergistic effects on BFF, W, PHH, CH and CC in particular. DSO9 promotes town centre first policy in line with national and regional policy framework. All of these objectives will be complimentary to the development and revival of Westport town centre and will have an overall positive effect on the SEOs particularly population and human health. It will also be positive for the sustainable re-use of the existing built environment, derelict, disused and infill sites (brownfield sites), rather than using greenfield sites. It will promote and enhance landscape character at a local scale through sensitive siting and design, and reduce car dependency within the town by way of an integrated approach to sustainable urban transport. Supporting cycling infrastructure, bicycle parking facilities and electric vehicle charging points will allow the transition to a low carbon integrated transport system and assist in contributing to climate change SEOs. For other SEOS, it is very important to ensure all environmental parameters are protected and considered in any future developments which must be environmentally assessed. It is essential to incorporate and consider all of the SEA environmental parameters and their interrelationships. These objectives must adhere to all of the relevant planning and environmental legislation, and the MCDP 2022-2028 policies and objectives, especially in relation to environmental protection. Policies such as SO 9 will apply as appropriate to provide sufficient environmental assessment at project stage. All Strategies and Plans should include the assessment of environmental constraints, to allow for avoidance of impact at design level.										
	Chapter 3 Climate Action – Climate Action Policy									
CAP1	Mitigate against the effects of climate change, adapt to its impacts, and to ensure resilience, development proposals should take into account and demonstrate how they are: a) promoting sustainable patterns of development including development in sustainable locations; b) promoting the use of energy efficient, micro-generating and decentralised renewable energy systems, including through incorporating sustainable design features and the use of zero carbon technologies; c) promoting the use of zero carbon technologies; d) facilitating sustainable travel by encouraging active travel and travel by public transport in preference to the private car; e) supporting the adaption of existing homes to reduce energy use, including Protected Structures, vernacular buildings, and those located within any future Architectural Conservation Areas, providing there is no adverse impact on historic character or appearance. f) supporting the delivery of facilities needed to divert waste away from landfill and promote the prevention, reuse, recycling and recovery of materials (including heat from waste) with disposal to landfill as the final option; g) limiting / mitigating the likely greenhouse gas emissions, including through the provision of green infrastructure, and minimising resource and energy requirements through the siting, design and layout of all new development;	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧

		BFF	PHH	W	SG	AQ C	LA	CH	MA	IR
	h) working with natural environmental processes through promoting green infrastructure and the use of Sustainable Drainage Systems / Nature Based Solutions.									
CAP2	a. Promote and encourage development which is resilient to climate change by ensuring that development proposals demonstrate sustainable design principles for new buildings/ services/site, including: measures such as green roofs and green walls to reduce internal overheating and the urban heat island effect; b. ensuring the efficient use of natural resources (including water) and making the most of natural systems both within and around buildings; c. minimising pollution by reducing surface water runoff through increasing permeable surfaces and use of Sustainable Drainage Systems (SuDS); d. reducing flood risk, damage to property from extreme events– residential, public and commercial; e. reducing risks from temperature extremes and extreme weather events to critical infrastructure such as roads, communication networks, the water/drainage network, and energy supply; f. promoting and protecting biodiversity and green infrastructure.	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧
CAP3	Promote low carbon development within the County which will seek to reduce carbon dioxide emissions, and which will meet the highest feasible environmental standards during construction and occupation. New development should generally demonstrate/provide for: a. Building layout and design which maximises daylight, natural ventilation, active transport and public transport use; b. Sustainable building/services/site design to maximise energy efficiency; c. Sensitive energy efficiency improvements to existing buildings; d. Energy efficiency, energy conservation, and the increased use of renewable energy in existing and new developments.	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧
CAP4	Support a successful transition to a circular economy where waste and resources are minimised in accordance with emerging legislation and national strategy including the Circular Economy Programme 2021-2027, as amended or superseded.	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧

		BFF	PHH	W	SG	AQ C	LA	CH	MA	IR
CAP5	Support the designated and any future Decarbonising Zone (DZ) in Westport and associated implementation plan promoting measures to reduce Greenhouse Gas (GHG) emissions and improve general environmental conditions in this area.	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧
CAP6	Promote and encourage positive community and/or co-operative led climate action initiatives and projects in Westport that seek to reduce carbon emissions, improve energy efficiency, enhance green infrastructure and encourage awareness on climate change issues.	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧
CAP7	To support and encourage the development of small-scale wind renewable facilities / micro- renewable energy production.	⇳	⇧	⇳	⇳	⇧	⇳	⇳	⇧	⇳
CAP8	Promote the use of district heating systems in new residential and commercial developments where such development does not have a negative impact on the surrounding environment, landscape, biodiversity or local amenities.	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧
CAP9	Support the development of sustainable low-carbon climate resilient communities and encourage a climate adaptation and mitigation approach to developments which will enable regeneration.	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧
CAP10	Encourage innovation and facilitate the development of pilot schemes in Westport that support climate change mitigation and adaptation measures.	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧

SEA Comments:
All of the Climate Action policies will have a positive effect on all of the SEOs as they unanimously promote and support development which are adaptive and resilient to climate change for generations. Policies summaries are:
CAP1 mitigates against the effects of climate change, adapt to its impacts, and to ensure resilience, ensuring development proposals take into account and demonstrate the promotion of sustainable patterns of development, energy efficient, micro-generating and decentralised renewable energy systems, alternative waste facilities to landfill, the prevention, reuse, recycling and recovery of materials (including heat from waste), limiting/mitigating the likely greenhouse gas emissions, and working with natural environmental processes through promoting green infrastructure and the use of Sustainable Drainage Systems/Nature Based Solutions.
CAP2 promotes/support sustainable design principles for new buildings/ services/site, including green roofs and walls, efficient use of natural resources, minimise pollution by reducing surface water runoff, reduce flood risk and risks from temperature/weather extremes, and promoting and protecting biodiversity and green infrastructure.

CAP3 promotes low carbon development within the County including Westport to reduce carbon dioxide emissions to allow development proposals to meet the highest feasible environmental standards during construction and occupation. Parameters range from building design to energy efficiency.

CAP4 supports a successful transition to a circular economy where waste and resources are minimised in accordance with emerging legislation and national strategy including the Circular Economy Programme 2021-2027, as amended or superseded.
CAP5 supports the designation of any future Decarbonising Zone (DZ) in Westport and associated implementation plan promoting measures to reduce GHG emissions and improve general environmental conditions in this area.
CAP6 supports t h e Westport Energy Master Plan and recommendations prepared by Sustainable Energy Communities in Westport.

		BFF	PHH	W	SG	AQ C	LA	CH	MA	IR
CAP7 support/encourage of small-scale wind renewable facilities / micro- renewable energy production development will have positive effects for PHH, AQ-C and MA. However, BFF, W, SG, L, CH and their interrelationships could potentially be negatively effects which would negate the positive contributions from the other Climate Action and Environmental policies. CAP8 to CAP 10 promotes/encourages positive community and/or co-operative led climate action initiatives/projects to reduce carbon emissions, improve energy efficiency, enhance green infrastructure and encourage awareness on climate change issues., new residential/commercial developments district heating systems where there is no negative impact on the surrounding environment, landscape, biodiversity or local amenities. CAP10 supports the development of sustainable low-carbon climate resilient communities and encourage a climate adaptation and mitigation approach to developments which will enable regeneration. It is essential to incorporate and consider all of the SEA environmental parameters and their interrelationships. These policies must adhere to all of the relevant planning and environmental legislation, and the MCDP 2022-2028 policies and objectives, especially in relation to environmental protection. Policies such as SO 9 will apply as appropriate to provide sufficient environmental assessment at project stage. All Strategies and Plans should include the assessment of environmental constraints, to allow for avoidance of impact at design level.									
	Chapter 3 Climate Action - Climate Action Objective									
CAO1	Ensure all development proposals shall have regard to the Mayo Climate Change Adaptation Strategy (2019) any revised or forthcoming adaptation, mitigation or climate action strategies in the formulation of any plans and when assessing planning application for future developments.	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧
CAO2	Consider a variation of the development plan within a reasonable period of time, or to include such other mechanism, as may be appropriate, to ensure that the development plan will be consistent with the approach to climate action recommended in the revised Local Area Plan Guidelines when adopted or any other relevant guidelines.	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧
CAO3	Promote the use of smart climate change, energy and carbon off-setting solutions in new developments. In the cases of large industrial, commercial or newly constructed public buildings, the incorporation of renewable technologies, such as solar energy in the design will be encouraged, subject to compliance with all relevant planning criteria. The Council encourages the NZEB standard of building or equivalent for all new development and the use of blue green infrastructure as a mechanism for surface water management and improving public realm.	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧
CAO4	Support high levels of energy conservation, energy efficiency and the use of renewable energy sources in existing buildings, including retro-fitting of appropriate energy efficiency measures in the existing building stock, and to actively retrofit Mayo County Council's housing stock to a B2 Building Energy Rating (BER) in line with the Government's Housing for All Plan retrofit targets for 2030.	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧

		BFF	PHH	W	SG	AQ C	LA	CH	MA	IR
CAO5	Have regard to Goal 3 of the Mayo Climate Change Adaptation Strategy 2019-2024: Increase the Resilience of Natural and Cultural Capital: 1. Build awareness of Nature Based Adaptation Solutions and Green Infrastructure. 2. Support bio-diversity for its intrinsic value within the natural environment and its importance in climate change adaptation. 3. Develop a database of impacts of climate change on Mayo's Natural Environment. 4. Identify Cultural and Heritage Sites vulnerable to climate change and develop adaptation and management policies. 5. Encourage adaptation in Agriculture and Local Food Supply									
SEA Comments: All of the Climate Action Objectives will have a positive effect on all of the SEOs as they unanimously promote and support development which are adaptive and resilient to climate change for generations. Policies summaries are: CAO1 ensures all developments will align with the Mayo Climate Change Adaptation Strategy (2019) and other adaptation, mitigation or climate action strategies. It is important that the associated SEA, NIS and any other relevant environmental assessments are consulted and included in this objective. CAO 2 ensures that the Draft LAP will be consistent with the approach to climate action recommended in the revised Local Area Plan Guidelines when adopted or any other relevant guidelines. The NIR screened in this objective CAO2. CAO3 promotes smart climate change use and carbon off-setting solutions in new developments. In large industrial, commercial or newly constructed public buildings renewable technologies design will be encouraged subject to compliance with all relevant planning criteria, which included environmental assessments criteria. CAO4 supports high levels of energy conservation, energy efficiency, and renewable energy sources in existing buildings. Mayo County Council will actively retrofit their housing stock to a B2 Building Energy Rating (BER) in line with the Government's Housing for All Plan retrofit targets for 2030. CAO 5 supports key themes in the current CCAP 2019, reference to the forthcoming CCAP 2024-2029 is recommended. As with the policies above while all of these objectives fully support and encourage adaptation/mitigation/resilience to climate change and they will all have positive effects long term, it is very important to ensure all environmental parameters are protected and considered in any future developments which must be environmentally assessed. It is essential to incorporate and consider all of the SEA environmental parameters and their interrelationships. These objectives must adhere to all of the relevant planning and environmental legislation, and the MCDP 2022-2028 policies and objectives, especially in relation to environmental protection. Policies such as SO 9 will apply as appropriate to provide sufficient environmental assessment at project stage. All Strategies and Plans should include the assessment of environmental constraints, to allow for avoidance of impact at design level.									
Chapter 4 Town Centre and Regeneration Strategy – Town Centre Policy										
TCP1	Ensure the vitality and viability of the town centre is maintained and to strengthen its function by facilitating the development of residential, retail, community and tourism services, subject to compliance with the policies and development management standards of the County Development Plan	⇳	⇧	⇳	⇳	⇳	⇧	⇧	⇳	⇳
TCP2	Seek to develop and improve areas within the town that are in need of regeneration, renewal and redevelopment. The Council will seek to apply, where appropriate, the provisions of the Urban	⇳	⇧	⇳	⇧	⇳	⇳	⇳	⇳	⇳

		BFF	PHH	W	SG	AQ C	LA	CH	MA	IR
	Regeneration and Housing Act, Derelict Sites Act, and use Compulsory Purchase Orders and other active land management instruments, as appropriate, to facilitate regeneration, housing supply, employment opportunities and community facilities.									
TCP3	Protect the visual character, built and cultural heritage, ambience and vitality of the traditional heart of the town centre in order to meet the retailing and service needs of the area, in addition to offering a pleasant and attractive environment for shopping, business, tourism, recreation and living.	⇳	⇧	⇳	⇳	⇳	⇳	⇳	⇳	⇳
TCP4	Actively encourage, support and facilitate environmental and public realm improvements in Westport to address environmental quality, urban design, safety, identity and traffic impact.	⇳	⇧	⇳	⇳	⇳	⇳	⇳	⇳	⇧
TCP5	Support the development of the further public realm projects in Westport that will enhance the aesthetics of the town's built and natural character and improve the overall ambience and visitor experience of the town.	⇳	⇧	⇳	⇳	⇳	⇧	⇧	⇳	⇳
TCP6	Embed an age-friendly approach to the design of the public realm.	⇳	⇧	⇳	⇳	⇳	⇧	⇧	⇳	⇳
TCP7	Support and encourage the principle of healthy place-making in Westport.	⇳	⇧	⇳	⇳	⇳	⇳	⇧	⇳	⇳

SEA Comments:

All of the Town Centre policies will have an overall positive effect on all of the SEOs on reviving the town centre once subject to compliance with the policies and development management standards of the MCDP 2022-2028, and to all environmental assessment requirements.
TCP1 while focusing on new town centre development particularly opportunity areas, will complement the existing historical built fabric, or natural heritage, thus having a positive effect on PHH, L and CH. The NIR screened in this objective.
.TCP2 will regeneration, renewal and redevelopment for housing, employment and community facilities which will benefit PHH and SG by focusing on brownfield as opposed to greenfield sites. The NIR screened in this objective.

TCP3 will positively effect CH and L by protecting Westports's visual character, built and cultural heritage giving the local population and visitors an enhanced quality of life through improvements to the town's ambience and vitality. TCP 4 and TCP5 will add to this positive PHH experience by focusing on public realm environmental quality, urban design, safety, and traffic impact, and projects that will enhance the aesthetics of the town's built and natural character and visitor ambience.
TCP 6 embeds age-friendly design which will have a very positive effect for PHH. However, this will occur at project level and must integrate all environmental requirements to ensure all SEOs are protected. TCP 7's support and encourage of the place-making in Westport will benefit PHH and CH but like TCP will require the integration of environmental considerations at local level. Ideally, an integrate approach from the beginning would ensure all SEOs were equally protected which positively developing Westport Town.
All of the Town Centre Policies provide positive long-term effects on population and human health, soil and geology (through promoting reuse), landscape/townscape, cultural heritage (regenerate or reuse existing building) and material assets. Regeneration/Reuse of existing buildings contributes to cultural heritage by preserving, restoring and enhancing built heritage. It also enhances streetscapes with indirect long term positive effects on MA. All of these policies will rejuvenate the town centre, integrate disused building and areas back into a more vibrant and safer town, while also taking pressures off adjoin lands for continued and sprawling development(s) particularly in greenfield situations. Promotion of development in the Town Centre will complement and support the Town Centre by improving the connectivity within the centre, enhance public realms and upgrade the fabric of the streetscape. Town Centre viability and support for appropriate uses, and design features will collectively lead to positive long-term effects.

		BFF	PHH	W	SG	AQ C	LA	CH	MA	IR
While all of these policies fully support and encourage the town centre and regeneration and they will all have positive effects long term, it is very important to ensure all environmental parameters are protected and considered in any future developments which must be environmentally assessed. It is essential to incorporate and consider all of the SEA environmental parameters and their interrelationships. These policies must adhere to all of the relevant planning and environmental legislation, and the MCDP 2022-2028 policies and objectives, especially in relation to environmental protection. Policies such as SO 9 will apply as appropriate to provide sufficient environmental assessment at project stage. All Strategies and Plans should include the assessment of environmental constraints, to allow for avoidance of impact at design level.										
Chapter 4 Town Centre and Regeneration Strategy – Town Centre Objective										
TCO1	Encourage and facilitate the development of Opportunity Sites in Westport for a mixture of uses that will contribute to the regeneration, vibrancy, diversity, vitality, attractiveness, safety, liveability and compact growth of the town centre. In conjunction with this, proposed developments must demonstrate how they will interact within its context and the wider urban area.	⇳	⇳	⇳	⇳	⇳	⇳	⇳	⇳	⇳
TCO2	Continue to develop and regenerate the town centre in partnership with the Rural Regeneration Development Fund and other funding sources as may be available	⇳	⇧	⇳	⇧	⇳	⇳	⇳	⇳	⇳
TCO3	(a) Promote high quality place-making and public realm in accordance with the Mayo Development Plan 2022 – 2028, including the Development Management Standards, any replacement thereof and any relevant Section 28 Guidance. All development shall demonstrate climate resilience measures to climate-proof critical infrastructure. (b) Ensure the highest quality of public realm and urban design principles are applied in the town centre, and the opportunity areas identified in this Proposed Plan. The success of the public realm is high quality, easily maintained street furniture, soft landscaping. Drainage solutions should be designed on the principles of SuDS. (c) Ensure development proposals have given proper consideration to the urban design criteria of site context, connectivity, inclusivity, variety, efficiency, distinctiveness, layout, public realm, adaptability, privacy and amenity, parking and detailed design.	⇳	⇧	⇳	⇳	⇳	⇧	⇳	⇧	⇳
TCO4	Work with landowners and other stakeholders in the redevelopment of the identified 'opportunity sites' for appropriate town centre uses over the lifetime of the Plan.	⇳	⇳	⇳	⇳	⇳	⇳	⇳	⇳	⇳
TCO5	Work in partnership with community groups in the development of regeneration initiatives and public realm enhancement projects and to seek funding for projects as opportunities arise.	⇳	⇧	⇳	⇧	⇳	⇳	⇳	⇳	⇳

		BFF	PHH	W	SG	AQ C	LA	CH	MA	IR
TCO6	Support the provision of cycling infrastructure, bicycle parking facilities and electric vehicle charging points in the town centre, in accordance with the recommendations of the Local Transport Plan and subject to traffic and pedestrian safety	⇳	⇧	⇳	⇳	⇳	⇳	⇳	⇧	⇳
TCO8	Maintain and enhance the vitality and vibrancy of the Town Centre by addressing and controlling leakage of social, economic and service activities to areas outside the Town Centre.	⇳	⇧	⇳	⇳	⇳	⇳	⇳	⇳	⇳
TCO9	Prepare a plan for the improvement of the public realm in Westport, including proposals for improving the pedestrian environment for residents and visitors, and traffic management in the town.	⇳	⇧	⇳	⇳	⇳	⇳	⇳	⇳	⇳
TCO10	Prevent the use of film or screening that obscures the glazed areas of a shopfront window where it negatively impacts upon the streetscape.	⇳	⇧	⇳	⇳	⇳	⇧	⇧	⇳	⇳

SEA Comments:

TCO1, focus specifically on opportunity sites with regard to regeneration, coordination with landowners and other stakeholders, and by preparing urban design frameworks/masterplan for the Opportunity Sites in Westport Town Centre to inform future development proposals. All three objectives have the potential to positively develop and enhance Westport town in numerous ways. Equally they could have negative effects on one or more SEO parameter. Each opportunity site must be independently and collectively environmental assessed to ensure a positive outcome/balance for all SEOs while enhancing the economic and social elements of Westport town. This framework/masterplan must adhere to all environmental requirements including screening for SEA and AA as appropriate. See recommended additional mitigation text for this objective

TCO2 focuses on regenerating Westport Town Centre will be positive for PHH and SG. However, similar to the objectives discussed above the SEOs must be protected. While TCO3 which being positive for PHH, L and MA (SuDS) must also be mindful of protecting all of the other SEOs which will also enhance Westport town's public realm. This policy will have an overall positive effect on the entire townscape visa and on the health and well-being of the local and general population. Promotion of development in the Town Centre is positive in relation to PHH, MA and CH. SEOs in particular. It will complement and support the town centre by improving the connectivity withing the centre, enhance public realms, upgrade the fabric of the streetscape. Town centre viability and support for appropriate uses, and design features will provide together for positive long-term effects.

The NIR screened in objectives TCO1 and , TCO4.

TCO5 communicating with community groups will allow input and hopefully understanding of what must be protected to enhance the public realm for generations to come. Community groups must be made aware of all of the above so as to ensure all environmental parameters are protected and considered in any future development(s). TCO6 ssupporting cycling infrastructure, bicycle parking facilities and electric vehicle charging points will allow the transition to a low carbon integrated transport system and assist in contributing to climate change SEOs. This will also encourage reduce car dependency within the town by way of an integrated approach to sustainable urban transport.

TCO9 will maintain and enhance the vitality and vibrancy of the Town Centre by addressing and controlling leakage of social, economic and service activities to areas outside the Town Centre. While, TCO10 will prevent the use of film or screening that obscures the glazed areas of a shopfront window where it negatively impacts upon the streetscape.

Both objectives enhance streetscapes with direct long term positive effects on PHH with the additional direct positive effects on CH and L from TCO10. These objectives will rejuvenate the town centre, integrate disused building and areas back into a more vibrant and safer town, while also taking pressures off adjoin lands for continued and sprawling development(s) particularly in greenfield situations. Promotion of development in the Town Centre will complement and support the Town Centre by improving the connectivity within the centre, enhance public realms and upgrade the fabric of the streetscape. Town Centre viability and support for appropriate uses, and design features will collectively lead to positive long-term effects.

		BFF	PHH	W	SG	AQ C	LA	CH	MA	IR
All of these objectives will be complimentary to the development and revival of Westport Town centre and will have an overall positive effect on the SEOs particularly population and human health. It will also be positive for the sustainable re-use of the existing built environment, derelict, disused and infill sites (brownfield sites), rather than using greenfield sites. It will promote and enhance landscape character at a local scale through sensitive siting and design As with the policies above while all of these objectives fully support and encourage the town centre and regeneration and they will all have positive effects long term, it is very important to ensure all environmental parameters are protected and considered in any future developments which must be environmentally assessed. It is essential to incorporate and consider all of the SEA environmental parameters and their interrelationships. These objectives must adhere to all of the relevant planning and environmental legislation, and the MCDP 2022-2028 policies and objectives, especially in relation to environmental protection. Policies such as SO 9 will apply as appropriate to provide sufficient environmental assessment at project stage. All Strategies and Plans should include the assessment of environmental constraints, to allow for avoidance of impact at design level.									
Chapter 5 Economic Development – Economic Development Policy										
EDP1	Encourage the development of employment areas in a comprehensive and sequential manner which uses existing infrastructure effectively and efficiently, ensuring they are designed to the highest architectural and landscaping standards, with natural site features, such as watercourses, trees and hedgerows be retained and enhanced as an integral part of the development/scheme.	⇧	⇧	⇧	⇳	⇳	⇧	⇧	⇳	⇳
EDP2	Support the development and expansion of enterprise and employment within Westport, and to co-operate with all stakeholders, land owners and relevant agencies to attract investment	⇳	⇧	⇳	⇳	⇳	⇳	⇳	⇳	⇳
EDP3	Support and promote the development of economic and enterprise development and activity in Westport in a manner which contributes to the transition to a climate resilient, biodiversity-rich, environmentally sustainable, and climate-neutral economy.	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧
Chapter 5 Economic Development – Retail and Town Policy										
EDP4	Support the retail function of Westport as a Regional Tier 2 Category town in the Retail Hierarchy, and to consolidate existing retail development within the town centre.	⇳	⇧	⇳	⇳	⇳	⇳	⇳	⇳	⇳
EDP5	Support and facilitate the development of retail, retail services and niche retailing in the town centre area, including new/infill development and redevelopment of an appropriate scale.	⇳	⇧	⇳	⇧	⇳	⇳	⇳	⇳	⇳
EDP6	Support and facilitate the development of retail led tourism associated with the natural and built heritage assets of Westport.	⇳	⇧	⇳	⇳	⇳	⇳	⇳	⇳	⇳
Chapter 5 Economic Development – Tourism Policy										
EDP7	Promote the sustainable development and enhancement of Westport as a major tourism centre in the West of Ireland and to continue to promote the tourism sector in the town, whilst	⇳	⇧	⇳	⇧	⇳	⇳	⇳	⇳	⇳

		BFF	PHH	W	SG	AQ C	LA	CH	MA	IR
	recognising that there is an interdependency between preserving the character of the landscape, heritage and tourism.									
EDP8	Encourage the development of tourism activities such as water-based activities, cultural and food tourism including festivals and food markets in Westport.	⇳	⇧	⇳	⇳	⇳	⇳	⇳	⇳	⇳
EDP9	Support the development of new tourist facilities or the upgrading / extension of existing tourist facilities.	⇳	⇧	⇳	⇳	⇳	⇳	⇧	⇳	⇳
EDP10	Promote festivals and sporting events to increase the tourism, cultural and lifestyle profile of the town.	⇳	⇧	⇳	⇳	⇳	⇳	⇳	⇳	⇳
EDP11	Encourage linkages to other tourism locations such as Westport to realise the tourism potential of the Westport Westport Economic Growth Cluster (CWEG).	⇳	⇧	⇳	⇳	⇳	⇳	⇧	⇳	⇳
SEA Comments: EDP1 will have a positive effect on PHH, BFF, W CH, L and their interrelationships. Such developments occurring in a comprehensive and sequential manner will allow monitoring of all SEOs to ensure protection. EDP2, EDP4 and EDP6 will have positive effects on PHH as EDP2 supports the development and expansion of enterprise and employment co-operating with all stakeholders, land owners and relevant agencies to attract investment (while at the same time ensuring there is no resultant negative impact on the vitality and vibrancy of the town centre), EDP3 is supportive of positive enterprise that support biodiversity and is climate resilient through the support/promotion of the transition to a low carbon, climate resilient and environmentally sustainable county. This policy is potentially very positive for all SEOs but care must to taken to ensure what is a positive environmental promotion does not have any negative effects on the SEOs as a consequence. EDP5 supports/facilitates the development of retail, retail services and niche retailing in the town centre area, including new/infill development and redevelopment of an appropriate scale. This policy on town centre retail will not only have positive effects on PHH but also SG by encouraging building reuse/infill/redevelopment. EDP8, 9 and 10 were screened in by the NIR. Any tourism developments should be subject to community and environmental carrying capacity and will require the necessary environmental assessment, etc. and monitoring and consideration of issues around tourism should be recognised and consideration of water, wastewater capacity and increased visitor numbers and seasonality should inform these policies. The mitigation measures identified in the SEA ER and NIR of the Mayo Tourism Strategy and Action Plan – Destination Mayo 2015-2021 must be applied. All environmental measures as presented in the MCDP 2022-2028, Wild Atlantic Way Strategy 2023, the SEA and NIR of the Destination Mayo Strategy and support monitoring of environmental effects associated with tourism growth must also be applied to ensure cumulative and in combination effects are avoided. For other SEOS, it is very important to ensure all environmental parameters are protected and considered in any future developments which must be environmentally assessed. It is essential to incorporate and consider all of the SEA environmental parameters and their interrelationships. These policies must adhere to all of the relevant planning and environmental legislation, and the MCDP 2022-2028 policies and objectives, especially in relation to environmental protection. Policies such as SO 9 will apply as appropriate to provide sufficient environmental assessment at project stage. All Strategies and Plans should include the assessment of environmental constraints, to allow for avoidance of impact at design level.									
Chapter 5 Economic Development – Economic Development Objective										
EDO1	Engage with IDA Ireland and the Department of Enterprise, Trade and Employment in seeking to attract Foreign Direct Investment into Westport.	⇳	⇧	⇳	⇳	⇳	⇳	⇳	⇳	⇳
EDO2	Ensure new enterprise and employment uses provide Workplace Travel Plans /Mobility Management Plans to reduce dependency on private modes of travel consistent with the principles set out in	⇳	⇧	⇳	⇧	⇳	⇳	⇳	⇧	⇳

		BFF	PHH	W	SG	AQ C	LA	CH	MA	IR
	the National Transport Authority guidance: 'Achieving Effective Workplace Travel Plans'.									
EDO3	To extend the Westport Industrial Estate in accordance with the proposals contained in the forthcoming Phase III extension of the facility.	⇳	⇧	⇳	⇳	⇳	⇳	⇳	⇳	⇳
EDO4	Support, promote and facilitate the provision of shared co-working spaces/hubs in town centre and other appropriate locations in Westport to provide multi-purpose flexible workspace options.	⇳	⇧	⇳	⇳	⇳	⇳	⇳	⇧	⇳
Chapter 5 Economic Development – Retail and Town Centre Objective										
EDO5	The Council, in accordance with the Retail Planning Guidelines for Local Authorities (DECLG, 2012 or as amended or superseded) will continue to protect and promote the vitality and viability of Westport town centre, including applying a 'town centre first approach' or sequential test for retail developments.	⇳	⇧	⇳	⇳	⇳	⇳	⇳	⇳	⇳
EDO6	Manage the over proliferation of certain undesirable uses such as fast-food outlets, amusement arcades, off licences, bookmakers, and of other non-retail uses in the interest of protecting the vibrancy, residential amenity and public realm of the town centre of Westport.	⇳	⇧	⇳	⇳	⇳	⇳	⇳	⇳	⇳
EDO7	Ensure that new shop front and signage design contributes positively to and enhances the streetscape and is in accordance with the guidance set out in The Development Management Standards of the Mayo County Development Plan 2022-2028 and as set out in the *Mayo Shopfronts* Booklet (Mayo County Council).	⇳	⇧	⇳	⇳	⇳	⇧	⇧	⇳	⇳
Chapter 5 Economic Development – Tourism Objective										
EDO8	Support and facilitate the development of an integrated network of greenways and heritage trails, including the Castlebar Urban Greenway to Turlough and Westport.	⇳	⇧	⇳	⇳	⇳	⇳	⇳	⇳	⇳
EDO9	To develop a Masterplan for Roman Island over the lifetime of the LAP to further develop Roman Island and The Quay area as an amenity area for the town and to realise its potential with regard to civic amenity and marine related tourism and activities. **The masterplan should align with recommendations in the Westport Biodiversity Management Plan (2019) relating to grassland management including orchids rich grassland habitat.**	⇳	⇧	⇳	⇳	⇳	⇳	⇳	⇳	⇳
EDO10	Work with all relevant stakeholders and Fáilte Ireland to facilitate the provision of standardised signage and interpretation for tourism facilities and tourist attractions throughout the town.	⇳	⇧	⇳	⇳	⇳	⇳	⇳	⇳	⇳
SEA Comments:										

		BFF	PHH	W	SG	AQ C	LA	CH	MA	IR
EDO1 attracting Foreign Direct Investment into Westport will have direct positive effects on PHH and could potentially have positive effects on the remaining SEOs once environmental cavities are incorporated into the investment discussion. The NIR screened in EDO1, EDO 2, EDO 9 and EDO 10. EDO2 will ensure new enterprise/employment uses provide Workplace Travel Plans /Mobility Management Plans to reduce dependency on private modes of travel consistent with the principles set out in the National Transport Authority guidance: 'Achieving Effective Workplace Travel Plans'. The promotion of sustainable transport patterns and modes are positive with the encouragement of public transport options and promotion of walking and cycling, particularly for daily, short trips in particularly will have important long-term effects on Westport, its population and visitors. EDO4 supports/promotes/facilitates the provision of shared co-working spaces/hubs in town centre and other appropriate locations in Westport to provide multi-purpose flexible workspace options. The promotion of objectives (EDO1, EDO2, EDO4) to enhance existing enterprise/employment/shared work spaces are positive in relation to MA, CC and PH SEOs in particular. Direct, long-term positives in terms of reducing commuting patterns through increased economic activity and direct population and human health effects also relating to reduced commuting patterns for population. The promotion of sustainable transport patterns and modes are positive with the encouragement of public transport options and promotion of walking and cycling, particularly for daily, short trips in particularly will have important long-term effects on Westport, its population and visitors. EDO5 protecting/promoting the vitality and viability of the Westport, by applying a 'town centre first approach' or sequential test for retail developments. and EDO5 managing the over proliferation of certain retails uses in the interest of protecting the vibrancy, residential amenity and public realm of Westport's town centre will have positive effects on the PHH. EDO6 recognises the role of design for any signage design which will positively enhance the streetscapes and overall Town ambience and contribute to both a sense of place and overall attractiveness of streetscapes and the townscape of Westport. ED09 relates to preparation of masterplan at Roman Island this should be underpinned by ecological and environmental considerations and apply nature based solutions given its location at the quays. High quality and consistent public realm is important as reflective of the architectural heritage Mitigation measure is recommended here to align with the recommendations from the Westport Biodiversity Management Plan 2019. To promote wildflower and insect diversity in the grassland and maintain the orchid habitat It is important that EDO10 recognises the role of design for any signage and interpretation for tourism facilities in the town as they contribute to both a sense of place and overall attractiveness of streetscapes and the townscape of Westport. Standardised signage may not suit all locations and situations. While all new developments and associated services and infrastructure are welcome, they must adhere to all environmental assessment requirements as noted above. Monitoring and consideration of issues around over-tourism should be recognised and consideration of water, wastewater capacity and increased visitor numbers and seasonality should inform all of these objectives. It is very important to ensure all environmental parameters are protected and considered in any future developments which must be environmentally assessed. It is essential to incorporate and consider all of the SEA environmental parameters and their interrelationships. These objectives must adhere to all of the relevant planning and environmental legislation, and the MCDP 2022-2028 policies and objectives, especially in relation to environmental protection.										
Chapter 6 Housing and Sustainable Communities - Residential Development Policy										
HSCP1	Encourage the compact growth of Westport and undertake a town centre first approach to ensure that development proceeds sustainably and at an appropriate scale, density and sequence and in line with the County Core Strategy Table.	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧
HSCP2	Promote healthy place-making, increase the liveability factor of Westport, encourage the most efficient use of land, and ensure a mixture of residential unit types that are designed and constructed on the principles of universal design, life-long adaptability and energy efficiency.	⇳	⇧	⇳	⇧	⇳	⇳	⇳	⇧	⇳

		BFF	PHH	W	SG	AQ C	LA	CH	MA	IR
HSCP3	Encourage the reuse of upper floors above commercial premises in Westport for residential accommodation.	⇳	⇧	⇳	⇧	⇳	⇳	⇳	⇳	⇳
HSCP4	Support new residential development and infill development that occurs in tandem with the delivery of supporting physical and social infrastructure.	⇳	⇧	⇳	⇧	⇳	⇳	⇳	⇳	⇳
HSCP5	Support approved housing bodies and other sectoral agencies in the provision of a greater diversity of housing type and tenure, including social housing and exploring new models at low-cost rental and affordable homeownership.	0	⇧	0	0	0	0	0	0	0
Chapter 6 Housing and Sustainable Communities – Residential Density, Design & Mix Policy										
HSCP6	Require that an appropriate sustainable mix of housing type, tenure, density and size is provided in all new residential areas, and in appropriate brownfield/infill areas to meet the needs of the population of Westport, including the provision of special needs housing, which includes housing for older people, people with disabilities, social housing, affordable housing and accommodation for the travelling community.	⇳	⇧	⇳	⇧	⇳	⇳	⇳	⇳	⇳
Chapter 6 Housing and Sustainable Communities - Age Friendly Policies										
HSCP7	Promote an age-friendly town, which seeks universal accessibility and age-friendly homes in accordance with the Age-Friendly Ireland - Ten Universal Design Features, 2021, and the best-practice guidance outlined in the Building for Everyone – A Universal Design Approach, by the Centre of Excellence in Universal Design.	0	⇧	0	0	0	0	⇧	0	⇧
Chapter 6 Housing and Sustainable Communities - Community, Arts & Educational Policy										
HSCP8	Facilitate and support a broad range of community, cultural, educational and recreational facilities to serve the future needs of the residents of the Plan area and its wider catchment.	⇳	⇧	⇳	⇳	⇳	⇳	⇧	⇳	⇳
SEA Comments: These Housing Development policies have an overarching goal to support the sustainable residential development in appropriate areas in the town that include social housing and support exploring new models at low-cost rental and affordable homeownership. HSCP1 has positive implications for all SEOs, particularly PHH and their interrelationships. The hierarchical alignment of plans and policies, including the National Planning Framework, the Northern & Western Regional Spatial Economic Strategy 2020-2032 and associated provisions in the Mayo County Development Plan 2022-2028 as well as the Core Strategy are consistent across all SEOS and are identified as creating in-combination positive effects. The NIR screened in this objective HSCP1. HSCP2 promotes healthy place-making, increase the liveability factor of Westport, encourage the most efficient use of land, and ensure a mixture of residential unit types that are designed and constructed on the principles of universal design, life-long adaptability and energy efficiency. This will be positive for PHH, SG and MA.									

		BFF	PHH	W	SG	AQ C	LA	CH	MA	IR
HSCP3 encourages residential uses on the upper floors of town centre commercial properties will also enhance the overall vitality of the town centre area. This will be positive for PHH and SG and have positive knock-on effects for all SEOs and their interrelationships. HSCP4 will also be good for PHH and SG with infill using existing physical and social infrastructure in the town. This will have positive knock-on effect on the other SEOs in the long-term. HSCP5 supports approved housing bodies and other sectoral agencies in the provision of a greater diversity of housing type and tenure, including social housing and exploring new models at low-cost rental and affordable homeownership. This policy is positive for PHH. All the above-mentioned Residential Development Policies have the potential to impact most SEOs positively, particularly PHH, MA, SG, AQ-C and their interrelationships. HSCP6 will have direct positive effect on PHH and SG with immediate improvements in quality of life for older people, people with disabilities, the traveling community and with the availability of social housing. The promotion of addition/mixed use of existing buildings in the town centre will contribute positively to altering commuting patterns, promoting adaptive reuse of buildings, and to the town centre viability. Reuse of older structures indirectly contributes to townscape quality and character as promotes soil and geology SEOs as it represents reuse of existing buildings/brownfield. HSCP7 embeds age-friendly design in accordance with the Age-Friendly Ireland - Ten Universal Design Features, 2021, and the best-practice guidance outlined in the Building for Everyone – A Universal Design Approach, by the Centre of Excellence in Universal Design which will have a very positive effect for PHH, CH and their interactions. However, this will occur at project level and must integrate all environmental requirements to ensure all SEOs are protected. HSCP8 facilitates/supports a broad range of community, cultural, educational and recreational facilities to serve the future needs of the residents of the Plan area and its wider catchment. This policy is very positive for PHH and CH and will have far-reaching benefits on the health, well-being and cultural diversity/enhancement of all age groups in the community. However, as with all developments each potential development (individually and collectively) will need to be environmental assessed to ensure all SEOs are protected. All developments will have to adhere to National and Mayo CDP requirements with regard to location, scaled, and density of developments which includes amenities and open space provisions. Westport LAP is committed to supporting the development of sustainable communities and neighbourhoods, in accordance with Part V of the Planning and Development Act 2000 (as amended), thus these objectives have the potential to affect all SEOs positively with their overarching goal to support the sustainable residential development in appropriate areas in a phased manner to meet the principles set out in the DECLG Guidelines Sustainable Residential Developments in Urban Areas (2009) and the manuals mentions will have positive long-term effects on population and human health, soil and geology (through promoting reuse), landscape/townscape, cultural heritage (regenerate or reuse existing building) and material assets. Regeneration/Reuse of existing buildings contributes to cultural heritage by preserving, restoring and enhancing built heritage. It also enhances streetscapes with indirect long term positive effects on material assets. To develop a robust and design-led urban regeneration and development strategy; to maximise the strengths of the town; and to promote sustainable movement it is very important to ensure all environmental parameters are protected and considered in any future developments which must be environmentally assessed. It is essential to incorporate and consider all of the SEA environmental parameters and their interrelationships. These policies must adhere to all of the relevant planning and environmental legislation, and the MCDP 2022-2028 policies and objectives, especially in relation to environmental protection. All Strategies and Plans should include the assessment of environmental constraints, to allow for avoidance of impact at design level.									
Chapter 6 Housing and Sustainable Communities - Residential Development Objective										
HSCO1	Support, promote and facilitate the appropriate consolidation, densification and/or redevelopment of brownfield and infill sites for residential uses within the footprint of the existing built-up area, where appropriate, including living above the shop opportunities.	⇳	⇧	⇳	⇧	⇳	⇳	⇳	⇳	⇳
HSCO2	Safeguard the amenity and integrity of completed residential estates and provide for smarter travel options, it is the objective of the Council to ensure that new access proposals to any adjoining lands through an existing completed residential estate is provided for pedestrian or bicycle movements/connectivity only.	⇳	⇧	⇳	⇳	⇳	⇳	⇳	⇧	⇳

		BFF	PHH	W	SG	AQ C	LA	CH	MA	IR
HSCO3	Seek to provide Traveller Specific Accommodation at appropriate locations close to key services, including education, community, health, recreation and public transport facilities in accordance with the Traveller Accommodation Programme 2019-2024 (or any updated).	⇳	⇧	⇳	⇳	⇳	⇳	⇧	⇳	⇳
Chapter 6 Housing and Sustainable Communities - Residential Density, Design & Mix Objective										
HSCO4	Require that a good mix of housing types and sizes is provided in all new residential areas and in appropriate brownfield/infill areas within the town centre and existing residential areas, to meet the needs of the population of Westport, including the provision of appropriate supported housing and longer-term residential care solutions designed for older people and/or people with disabilities. This will include accommodation provided under Part V requirements.	⇳	⇧	⇳	⇧	⇳	⇳	⇳	⇳	⇳
HSCO5	Support and promote high levels of energy conservation, energy efficiency and the use of renewable energy sources in existing buildings, including retro fitting of energy efficiency in traditional buildings. All new buildings will be required to achieve the Nearly Zero Energy Buildings (NZEB) standard in line with the Energy Performance of Buildings Directive (EPBD).	⇧	⇧	⇧	⇳	⇧	⇳	⇧	⇧	⇧
HSCO6	Comply with the Special Policy Planning Requirements (SPPRs) for apartment standards and building heights issued under Section 28(1) of the Planning and Development Act 2000 (as amended).	⇳	⇧	⇳	⇳	⇳	⇳	⇳	⇳	⇳
Chapter 6 Housing and Sustainable Communities - Age Friendly Objectives										
HSCO7	Support the objectives set out in Mayo Age Friendly County Strategy 2022–2026 and any subsequent strategy, regarding the implementation of Age Friendly principles in the planning, design and delivery of physical infrastructure, public realm works, business and commercial premises.	0	⇧	0	0	0	0	⇧	0	⇧
HSC08	Encourage the delivery of facilities and services for older people, at appropriate locations in Westport.									
Chapter 6 Housing and Sustainable Communities - Community, Arts and Educational Objectives										
HSCO9	Actively engage with the Department of Education and Skills in the identification and delivery of school sites to address the emerging demands.	0	⇧	0	0	0	0	0	0	0
HSCO 10	Support, promote and facilitate the development of cultural, arts and performance spaces in Westport.	0	⇧	0	0	0	0	0	0	0

		BFF	PHH	W	SG	AQ C	LA	CH	MA	IR
HSCO11	Encourage the development of new facilities and improvements to and expansion of existing facilities for educational, early learning, childcare and healthcare facilities, at appropriate locations in Westport.	⇳	⇧	⇳	⇳	⇳	⇳	⇧	⇳	⇳
Chapter 6 Housing and Sustainable Communities - Sports and Recreation Objective										
HSCO12	Support, promote and facilitate the development of cultural, arts and performance spaces in Westport.	⇳	⇧	⇳	⇳	⇳	⇳	⇧	⇳	⇳
HSCO13	Support the endeavours of sports and community groups in the acquisition and/or use of lands for sports and recreation purposes.	⇳	⇧	⇳	⇳	⇳	⇳	⇳	⇳	⇳
HSCO14	Facilitate and promote the development of a network of playgrounds, amenity spaces and recreational areas for children of all ages which are universally designed throughout the town and its environs.	⇳	⇧	⇳	⇳	⇳	⇳	⇳	⇳	⇳
HSCO15	Develop sea swimming facilities at the Quay.	⇳	⇧	⇳	⇳	⇳	⇳	⇳	⇳	⇳
HSCO 16	Seek the development of additional municipal facilities that are available for all users within the town of Westport and its surrounding areas.	⇳	⇧	⇳	⇳	⇳	⇳	⇳	⇳	⇳
SEA Comments: Regeneration, housing supply, employment opportunities and community facilities focus on the delivery of accessible, diverse and equitable community services via collaborations with key stakeholders and in alignment with core/settlement strategies. Thus, above-mentioned objectives have the potential to impact most SEOs positively, particularly PHH and MA, CG, AQ and their interrelationships. These objectives are assessed similarly to the policies and commented upon in the preceding section. The NIR screened in objectives HSCO1, HSCO 15 and HSCO 15. To develop a robust and design-led urban regeneration and development strategy; to maximise the strengths of the town; and to promote sustainable movement it is very important to ensure all environmental parameters are protected and considered in any future developments which must be environmentally assessed. It is essential to incorporate and consider all of the SEA environmental parameters and their interrelationships. These policies must adhere to all of the relevant planning and environmental legislation, and the MCDP 2022-2028 policies and objectives, especially in relation to environmental protection. All Strategies and Plans should include the assessment of environmental constraints, to allow for avoidance of impact at design level.									
		BFF	PHH	W	SG	AQ C	LA	CH	MA	IR
Chapter 7 Movement and Transport - Sustainable Mobility Policy										
MTP1	Improve accessibility and movement within Westport, reduce dependency on private car transport, increase permeability in the town, and encourage the use of energy efficient forms of transport through the promotion of walking, cycling and public transport.	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧
MTP2	Engage and co-operate with the Department of Transport, National Transport Authority (NTA), Transport Infrastructure Ireland, Irish Rail, Local Link and other stakeholders to improve the provision of public transport and public transport facilities in Westport.	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧

		BFF	PHH	W	SG	AQ C	LA	CH	MA	IR
MTP3	Ensure that new developments are designed to comply with Design Manual for Urban Roads and Streets (2019) including making provision for pedestrian and cycle infrastructure and enhancing connectivity and accessibility to the town.	⇳	⇧	⇳	⇳	⇳	⇳	⇳	⇧	⇧
MTP4	Improve accessibility and movement within Westport, reduce dependency on private car transport, increase permeability in the town, and encourage the use of energy efficient forms of transport through the promotion of walking, cycling and public transport.	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧
MTP5	Support the provision of cycling infrastructure, bicycle parking facilities and electric vehicle charging points in the town centre, in accordance with the recommendations of the Westport Local Transport Plan (as adopted) and subject to traffic and pedestrian safety.	⇳	⇧	⇳	⇳	⇳	⇳	⇳	⇧	⇳
MTP6	Make provisions for the use of electric vehicles through a significant increase in the provision of clearly and exclusively designated electric car charging points on public and private land in partnership with ESB and other relevant stakeholders and landowners.	⇳	⇧	⇳	⇳	⇧	⇳	⇳	⇧	⇳

SEA Comments:

MTP1/MTP4 and MTP 2 will have positive effects on all of the SEOs. Overall, it will have significant positive effects on people's quality of life and all associated SEOs, e.g., water quality, air quality, habitats. It will also support the promotion of sustainable transport patterns and modes. The positive effects associated with the encouragement of public transport options and promotion of walking and cycling, particularly for daily, short trips in particularly will have important long-term effects on Westport, its population and visitors.

The Design Manual for Urban Roads and Streets incorporates good planning and design practice to support and encourage more sustainable travel patterns in urban areas. Thus, MTP 3 will have positive effects on human health by protecting, enhancing and improving people's quality of life as well as protection from hazards or nuisances arising from incompatible land uses/developments. It will also have a positive effect on sustainable transport patterns and modes.

MTP5 supporting cycling infrastructure, bicycle parking facilities and electric vehicle charging points will allow the transition to a low carbon integrated transport system and assist in contributing to climate change SEOs. This will also encourage reduce car dependency within the town by way of an integrated approach to sustainable urban transport.

While traffic and pedestrian safety are paramount it is also very important to ensure all environmental parameters are protected and considered in any future developments which must be environmentally assessed. It is essential to incorporate and consider all of the SEA environmental parameters and their interrelationships. These policies must adhere to all of the relevant planning and environmental legislation, and the MCDP 2021-2028 policies and objectives, especially in relation to environmental protection. All Strategies and Plans should include the assessment of environmental constraints, to allow for avoidance of impact at design level. The Local Transport Plan is provided as an appendix to the Westport LAP and will run concurrently with the LAP

While MTP6's individual positivity may outweigh any negative impacts in the long term it is extremely important that this policy protects all SEOs in the short to long term. This policy makes 'provisions for the use of electric vehicles through a significant increase in the provision of clearly and exclusively designated electric car charging points on public and private land in partnership with ESB and other relevant stakeholders and landowners.

It is very important to ensure all environmental parameters are protected and considered in any future development(s) (regardless of how small they may seem) which must be environmentally assessed. It is essential to incorporate and consider all of the SEA environmental parameters and their interrelationships. These policies must adhere to all of the relevant planning and environmental legislation, and the MCDP 2021-2029 policies and objectives, especially in relation to environmental protection. All Strategies and Plans should include the

		BFF	PHH	W	SG	AQ C	LA	CH	MA	IR
assessment of environmental constraints, to allow for avoidance of impact at design level. Landowners, stakeholders and community groups must be made aware of all of the above so as to ensure all environmental parameters are protected and considered in any future development(s). .										
Chapter 7 Movement and Transport - Sustainable Mobility Objective										
MTO1	a) Encourage and facilitate the maintenance and further development of the public footpath network, walking and cycling routes and associated infrastructure within the town and where possible the retrofitting of cycle and pedestrian routes into the existing urban road network. b) Promote and facilitate the enhancement of the public realm in order to create attractive, cohesive and well-connected places in order to encourage walking and cycling as more viable forms of transport within the town	⇳	⇧	⇳	⇳	⇳	⇳	⇳	⇧	⇳
MTO2	Seek the provision of workplace mobility plans for proposals for large scale employment and the development of Smarter Travel Initiatives as set in Smarter Travel: A Sustainable Transport Future 2009-2020 (or any replacement thereof).	⇳	⇧	⇳	⇳	⇳	⇳	⇳	⇧	⇳
MTO3	a) Ensure that all proposals within the plan area for residential and mixed-use developments at design stage will consider/incorporate pedestrian and cycling provisions and associated facilities that will integrate into the existing and proposed active travel network in the town. b) Promote sustainable, compact development by ensuring that all proposals for residential and mixed-use developments, including infill and brownfield incorporate provisions for pedestrian and cyclist activity and associated facilities that will integrate into the existing road/street network and existing/proposed active travel network in the town.	⇳	⇧	⇳	⇳	⇧	⇳	⇳	⇧	⇳
MTO4	Identify appropriate locations on public lands in partnership with ESB for the provision of battery charging infrastructure for electric vehicles in Westport.	⇳	⇧	⇳	⇳	⇧	⇳	⇳	⇧	⇳
MTO5	To monitor and review the progress of the Westport Local Transport Plan in line with the Monitoring & Review strategy set out in this Plan, and in accordance with its stated goals and objectives.	⇳	⇧	⇳	⇳	⇳	⇳	⇳	⇳	⇳
Chapter 7 Movement and Transport - Road Objective-National Roads										
MTO6	Support the provision of new roads infrastructure by ensuring that the lands along the indicative routes* (as listed below) are	⇳	⇧	⇳	⇳	⇳	⇳	⇳	⇧	⇳

		BFF	PHH	W	SG	AQ C	LA	CH	MA	IR
	protected by keeping them free from development that would undermine the delivery of these projects. a) N5-N59 Southern By-Pass *these routes are indicative only and are/ will be subject to change									
Chapter 7 Movement and Transport - Road Objective-Local Roads										
MTO7	Carry out improvements at the junction of the Lodge Road (L-805-0) and Local Road L-5847-0.	⇳	⇧	⇳	⇳	⇳	⇳	⇳	⇳	⇳
Chapter 7 Movement and Transport -Westport Local transport Plan Objective										
MTO8	Support the implementation of all measures and actions set out in the Westport Local Transport Plan, where appropriate, in accordance with proper planning and sustainable development to facilitate: • More effective integration of land use and transport planning to reduce number of car trips. • Reduction of traffic movements through and within the town to reduce vehicle emissions and create opportunities to enhance placemaking by road space reallocation. • Encouragement of mode shift to active travel and sustainable modes and improvement of accessibility for all users and all journey types • Accommodation of the needs of businesses and local resident, by suitable provision and appropriate allocation and management of parking • Enhancement of road safety with focus on vulnerable users	⇳	⇧	⇳	⇳	⇳	⇳	⇳	⇧	⇳
MTO9	Support the implementation of the following proposed LTP measures (but not limited to): **Walking** New footpaths: • Leenaun Road (N59) from Pound Road to Daybreak at Carrowbaun; • High Street – provide accessible pedestrian link from greenway to John's Row on the west side of street; • Lodge Road from its junction with the N5 (Westport Rd) to Slogger / Carrownaclea / Fahy crossroads; • Greenway to Mill Street via High Street car park; • Mill Street to Laneway connecting to Bridge Street, via Mill Street car park; • James St to Bridge St via James St Car Park and Distillery Ct;	⇳	⇧	⇳	⇳	⇳	⇳	⇳	⇧	⇳

		BFF	PHH	W	SG	AQ C	LA	CH	MA	IR
	• Knockranny Road footpath extension from Knockranny Lodge B&B to Drummindoo Stud farm junction; and • Horkan's Hill to Carrowbeg Estate. **Cycling:** Greenway / off road paths • Develop a Carrowbeg Riverside path from Ashwood to Tesco (Phase 1) with potential northern connection through Knockranny Woods / Colonel's Wood (Phase 2); • Develop a Greenway through Westport House from Church Street to Cloonmonad; and • Improved connection through Pairc Na Coille connecting Greenway Golf Course Road **Greenway improvements:** • Pinewoods accessibility improvements to greenway; • Provide a new crossing on R335 at Slí Na Miséan housing development to access greenway; • Provide a new crossing on Leenaun Road near the junction with Tober Hill Street to access greenway; • Increase the width of the offroad path between Church Street and Leisure Centre car park to make it accessible to cycling; • Provide resting places and benches at longer walking routes / key approaches into town; • Provide accessible connection from the Greenway to Altamont Street; and • High Street car park accessible access to Greenway (switchback ramp). **Provide new shared use paths on**: • Golf Course Road to new GAA pitches; • Newport Road from Pinewoods to King's Hill; • Carrowbeg Estate and • R330 (Ballinrobe Road) from Ashwood residential area to L5863. **Provide a Primary Cycle Network consisting of segregated cycleways on:** • North Mall from Mill Street to Newport Road (including junction upgrades); • Altamont Street / R330 from Distillery Road junction to Ashwood residential area at local road L5864, via the railway station; • Bridge Street from Westport Road to Circle K / Spar;									

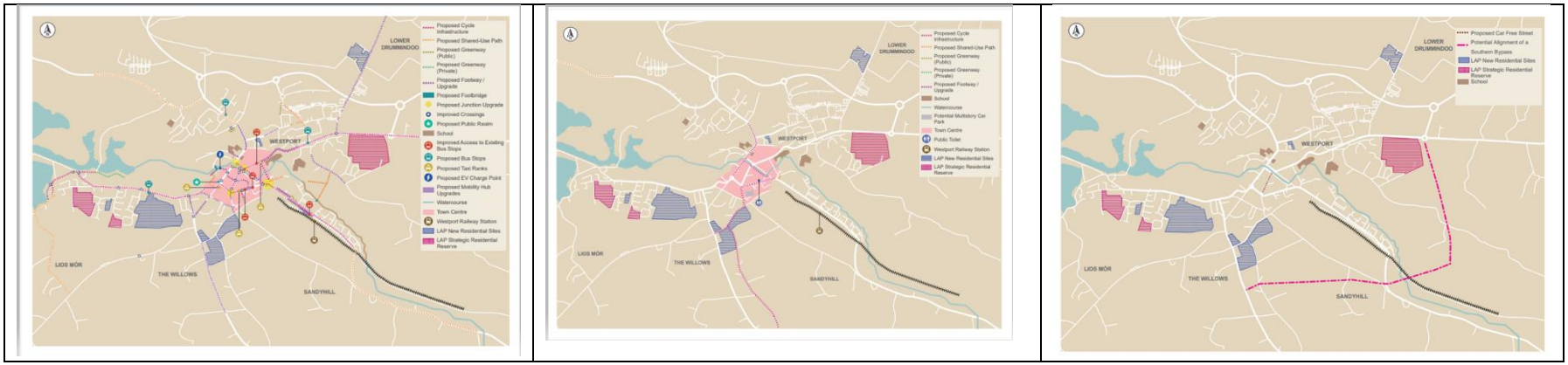
		BFF	PHH	W	SG	AQ C	LA	CH	MA	IR
	• Westport Road from North Mall to Corrib Oil service station; • Shop Street from The Octagon to Mill Street; • Mill Street from Bridge Street to High Street Car Park; and • • Quay Road from The Octagon to The Quay.									

SEA comment:

The actions relating to provision of **new footpaths** are identified as being mitigated through project level measures and whilst will be positive in making walking more attractive and safer, with positive interactions with PHH, AQ, CC SEOs in particular. Care should be taken to avoid removal of older linear features if present such as old stone walls, hedgerows and treelines. An overly engineered design should be minimised and boundary treatments should reflect existing local character with a key focus to avoid removal of woodland habitat where possible.

Figure 1 below shows the short, medium and longer term measures considered in the LPT.

MT0 2, 3, 6 and 9 were screened in for AA



Offroad Cycling Projects:

These represent the projects that will be consistent with SEOS as above, eg PHH, AQ, MA and CC. However the provision of cycling routes through other habitats than existing built land and artificial surfaces could generate adverse effect, in the absence of mitigation on BFF, W, SQ and L SEOs. The provision of lighting where baseline lighting is low eg along Carrowbeg could result in disturbance to nocturnal and crepuscular species including bats and otters. Furthermore, increased human presence and potential disturbance from domestic species (eg dogs walking) could result in habitats been abandoned by wetland and waterbird species. Again, an overly engineered unsympathetic design can result in negative effects on landscape and cultural heritage. Through the detailed design process baseline ecological studies should inform the design process with wildlife friendly lighting if required to be provided and appropriate planting of native species and landscape measures to provide ecological connectivity and buffer space.

The Carrowbeg River flows to Clew Bay SAC and has woodland habitat on the northern side, these need to be assessed carefully in any development proposals.

The other cycling projects listed under Off Road appear to be minor interventions but again the potential cumulative and interactive effects associated with these need to be monitoring and assessed through the development management process.

Greenway Improvements:

	BFF	PHH	W	SG	AQ C	LA	CH	MA	IR

The projects listed under this action relate to works to existing road /greenway surfaces and improving connectivity into the existing greenways. These are in and of theeselves minor interventions and subject to full implementation of the policies in the Mayo CDP 2022 -2028 and Draft Westport LAP relating to environmental protection (listed below) no significant effects are identified.

New shared used paths.

As above, the projects listed relate to existing roads and that new shared paths will be provided. Depending on if the design increased shared used of the existing road, rather than expanding onto greenfield lands, the effects can be varied. As with the off road projects, impacts can vary and be as those listed above.

Primary Cycle Network consisting of segregated cycleways.

The primary network will improve safety and increase connectivity for cycling in and around the town including to the train station. These actions relate to existing roads and will result in positive interactions with PHH, AQ, CC and MA SEOs in particular, with provision of segregated cycling track. The implementation and adherence to the environmental protection measures in the Mayo CDP 2022 -2028 and draft Westport LAP through the development management process will ensure significant environmental effects avoided on BFF, W, SG with positive cumulative interactions across PHH, AQ, MA and CC in particular.

Key mitigation policies from the **Mayo CDP 2022 -2028** and draft Westport LAP are listed below:

SO9 Ecological Impact Assessment, Appropriate Assessment, Strategic Environmental Assessment and Strategic Flood Risk Assessment.

a) To ensure the assessment of all planning applications in the Plan area have regard to the information, data and requirements of the Appropriate Assessment Natura Impact Report, SEA Environmental Report and Strategic Flood Risk Assessment Report contained in Volume 5 of the Mayo CDP 2022-2028.

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

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

TRP 11 To promote Mayo as a premier walking/cycling destination in the Country and support the further development of walking routes and trails within the county and the integration and linkage of these with other existing / proposed routes and trails both within and outside of County Mayo, in accordance with national walking strategy guidance and in conjunction with the Tourism Section of Mayo County Council, Fáilte Ireland and other relevant stakeholders. Opportunities to enhance ecological connectivity should be integrated as part of any linking of routes to strengthen and support green infrastructure.

MTO 16

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

BEO 24 To apply the following key attributes when considering public realm and public space enhancements:

Accessible - connected and linked permeable spaces to ensure ease of movement.

Functional - safe, adaptable and social environments to attract and foster activity.

Attractive - visually pleasing spaces with high quality design, materials and installations (lighting, furniture and signage) based on a singular common design theme.

Distinctive - reference to local context and building on the character and identity of place.

Where appropriate, recreational considerations and access to blue and greens space should be underpinned by the Green Space Principles including:

- Enhance urban greening through planting strategies that mitigate noise and air pollution and maximise local biodiversity gain and facilitate sustainable drainage (e.g., deciduous wooded and wildflower meadow areas).

	BFF	PHH	W	SG	AQ C	LA	CH	MA	IR

• A networked approach: emphasising green infrastructure networks (rather than isolated parks) can provide new opportunities for connecting existing and new green spaces and creating linkages between urban and rural areas. Examples include greenways and linear parks, local greenways or cycleways that link to regional and national greenways and de-culverting watercourses to provide new blue corridors.
• Well managed and maintained, creating a high-quality environment: poorly managed spaces or vandalism lead to negative perceptions among potential users.
• Multifunctional uses: examples include spaces that encourage active mobility, physical activity and sports, relaxation and tranquillity, and opportunities for social exchange (e.g., that incorporate community gardens or encourage park runs).
• Create multisensory restorative environments that help mitigate the psychological stresses of modern living through the provision of "restive places for rejuvenation".

BEP 21

To encourage the continued vitality and viability of town and village centres by promoting ongoing environmental improvements to the public realm, including blue and green infrastructure measures.

NEP 13 To promote and enhance green and blue infrastructure and seek to integrate the provision of green infrastructure with infrastructure provision and replacement, including walking and cycling routes, as appropriate, while protecting and enhancing natural heritage and improving ecological corridors.

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

It must also be noted that some Aims, Objectives, Strategies and policies of the Plan will increase the levels of environmental protection afforded to Natura 2000 sites and their conservation objectives e.g., Strategic Objective SO 9 8:

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

a) To ensure the assessment of all planning applications in the Plan area have regard to the information, data and requirements of the Appropriate Assessment Natura Impact Report, SEA Environmental Report and Strategic Flood Risk Assessment Report contained in Volume 5 of the Mayo CDP 2022-2028.

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

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

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

9.1 Project Mitigation: Consenting Process

As set out in Section 8.2 of the Mayo CDP 2022-2028 NIR, the consenting process for the progression of measures, actions or projects supported, guided or recommended within the Plan involving physical works, will require the applicable environmental assessments. Also, the consenting authorities may set out specific environmental conditions as part of the project approval.

9.2 Project Mitigation: Pre-Construction / Detailed Design

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

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

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

- engineering structure surveys,
- topographical surveys,
- habitat and species surveys
- ornithological surveys,
- bat surveys,
- fish surveys,
- water quality surveys,
- archaeological surveys,
- landscape and visual assessments,
- land valuation surveys and
- other surveys as deemed necessary to prepare a project.

Where necessary, Wildlife Derogation Licences will be sought from Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs.
The scope of any necessary EIS will contain a WFD assessment, which will include a hydro- morphological assessment, to more clearly consider and support the Water Framework Directive (WFD) objectives. This WFD assessment will inform the project level AA regarding likely significant effects and adverse impacts on the site integrity of Natura 2000 sites in respect of their conservation objectives and if necessary, appropriate mitigation measures will be implemented at project level to ensure adverse effects will not occur.
9.2.1 Project Mitigation: Construction Stage
For large and complex projects and sites, where environmental management may entail multiple aspects, a project specific Construction Environmental Management Plan (CEMP) may be developed. This will form a framework for all environmental management processes, mitigation measures and monitoring and will include other environmental requirements such as invasive species management measures, if applicable .
A designated environmental officer and project ecologist will be appointed, as appropriate for the project.
Biosecurity measures may be required and should be considered depending on the location and conditions on-site.

9.2.2 Project Monitoring
The Plan, with its associated SEA and plan-level AA, sets out a series of monitoring requirements, in connection with the SEA objectives and the predicted effects of the Plan.
For measures involving physical works, the project-level EIA and AA, where conducted, will set out the specific monitoring required for each measure.

Westport LAP Draft policies/objectives:

NEP 1 In seeking to protect and enhance the natural environment, Mayo County Council will seek to:

- Protect, conserve and enhance the natural heritage of Westport, including the protection of the integrity of European sites, that form part of the Natura 2000 Network.
- Protect and conserve non-designated habitats and species; and
- Protect and incorporate existing biodiversity features into the design and construction of new development and public realm and enhancing the biodiversity value of existing open spaces.

Where appropriate proposals are made along a riparian corridor, ensure that a vegetated strip along the river in consultation with the National Parks and Wildlife Service, is maintained.
NEP 2 Seek to ensure that new plans or projects would not result in significant climatic impacts on European sites because of their scale, resource or transportation requirements, operation or emissions, either cumulatively or in combination with other development.

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NEP 3 Protect, reinforce and strengthen the Green Infrastructure network in Westport and to strengthen links to the wider regional network. This should be informed by appropriate ecological surveys and assessment. NEP 4 Support the implementation of the Biodiversity Plan for Westport and any subsequent Biodiversity Plan for the Plan area over the lifetime of the Plan. NEP 5 • There shall be a presumption against the felling, topping, lopping or wilful destruction of mature trees as part of development proposals. Where a development proposal involves the felling, topping, lopping or threatens the destruction of a mature tree or trees, a tree survey will need to be included in the submission, carried out by a qualified Tree Specialist to justify the exceptional circumstances for their interference. • The applicant must demonstrate the justification and rationale for removal of mature trees in terms of effect on ecology and landscape and demonstrate how replacement planting will compensate for loss of trees and woodland features. An assessment of potential tree roost features by a qualified and experienced ecologist may also be requested as part of such proposals. NEP 6 Protect and incorporate existing biodiversity features such as hedgerows and surface water features into the design and construction of new development and public realm. Where the loss of the existing features is unavoidable new biodiversity features should incorporate native species, and species of local provenance to replace the existing hedgerow. NEP 7 To protect sensitive landscapes, including elevated lands, from development.										
Chapter 7 Movement and Transport - Car Parking Objective										
MTO10	Explore the feasibility of providing 'park and stride' facilities at appropriate locations in the town in accordance with the recommendations of the Westport LTP and in partnership with the relevant stakeholder.	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧
MTO11	Facilitate the provision of: a) Public car parks in its own role and/or in partnership with third parties, in its control of on-street parking and off-street parking to provide for short term shopping and business parking requirements and for the needs of local residents, rather than long term commuter parking. b) Investigate the possibility of providing coach parking within the Plan Area	⇳	⇧	⇳	⇳	⇳	⇳	⇳	⇧	⇳
SEA Comments: MTO1 encouraging/facilitating/developing walking and cycling routes to enhance the town public realm cohesive/connectivity to encourage walking/cycling will be positive in relation to PH SEOs and material assets including AQ3 and AQ 4. This objective will have positive effects on human health by protecting, enhancing and improving people's quality of life as well as protection from hazards or nuisances arising from incompatible land uses/developments. It will also have a positive effect on sustainable transport patterns and modes. However, overly engineered or routes that adjoin or go through SACs/SPAs or pNHAs can create adverse effects through disturbance, trampling, compaction, habitat fragmentation if not fully informed by appropriate environmental assessments from the outset. The application of SO9 of the MCDP 2022-2028 and other policies and objectives including those that support and require ecological enhancement and connectivity will assist in this assessment. However, application of environmental protection measures from the LAP and the MCDP will apply at project level to provide sufficient mitigation. The WLTP is aimed at providing a functional and active travel network from the town centre outwards. It has been prepared in collaboration with the NTA and runs concurrent with this Plan. The Local Transport presents an evidence-based assessment of the town, which takes into consideration the location, land-use and transport infrastructure and provides a suite of recommendations for various modes of travel to serve forecasted travel demand based on population and employment growth targets for Westport. It is very important to ensure all environmental parameters are protected and considered in any future development(s) (regardless of how small they may seem) which must be environmentally assessed. It is essential to incorporate and consider all of the SEA environmental parameters and their interrelationships. These policies must adhere to all of the relevant planning and environmental legislation, and the MCDP 2021-2029 policies and objectives, especially in relation to environmental protection. All Strategies and Plans should include the										

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assessment of environmental constraints, to allow for avoidance of impact at design level. Landowners, stakeholders and community groups must be made aware of all of the above so as to ensure all environmental parameters are protected and considered in any future development(s).										
Chapter 8 Bulit Environment - Built Heritage Conservation Policies										
BEP1	Maintain, conserve and protect the architectural quality, character and scale of Westport	⇳	⇧	⇳	⇳	⇳	⇧	⇧	⇳	⇧
BEP2	Encourage high quality and well-designed buildings, structures, public spaces and streets and support and promote healthy place-making and quality of life.	⇳	⇧	⇳	⇳	⇳	⇧	⇧	⇳	⇧
BEP3	Encourage residential uses on the upper floors of town centre commercial properties, where appropriate, and to encourage the retention of residential use except where an alternative use has been established, to maintain and enhance the overall vitality of the town centre area.	⇳	⇧	⇳	⇳	⇳	⇧	⇧	⇳	⇧
BEP4	Protect the town centre by ensuring all new development is compatible with the existing character and visual amenity of Westport.	⇳	⇧	⇳	⇳	⇳	⇳	⇧	⇧	⇧
BEP5	Have regard to Mayo Shopfronts Design Guide for shopfronts and signs and to encourage the use of traditional shopfront designs and materials and signs.	⇳	⇧	⇳	⇳	⇳	⇧	⇧	⇳	⇧
Chapter 8 Bulit Environment - Architectural Heritage and Record of Protected Structures Policy										
BEP6	Encourage the rehabilitation, renovation, climate-proofing and re-use of existing protected structures and vernacular buildings within the plan area, where appropriate, over the demolition of same and new-build on-site	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧
Chapter 8 Bulit Environment - Archaeological Heritage Policy										
BEP7	Support and promote the protection, appropriate management and sympathetic enhancement of the archaeological heritage within the Plan area, in particular by implementing the Planning and Development Act 2000 (as amended) and the National Monuments Act 1930 (as amended).	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧
Chapter 8 Bulit Environment - Placemaking & Views & Prospects Policy										
BEP8	Encourage and facilitate improvements to the physical fabric and environment of the town, including streetscape, street furniture, landscaping (hard and soft), signage and wirescape, while recognising that both private and public developments can contribute to effective public realm.	⇳	⇧	⇳	⇳	⇳	⇧	⇧	⇳	⇳
SEA Comments:										

		BFF	PHH	W	SG	AQ C	LA	CH	MA	IR
Policies BEP1 to BEP5 will positively enhance the unique identity, character and built heritage of Westport by maintaining, conserving and protecting the architectural quality, character and scale of the town including shopfront design. They will also improve PHH quality of life through the application of healthy placemaking, encouraging high quality and well-designed buildings, structures, and public spaces being underpinned by good urban design with the creation of attractive public spaces that are vibrant, distinctive, safe and accessible and which promote and facilitate positive social interaction. To compliment this the town centre will be protected by ensuring all new development is compatible with the existing character and visual amenity of Westport. In addition, residential uses on the upper floors of town centre commercial properties, will be encouraged where appropriate, and the retention of residential use, except where an alternative use has been established, will be encouraged to maintain and enhance the overall vitality of the town centre area. This will have positive knock-on effects for all SEOs and their interrelationships. However, as with all developments each potential development (individually and collectively) will need to be environmental assessed to ensure all SEOs are protected. BEP6 and BEP8 will have positive effects on all of the SEOs due to the encouragement of 'rehabilitation, renovation, climate-proofing and re-use of existing protected structures and vernacular buildings' as opposed to new builds, and 'making better use of underutilised land and buildings, particularly within the existing built-up areas to achieve compact growth'. The NIR screened in objective BEP6. The rationale for screening in this objective were as follows: I - Policy or proposal which may have a likely significant effect on a site alone L - Policy or proposal which might be likely to have significant effect in-combination The NIR identified potential impacts arising from 'construction, operation disturbance'. The NIR determined that the Westport LAP is not likely to have significant effects, either alone or in-combination with other plans or projects, on the single screened in European site due to Policies NEP1 and NEP2 safeguarding the integrity of European sites. All developments will be required to comply with all relevant environmental legislation and any potential impacts are considered to be addressed through mitigation at development management level. Policy BEP7 will have the national support of the Planning and Development Act 2000 (as amended) and the National Monuments Act 1930 (as amended). Thus, will have a positive effect on PHH, CH and L. It will also have positive effects for the conservation, protection and avoidance of loss of diversity and integrity of designated habitats, geological features, species or their sustaining resources in designated ecological sites. BEP8 - this policy will have an overall positive effect on the entire townscape visa and on the health and well-being of the local and general population. Promotion of development in the Town Centre is positive in relation to PHH, MA and CH. SEOs in particular. It will complement and support the town centre by improving the connectivity withing the centre, enhance public realms, upgrade the fabric of the streetscape. Town centre viability and support for appropriate uses, and design features will provide together for positive long-term effects. The conservation, protection and avoidance of loss of diversity and integrity of designated habitats, geological features, species or their sustaining resources in designated and non-designated ecological sites must be at the fore for all of the Built Heritage policies. Thus, it is very important to ensure all environmental parameters are protected and considered in any future developments which must be environmentally assessed. It is essential to incorporate and consider all of the SEA environmental parameters and their interrelationships. These policies must adhere to all of the relevant planning and environmental legislation, and the MCDP 2022-2028 policies and objectives, especially in relation to environmental protection. All Strategies and Plans should include the assessment of environmental constraints, to allow for avoidance of impact at design level.									
Chapter 8 Bulit Environment - Built Heritage Conservation Objective										
BEO1	To ensure the preservation of the special character of the ACA in this LAP, as indicated on Map 3, with particular regard to building scale, proportions, historical plot sizes, building lines, height, general land use, fenestration, signage, and other appendages such as electrical wiring, building materials, historic street furniture, paving and shopfronts.	⇧	⇧	0	0	0	⇧	⇧	⇧	⇧

		BFF	PHH	W	SG	AQ C	LA	CH	MA	IR
BEO2	Prohibit the use of plastic and neon lit shop signs within the town core and at other locations where the planning authority deem them unsuitable.									
Chapter 8 Built Environment - Architectural Heritage and Record of Protected Structures Objective										
BEO3	Preserve the protected structures and their settings in Westport that are included on the Record of Protected Structures for County Mayo and seek to prevent the demolition or inappropriate alteration of Protected Structures, which would adversely impact on the character and special interest of the structure where appropriate.	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧
BEO4	Preserve the form and character of the protected structures by ensuring that any proposed sub division of protected structures for multiple residential units does not impair the character of the protected structure.	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧
BEO5	Ensure that any alterations or interventions to protected structures shall be executed to a high conservation standard in order to protect their significance or value. Any applications for development of protected structures shall be accompanied by an assessment carried out in accordance with the Councils requirements.	⇳	⇧	⇳	⇧	⇳	⇧	⇧	⇳	⇳
Chapter 8 Bulit Environment - Archaeological Heritage Objective										
BEO6	Protect and preserve in situ (or upon agreement preservation by record) items of archaeological interest provided for on the Sites and Monuments Record (www.archeology.ie) from inappropriate development that would adversely affect and/or detract from interpretation and setting of these sites.	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧
SEA Comments: In general, these objectives will protect (individual and collectively) archaeological and architectural structures and their cultural value and otherwise. They will also positively enhance the unique identity, character and built heritage of Westport by maintaining, conserving and protecting the architectural quality, character and scale of the town including shopfront design. Additionally, all of the objectives will help to enrich the quality of life for Westport residents and visitors alike as it looks to protect and enhance the existing built heritage of the town through the application of healthy placemaking, encouraging high quality and well-designed buildings, structures, and public spaces being underpinned by good urban design with the creation of attractive public spaces that are vibrant, distinctive, safe and accessible and which promote and facilitate positive social interaction. To compliment this the town centre will be protected by ensuring all new development is compatible with the existing character and visual amenity of Westport. These more tangible objectives relating to any new development concurrent with the existing historic furniture and streetscape further are positive for MA. Newer developments to enhance the character or setting of existing protected structures and promote sustainable building design, best conservation practice and the appropriate maintenance, adaption and reuse of historic buildings, which is also positive for SEOs relating to soil. In									

		BFF	PHH	W	SG	AQ C	LA	CH	MA	IR
However, as with all developments each potential development (individually and collectively) will need to be environmental assessed to ensure all SEOs are protected in particular the archaeological value of sites The conservation, protection and avoidance of loss of diversity and integrity of designated habitats, geological features, species or their sustaining resources in designated and non-designated ecological sites must be at the fore for all of the Built Heritage objectives. Thus, it is very important to ensure all environmental parameters are protected and considered in any future developments which must be environmentally assessed. It is essential to incorporate and consider all of the SEA environmental parameters and their interrelationships. These objectives must adhere to all of the relevant planning and environmental legislation, and the MCDP 2021-2028 policies and objectives, especially in relation to environmental protection. All Strategies and Plans should include the assessment of environmental constraints, to allow for avoidance of impact at design level.										
Chapter 9 Westport House and Demesne Objectives										
WHD01	Protect the natural and built environment and cultural heritage of the historic core of Westport House and Demesne, as identified on Map 2.	⇳	⇧	⇳	⇳	⇳	⇧	⇧	⇳	⇳
WHD02	Retain the setting of the Parkland/Woodland in the demesne and to protect and enhance the parkland and woodland area around the demesne.	⇳	⇧	⇳	⇳	⇳	⇧	⇧	⇳	⇳
WHD03	Encourage and facilitate, where possible, the integration of Westport House & Demesne with the town through pedestrian links and planned traffic management generally in accordance with Map 2.	⇳	⇧	⇳	⇳	⇳	⇧	⇧	⇳	⇳
Positive in terms of integrity and viability of the house and demesne but this will require any development proposals to be underpinned by robust ecological and environmental surveys and assessments and early input from built and natural heritage professionals to avoid erosion of key landscape, built heritage and ecological features. This LUZ is underpinned by specific policies and objectives in the draft LAP to maintain integrity of the demesne AA Screened in landuse zoning associated with this but not the above objectives.										
Chapter 10 Natural Environment - Designated Sites Policy										
NEP1	In seeking to protect and enhance the natural environment, Mayo County Council will seek to: - Protect, conserve and enhance the natural heritage of Westport, including the protection of the integrity of European sites, that form part of the Natura 2000 network. - Protect and conserve non-designated habitats and species; and - Protect and incorporate existing biodiversity features into the design and construction of new development and public realm and enhancing the biodiversity value of existing open spaces. - Where appropriate proposals are made along a riparian corridor, ensure that a vegetated strip along the river is informed by ecological assessment to ensure it is robust and appropriate for wildlife and nature conservation and in consultation with the National Parks and Wildlife Service.	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧
NEP2	Seek to ensure that new plans or projects would not result in significant climatic impacts on European sites because of their scale, resource or transportation requirements, operation or	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧

		BFF	PHH	W	SG	AQ C	LA	CH	MA	IR
	emissions, either cumulatively or in combination with other development.									
Chapter 9 Natural Environment - Ecological Corridor Policy										
NEP3	Protect, reinforce and strengthen the Green and Blue Infrastructure network in Westport and to strengthen links to the wider regional network. This should be informed by appropriate ecological surveys and assessment.	⇳/⇧	⇧	⇳/⇧	⇳⇧	⇳⇧	⇳⇧	⇳⇧	⇧	⇳⇧
NEP4	Support the implementation of the Biodiversity Plan for Westport and any subsequent Biodiversity Plan for the Plan area over the lifetime of the Plan.									
Chapter 9 Natural Environment - Trees & Hedgerows Policy										
NEP5	• There shall be a presumption against the felling, topping, lopping or wilful destruction of mature trees as part of development proposals. Where a development proposal involves the felling, topping, lopping or threatens the destruction of a mature tree or trees, a tree survey will need to be included in the submission, carried out by a qualified Tree Specialist to justify the exceptional circumstances for their interference. • The applicant must demonstrate the justification and rationale for removal of mature trees in terms of effect on ecology and landscape and demonstrate how replacement planting will compensate for loss of trees and woodland features. An assessment of potential tree roost features by a qualified and experienced ecologist may also be requested as part of such proposals.	⇧	⇧	⇳	⇳	⇳	⇳	⇳	⇳	⇳
NEP6	Protect and incorporate existing biodiversity features such as hedgerows and surface water features into the design and construction of new development and public realm. Where the loss of the existing features is unavoidable new biodiversity features should incorporate native species, and species of local provenance to replace the existing hedgerow.	⇧	⇧	⇳	⇳	⇳	⇳	⇳	⇳	⇳
NEP7	To protect sensitive landscapes, including elevated lands, from development.									
SEA Comments: NEP1 pertains to compliance with the EU Habitats Directive, EU Birds Directive and associated national legislation and protection of Natural 2000 Sites. It also pertains to the protection and conservation of non-designated habitats and species, i.e., local biodiversity, and protecting enhancing and incorporating existing biodiversity features into the design and construction of new development and public realm, and the biodiversity value of existing open spaces. The impacts of policy NEP 1 are positive for all the SEOs. The opportunity to enhance open spaces through public realm improvements and/or green and blue infrastructure measures contribute positively longer term to biodiversity, water and climate change adaptation SEOs in particular.									

		BFF	PHH	W	SG	AQ C	LA	CH	MA	IR
The use of lands for recreation and amenity use will have positive implications for population and human health, material assets, water and soil. - Where development proposals are made along a riparian corridor, ensure that a vegetated strip informed by ecological assessment to ensure it is robust and appropriate for wildlife and nature conservation along the river in consultation with the National Parks and Wildlife Service. NEP2 seeks to ensure that new plans or projects would not result in significant climatic impacts on European sites because of their scale, resource or transportation requirements, operation or emissions, either cumulatively or in combination with other development which is positive across all the SEOs. The Westport LAP will not in itself, cause any adverse impacts to the overall integrity of the European sites within the ZoI of the Plan, due to policies NEP1 and NEP 2 safeguarding the integrity of European sites. However, projects/development that arise as a result of the Plan may have adverse effects. Thus, it is very important to ensure all environmental parameters are protected and considered in any future developments which must be environmentally assessed. It is essential to incorporate and consider all of the SEA environmental parameters and their interrelationships. These policies must adhere to all of the relevant planning and environmental legislation, and the MCDP 2021-2028 policies and objectives, especially in relation to environmental protection. All strategies and Plans should include the assessment of environmental constraints, to allow for avoidance of impact at design level. NEP 3 will protect, reinforce and strengthen the Green Infrastructure network in Westport and strengthen links to the wider regional network. This will have positive effects on all of the SEOs particularly population and human health and biodiversity once protected (see note below). Additional mitigation measure recommended to protect integrity of existing green and blue green infrastructure and to ensure this is informed by appropriate ecological advice and assessment. See below: NEP 3: Protect, reinforce and strengthen the Green and Blue Infrastructure network in Westport and strengthen links to the wider regional network Note: development(s) that arise as a result of the Plan may have adverse effects. Thus, it is very important to ensure all environmental parameters are protected and considered in any future developments which must be environmentally assessed. It is essential to incorporate and consider all of the SEA environmental parameters and their interrelationships. These policies must adhere to all of the relevant planning and environmental legislation, and the Draft MCDP 2021-2027 policies and objectives, especially in relation to environmental protection. All Strategies and Plans should include the assessment of environmental constraints, to allow for avoidance of impact at design level. The application of NEP1 and NEP2 and (including the SEA recommended mitigation measure) should provide sufficient protection. NEP 5 focuses on 'a presumption against the felling, topping, lopping or wilful destruction of mature trees as part of development proposals. Where a development proposal involves the felling, topping, lopping or threatens the destruction of a mature tree or trees, a tree survey will need to be included in the submission, carried out by a qualified Tree Specialist to justify the exceptionalcircumstances for their interference'. Mitigation measure: the applicant must demonstrate the justification and rationale for removal of mature trees in terms of effect on ecology and landscape and demonstrate how replacement planting will compensate for loss of trees and woodland features. An assessment of potential tree roost features by a qualified and experienced ecologist may also be requested as part of such proposals. NEP 6 will protect and incorporate existing biodiversity features such as hedgerows and surface water features into the design and construction of new development and public realm. Where the loss of the existing features is unavoidable new biodiversity features should incorporate native species, and species of local provenance to replace the existing hedgerow. This is a very positive way forward to protection local biodiversity and all of the other SEOs indirectly.									
Chapter 9 Natural Environment - Designated Sites Objective										
NEO1	Ensure that any proposal for development within or adjacent to the Clew Bay SAC is located and designed to minimise its impact on the biodiversity, geological, water and landscape value of the SAC/NHA and, where possible, to integrate these important attributes into all such development schemes.	⇳⇳	⇳	⇳	⇳	⇳	⇳	⇳	⇳	⇳
NEO2	To promote and protect native riparian vegetation along all watercourses and ensure that a minimum 10m vegetated riparian buffer from the top of the riverbank is maintained/reinstated along	⇳	⇳	⇳	⇳	⇳	⇳	⇳	⇳	⇳

		BFF	PHH	W	SG	AQ C	LA	CH	MA	IR
	all watercourses within any development site. This buffer should be considered in consultation with Inland Fisheries Ireland as appropriate and the 10m represents minimum buffer size.									
Chapter 9 Natural Environment - Ecological Corridor Objective										
NEO3	Support and work with the local community in the development of blue and green infrastructure in the town and in the enhancement of the biodiversity and conservation value of the river and lakes corridors.	⇧	⇧	⇧	⇧	⇧	⇧	⇳	⇧	⇧
Chapter 9 Natural Environment - Landscape and Natural Environment Objectives										
NEO4	To preserve the Views and Prospects listed in Map 3 and to ensure they are protected from development which would interfere with such Views and Prospects.	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧
NEO5	To require that significant development proposals shall be accompanied by a visual impact assessment demonstrating that landscape impacts have been anticipated and avoided to a level consistent with the sensitivity of the landscape.									
SEA Comments: NEO1 relates to Clew Bay and its international significance. The Designated sites Policies associated with this objective provide the levels of environmental protection afforded to European sites and their conservation objectives and reduce the potential for adverse impacts from development. However, this objective need to be strengthened to ensure non-designated Westport River areas or water habitats are protected from developments associated with recreational and amenity developments. The application of S09 and NEP 1 (included the SEA recommended mitigation measure) should provide sufficient protection. NEO2 relates to minimum of 10m riprarian buffer, mitigation measure recommended This buffer should be considered in consultation with Inland Fisheries Ireland as appropriate and the 10m represents minimum buffer size. NEO3 will support and work with the local community in the development of blue andgreen infrastructure in the town and in the enhancement of the biodiversity and conservation value of the river and lakes corridors. This will have positive effects on all of the SEOs particularly population and human health, biodiversity, water, and air. Particular care should be taken where there are archaeological sites to ensure there is no disturbance. NEO3 will to enhance local biodiversity, visual amenity and surface water management thus will have a positive effect on biodiversity, population and human health, water, climate change and landscape as well as indirect positive effects on the other SEOs. This objective will have tangible outputs as the All-Ireland Pollinator Plan 2021-2025 and relevant stakeholder partnerships will provide guidance, and development planning applications can be assessed and monitored to ensure this objective becomes reality. It is very important to ensure all environmental parameters are protected and considered in any future developments which must be environmentally assessed. It is essential to incorporate and consider all of the SEA environmental parameters and their interrelationships. These objectives must adhere to all of the relevant planning and environmental legislation, and the MCDP 2022-2028 policies and objectives, as well as existing environmental protection measures in the LAP especially in relation to environmental protection. All Strategies and Plans should include the assessment of environmental constraints, to allow for avoidance of impact at design level.									
Chapter 11 Infrastructure and Environmental Services - Surface Water Drainage Policies										

		BFF	PHH	W	SG	AQ C	LA	CH	MA	IR
IESP 1	Maintain and enhance the existing surface water drainage systems in Westport and to protect surface and ground water quality in accordance with the Water Framework Directive.	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧
IESP 2	a) Maintain, improve and enhance the environmental and ecological quality of surface waters and groundwater, including reducing the discharges of pollutants or contaminants to waters in accordance with the River Basin Management Plan for Ireland 2022-2027 (DHPLG) and associated Programme of Measures. b) Require all planning applications to include surface water design calculations to establish the suitability of drainage between the site and the outfall point; where appropriate and feasible. c) Encourage the use of SuDS in public and private developments and within the public realm to minimise and limit the extent of hard surfacing and paving, in order to reduce the potential impact of existing and predicted flooding risks	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧
IESP3	Maintain, improve and enhance the environmental and ecological quality of surface waters and groundwater in Westport in conjunction with the Environmental Protection Agency and in accordance with the River Basin Management Plan for Ireland 2022-2027 and future cycles of this Plan.									
IESO1	a) Encourage the use of SuDS within public and private developments and within the public realm to minimise and limit the extent of hard surfacing and paving, in order to reduce the potential impact of existing and predicted flooding risks.	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧
IESO2	Work with Uisce Eireann to separate the discharge of additional surface water to combined (foul and surface water) sewers within the plan area, in order to maximise the capacity of existing collection systems, where possible.	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧
Chapter 11 Infrastructure and Environmental Services - Flood Risk Management Policies										
IESP4	Extensions of existing uses or minor development within flood risk areas will be supported, provided they do not: obstruct important flow paths; introduce a number of people into flood risk areas; entail the storage of hazardous substances; have adverse impacts	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧

		BFF	PHH	W	SG	AQ C	LA	CH	MA	IR
	or impede access to a watercourse, floodplain or flood protection and management facilities; or increase the risk of flooding elsewhere. Proposals of this nature shall be accompanied by a commensurate assessment of the risks of flooding in accordance with the Planning Systems Flood Risk Management Guidelines 2009.									
IESP5	a) Manage flood risk in Westport in conjunction with the OPW and in accordance with the requirements of the Planning System and Flood Risk Management Guidelines for Planning Authorities (2009) and circular PL02/2014 (August 2014).	⇳	⇧	⇳	⇳	⇳	⇳	⇳	⇳	⇳
IESP5	Support the implementation of the relevant recommendations and measures as outlined in the relevant River Basin Management Plan - 2022-2027 and associated Programme of Measures, or any such plan that may supersede same during the lifetime of this plan.	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧
IESO3	a) Manage flood risk in accordance with the requirements of "The Planning System and Flood Risk Management Guidelines for Planning Authorities", DECLG and OPW (2009) and any revisions thereof and consider the potential impacts of climate change in the application of these guidelines. b) Require applications in areas at risk of flooding to be supported by a comprehensive flood risk assessment. All flood risk assessments should have regard to 'The Planning System and Flood Risk Management' (DEHLG and OPW, Nov.2009) as revised by Circular PL 2/2014, national flood hazard mapping, predicted changes in flood events resulting from climate change and the River Shannon Catchment Flood Risk and Management Plan. c) Minimise flood risk arising from pluvial (surface water) flooding in Westport by promoting the use of natural flood risk management measures including sustainable drainage systems (SuDS), minimising extent of hard surface/paving, and smart solutions such as innovative green infrastructure. d) Demonstrate that future development will not result in increased risk of flooding elsewhere, restrict flow paths, where compensatory storage / storm water retention measures shall be provided on site. e) Have regard to the most up to date Flood Mapping as presented on the Office of Public Works (OPW) maps.	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧

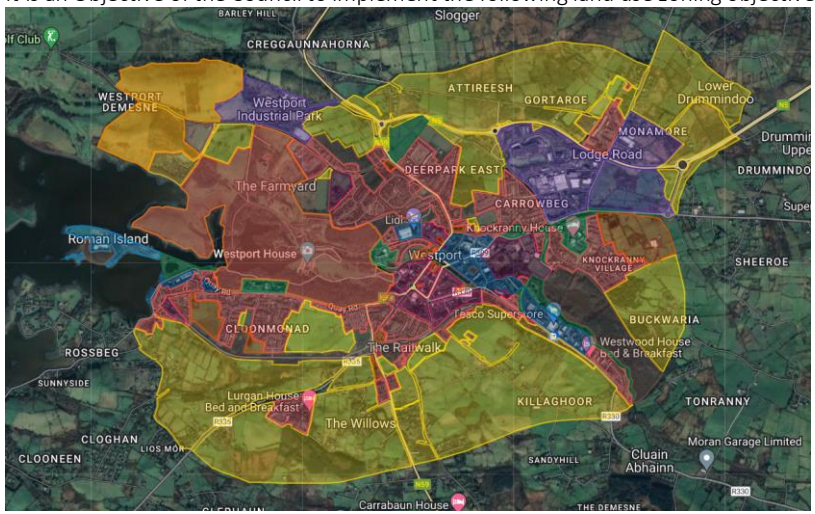
		BFF	PHH	W	SG	AQ C	LA	CH	MA	IR
	f) To apply the avoidance approach for new development vulnerable to flooding within a 30m margin from any unmapped watercourse within the plan area, or where an avoidance is not possible, require a detailed flood risk assessment to minimise the potential of future flood risk in accordance with the requirements of "The Planning System and Flood Risk Management Guidelines for Planning Authorities", DECLG and OPW (2009) and any revisions thereof and consider the potential impacts of climate change in the application of these guidelines."									
Chapter 11 Infrastructure and Environmental Services - Drinking and Waste Water Policies										
IESP6	a) Support the implementation of the Uisce Eireann Investment Plans. b) Liaise with Uisce Eireann, to maximise the potential of existing capacity and to facilitate the timely delivery of new water services infrastructure, to facilitate existing and future growth.	⇳	⇳	⇳	⇳	⇳	⇳	⇳	⇳	⇳
IESP7	Support the implementation of the relevant recommendations and measures as outlined in the relevant River Basin Management Plan 2022-2028, and associated Programme of Measures, or any such plan that may supersede same during the lifetime of this plan.	⇳	⇧	⇳	⇳	⇳	⇳	⇳	⇧	⇳
IESO4	Discourage the over-concentration/proliferation of individual septic tanks and treatment plants by requiring developments to connect to the public sewer and public water mains where at all possible, subject to a connection agreement with Uisce Eireann, 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 Westport.	⇳	⇧	⇧	⇳	⇳	⇳	⇳	⇧	⇳
IESO5	Support and facilitate the delivery of free outdoor drinking water refilling stations throughout the plan area.	⇳	⇧	⇧	⇳	⇳	⇳	⇳	⇳	⇳
IESO6	Ensure that private wastewater treatment plants, where permitted, are operated in compliance with EPA's Code of Practice Wastewater Treatment and Disposal Systems Serving Single Houses (PE. ≤10) (EPA 2021), as may be amended.									
Chapter 11 Infrastructure and Environmental Services - Energy network Policies										
IESP8	Support and promote the sustainable improvement and expansion of the electricity transmission and gas distribution network that supply the Plan area, while taking into consideration landscape, residential, amenity and environmental considerations.	⇳	⇧	⇳	⇳	⇳	⇳	⇳	⇧	⇳

		BFF	PHH	W	SG	AQ C	LA	CH	MA	IR
IESP9	Promote and encourage the use of renewable energy technologies, at appropriate locations, for developments of existing and proposed building stock, such as district heating, micro generation (photovoltaic, micro-wind, micro hydro and micro combined heat and power) and other renewable energy technologies, which do not adversely affect residential amenity or environmental quality.	⇳	⇧	⇳	⇳	⇳	⇳	⇳	⇧	⇳
IESP10	Support and liaise with statutory and other energy providers in relation to power generation, in order to ensure adequate power capacity for the existing and future needs of Westport.	⇳	⇧	⇳	⇳	⇳	⇳	⇳	⇧	⇳
Chapter 11 Infrastructure and Environmental Services - Waste Management Policies										
IESP11	Protect environmental quality in Westport through the implementation of European, national and regional policy and legislation relating to air quality, greenhouse gases, climate change, light pollution, noise pollution and waste management.	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧
IESP12	Support waste reduction and sustainable waste management through prevention, reduction and recycling and by facilitating the provision of adequate waste infrastructure, such as bring banks, at locations that will not adversely affect residential amenity or environmental quality.	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧
IESO7	Require all commercial and residential developments to be provided with adequate internal and external space for the correct storage of waste and recyclable materials. This is particularly important in relation to shared bin spaces such as apartment developments. In such cases the following must be provided for: a) Adequate space must be given for waste to be segregated and stored in an appropriate manner; b) A multi-occupancy development will require a designated, ventilated waste storage area of sufficient size which allows for the segregation of waste; and c) New and re-designed commercial buildings and apartment complexes should have waste facilities designed in a manner that waste can be collected directly from them and where possible waste and recyclables should not have to be collected on the street or at the front of the premises.	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧
IESO8	Promote the prevention, reduction and recycling of waste in new developments, new development proposals shall be required to show how this is to be achieved and shall seek to ensure on site provision for waste storage and segregation (bio-waste/dry	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧

		BFF	PHH	W	SG	AQ C	LA	CH	MA	IR
	recyclables/residual waste) pending collection at all new domestic and non-domestic premises.									
IESO9	Adequately maintain recycling facilities and secure the provision of additional facilities, as required, including in conjunction with new developments.	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧
IESO10	Facilitate the installation, if required, of bring bank(s) at suitable locations within the plan area, which do not adversely affect residential amenity or environmental quality.	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧
Chapter 11 Infrastructure and Environmental Services - Information Communications Technology and Broadband Policy										
IESP13	Seek the undergrounding of all electricity, telephone and television cables in the town including the town centre and in residential and amenity areas.	⇳	⇧	⇳	⇳	⇳	⇳	⇳	⇳	⇳
IESP14	Co-operate with the relevant agencies to facilitate the undergrounding of all electricity, telephone and television cables in urban areas wherever possible, in the interests of visual amenity. Where undergrounding of cables is being pursued, 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	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧	⇧
IESP15	Discourage a proliferation of above ground utility boxes in the town and to seek screening measures and discreet locations in conjunction with the provision of such structures.	⇳	⇧	⇳	⇳	⇳	⇳	⇳	⇳	⇳
IESO11	Ensure that all new development proposals, incorporates communications service infrastructure broadband including ducting on an open access basis.	⇳	⇧	⇳	⇳	⇳	⇳	⇳	⇳	⇳
IESO12	Facilitate the provision of adequate telecommunication infrastructure within the plan area, including telephone and broadband services, to the requirements of the relevant service providers and in accordance with the principles of proper planning and sustainable development.	⇳	⇧	⇳	⇳	⇳	⇳	⇳	⇳	⇳

	BFF	PHH	W	SG	AQ C	LA	CH	MA	IR
SEA Comments: With regard to flood risk in IESP1 all developments are required to comply with flood risk requirements in conjunction with the OPW and in accordance with the requirements of the Planning System and Flood Risk Management Guidelines for Planning Authorities (2009) and circular PL02/2014 (August 2014). IESP5 supports the implementation of the relevant recommendations and measures as outlined in the relevant RBMP 2022-2027 and associated Programme of Measures, or any such plan that may supersede same during the lifetime of this plan. The NIR screened IESP3 and IESP 7. IESP8 supports and promotes the sustainable improvement and expansion of the electricity transmission and gas distribution network that supply the Plan area, while taking into consideration landscape, residential, amenity and environmental considerations. This policy will also be required to adhere to National legislation and policy. The promotion of renewable energy technologies in IESP7 will have positive effects on all of the SEOs particularly PHH and MA in the short- to long-term especially as the policy incorporates the protection of residential amenity and environmental quality. However, there are concerns for all of the other SEOs. IESP11 protects Westport's environmental quality by implementing European, national and regional policy and legislation for air quality, greenhouse gases, climate change, light pollution, noise pollution and waste management. IESP10 supports waste reduction and sustainable waste management through prevention, reduction and recycling and by facilitating the provision of adequate waste infrastructure, such as bring banks, at locations that will not adversely affect residential amenity or environmental quality. IESP11 ensures the undergrounding of all electricity, telephone and television cables in urban areas wherever possible will protect visual amenities, landscape, biodiversity particularly local habitats, underground archaeological heritage and soil structure and drainage and surface waters as a result of sedimentation. Note: Any infrastructure development will be required to to ensure all environmental parameters are protected and considered in any future developments which must be environmentally assessed. It is essential to incorporate and consider all of the SEA environmental parameters and their interrelationships. These policies must adhere to all of the relevant planning and environmental legislation, and the MCDP 2021-2028 policies and objectives and the draft LAP environmental protection policies and objectives, especially in relation to environmental protection. All Strategies and Plans should include the assessment of environmental constraints, to allow for avoidance of impact at design level.									
SEA Comments: IESO1 a flood risk management objective will have positive effects on PHH and in the long-term all of the other SEOs. It will focus on managing flood risk based on "The Planning System and Flood Risk Management Guidelines for Planning Authorities", DECLG and OPW (2009) (as revised by Circular PL 2/2014) considering the potential impacts of climate change in the application of these guidelines, national flood hazard mapping, predicted changes in flood events resulting from climate change and the River Shannon Catchment Flood Risk and Management Plan. Applications in flood risk areas must have a comprehensive flood risk assessment, minimise flood risk arising from surface water flooding by promoting the use of natural flood risk management measures including SuDS, minimising extent of hard surface/paving, and smart solutions such as innovative green infrastructure, and demonstrate that future development will not result in increased risk of flooding elsewhere, restrict flow paths, where compensatory storage/storm water retention measures shall be provided on site, and must have regard to the most up to date Flood Mapping as presented on the Office of Public Works (OPW) maps. This applies to all flood risk policies and objectives Under IESO4 requires the avoidance of over proliferation of septic tanks which is positive in relation to water quality, ground and surface water and habitass and species that rely on good quality water. This will have a positive effect on PHH, W and MA, as well as to marine environments and potentially to all of the other SEOs due to this approach and will ensure the overall health of the interrelationships between biotic and abiotic components of the environment. IESO5 by supporting/facilitating the delivery of free outdoor drinking water refilling stations at appropriate locations will have positive effects on PHH and W. IESO5 focuses on both commercial and residential developments requirement to provide adequate internal and external space, segregation and ventilation for the correct storage of waste and recyclable materials, with no street or at the front of the premises for new and re-designed commercial buildings and apartment complexes. IESO7 promotes the prevention, reduction and recycling of waste in new developments, new development proposals shall show how this is to be achieved and shall seek to ensure on site provision for waste storage and segregation (bio-waste/dry recyclables/residual waste) pending collection at all new domestic and non-domestic premises.									

	BFF	PHH	W	SG	AQ C	LA	CH	MA	IR
While, IESO7 and IESO8 focuses on maintaining recycling facilities, securing the provision of additional facilities and facilitation bring bank installations which do not adversely affect residential amenity or environmental quality. Finally, objectives IESO9 and IESO 10 will be positive for PHH. IESO9 will ensure that all new development proposals, incorporates communications service infrastructure broadband including ducting on an open access basis. IESP15 the provision of adequate telecommunication infrastructure within the plan area, including telephone and broadband services, to the requirements of the relevant service providers and in accordance with the principles of proper planning and sustainable development and identifies potential environmental impacts that should be addressed eg loss of habitat, archaeological disturbance. The use of SuDS in developmental proposals are beneficial for all SEOs as it manages surface water runoff from construction sites to minimise detrimental effects to its surrounding environment. These basins also serve as biodiversity habitat for species that are commonly found in urban watercourses and can act as a substitute for natural waterbodies around areas with anthropogenic interference. The use of green infrastructure, similarly, can supplement SuDS in urban sites to regulate ecosystem functions, provide habitats for species and increase human wellbeing from proximity to nature. Any infrastructure development will be required to ensure all environmental parameters are protected and considered in any future developments which must be environmentally assessed. It is essential to incorporate and consider all of the SEA environmental parameters and their interrelationships. These objectives must adhere to all of the relevant planning and environmental legislation, and the MCDP 2021-2028 policies and objectives and the draft LAP environmental protection policies and objectives, especially in relation to environmental protection. All Strategies and Plans should include the assessment of environmental constraints, to allow for avoidance of impact at design level.									

Chapter 12 Land Use Zoning - Land Use Zoning Objectives									
It is an Objective of the Council to implement the following land use zoning objectives in Westport:  									
LUZ 1 - Town Centre Inner (TCI) & Outer (TCO)	⇳	⇧	⇳	⇳	⇳	⇳	⇳	⇳	⇳

Objective: To maintain and enhance the vitality, viability and environment of the town centre and provide for appropriate town centre uses.									

SEA Comment:

Town centre viability and support for appropriate uses, and design features will provide positive long-term effects. Promotion of the Town Centre development under the Town Centre policies and objectives is positive in relation to population and human health, soil and geology, material assets and cultural heritage SEOs in particular. The majority of the LAP policies and objectives supports the town centre by improving the connectivity within the centre, enhance public realms, and upgrade the fabric of the streetscape. It is important that environmental assessments are carried out if required.

Screened in for AA

The SFRA provided the following in relation to this Town Centre landuse zoning:
Parts of the Town Centre lands are within Flood Zone A/B. The Justification Test has been applied and passed for Town Centre, Education, Existing Residential and Community Services Facilities lands.
The Justification Test has been passed for the Town Centre and Town Centre Outer lands on the basis that development;
Within Flood Zone A/B is limited to extensions, renovations and change of use.
Infill highly vulnerable development and demolition and reconstruction can only take place in Flood Zone C.
Any future development should be subject to an FRA which should follow the general guidance provided in Section **Error! Reference source not found.** of the SFRA and must specifically address points listed in Appendix **Error! Reference source not found.**.
The Justification Test for Education zoning is passed on the basis that that the points detailed in Part 3 of the JT under Appendix **Error! Reference source not found.** are adhered to, key points include:
Within Flood Zone A/B any new development should be water compatible.
Any extension and/or demolition and reconstruction can only take place in Flood Zone C.
Development is constructed in accordance with the site specific FRAs.
The Justification Test for Community Services Facilities zoning is passed on the basis that that the points detailed in Part 3 of the JT under Appendix **Error! Reference source not found.** are adhered to, key points include:
Development is constructed in accordance with the site specific FRAs, to include hydrogeological/groundwater assessment.
Development in Flood Zones A/B should be limited to water compatible use.
Elsewhere in the area, risk can be managed in line with approved Policy and the guidance provided within Section **Error! Reference source not found.** of this SFRA.

Risk to the Town Centre Outer lands can be managed on the basis that;
Within Flood Zone A/B development is limited to extensions, renovations and change of use.
New infill development and demolition and reconstruction of highly vulnerable use can only take place in Flood Zone C.
Any future development should be subject to an FRA which should follow the general guidance provided in Section **Error! Reference source not found.** of the SFRA.

LUZ 2 - Enterprise & Employment Objective: To provide land for industrial, enterprise and employment uses.	⇳	⇧	⇳	⇧	⇧	⇧	⇳	⇧	⇳

SEA Comment:

The landuse zoning for most of LUZ2 relates to existing uses such as Westport Industrial Park. A greenfield si present on the most eastern zoning and this include field boundaries based on aerial imagery review. Application of all relevant measures in Mayo CDP should apply and consideration of master planning for this parcel to integrated ecological connectivity through the lands.

Screened in for AA

SFRA: For highly vulnerable development in Flood Zone A or B.

For less vulnerable development in Flood Zone A.									
LUZ 3 - Educational Objective: To provide for the protection of lands for schools and educational uses.	⇳	⇧	⇳	⇳	⇳	⇳	⇳	⇳	⇳
SEA Comment: Small areas relating to existing uses. No significant impacts identified. Screened in for AA. The SFRA provided the following in relation to this educational landuse zoning: Indicative primary vulnerability: Consideration to be given to flood risks and sequential use of land to ensure highly vulnerable uses such as school buildings are located within areas at lowest risk of flooding..									
LUZ 4 - Existing Residential Objective: To protect the amenity and character of existing residential areas.	0	0	0	0	0	0	0	0	0
SEA Comment: Confirms existing land use.									
LUZ 5 - New Residential Objective: To provide for high quality new residential development and other services incidental to residential development.	⇳	⇧	⇳	⇳	⇳	⇳	⇳	⇧	⇳
SEA Comment: Most of the impacts identified for residential development zones are identified as being mitigated at project level through development management. Positive impacts were identified for population and human health, plus a number of material assets such as flood risk. The sequential approach is followed with infill landuse zoning and the only large area of c 12h near the skatepark. Screened in for AA The SFRA provided the following assessment for new residential: JT required for within Flood Zone A and B Indicative primary vulnerability: Highly Vulnerable SFRA commentary: JT required for within Flood Zone A and B.									
LUZ 6 - Strategic Residential Reserve To protect and safeguard suitable, undeveloped lands for future multiple residential developments. These lands are generally not developable during the lifetime of this plan for multiple residential developments. This position will be reviewed by the Planning Authority periodically over the lifetime of the plan to ensure housing growth targets are achieved (Core Strategy Table). Where it is apparent that 'New Residential' lands cannot or will not be developed within the plan period, residential development maybe considered within Strategic Residential Reserve. Single houses shall only be considered on a limited basis, where it has been established that the lands in question do not adversely impact on the intended future use of these lands; form part of the overall family landholding and no other appropriately zoned lands are available within of the plan boundary; and a demonstrable economic or social need has been established (Objective RHO 1 of the Mayo County Development Plan).	⇳	⇳	⇳	⇳	⇳	⇳	⇳	⇳	⇳
SEA Comment:									

Application of policy SO 9 and measures in the MCDP will apply. The eastern lands around Knockranny comprise agricultural land with a network of hedgerows. These lands should be subject to masterplanning to integrate existing features such as these hedgerows to an overall design. The western lands are south of the upper quay area and comprise agricultural land with some scrub closer to the road, a building is present that should be considered for adaptive reuse if possible.

screened in for Aa

The SFRA provided the following assessment for Strategic Reserve:
Indicative primary vulnerability: Water compatible/Less vulnerable. SFRA commentary: For Water Compatible, land use appropriate and should be retained.

LUZ 7 - Community Services / Facilities Area: Objective: To provide land for social, health, public administration and educational services and facilities.	⇳	⇧	⇧	⇳	⇧	⇧	⇳	⇳	⇳

SEA Comment:

Generally, impacts are positive for a range of parameters including soil and geology, population and human health, flood risk, water quality and landscape. The opportunity to enhance these areas through public realm improvements and/or green and blue infrastructure measures contribute positively longer term to biodiversity, water and climate change adaptation SEOs also.

Screeend in for AA

The SFRA provided the following assessment for: Indicative primary vulnerability: Water compatible. SFRA commentary: For Water Compatible, land use appropriate and should be retained.

LUZ 8 - Recreation & Amenity Objective: To protect and improve the provision, attractiveness, accessibility and amenity value of public open space, amenity and recreation.	⇳	⇧	⇧	⇳	⇧	⇧	⇳	⇳	⇳

SEA Comment: Nature based solutions and climate adaption should form a key approach to this LUZ and application of full environmental measures in the Mayo CDP 2022 -2028.

Screened in for AA

The SFRA provides the following assessment of recreation and amenity landuse zoning: JT not needed. Land use appropriate and should be retained.

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LUZ 9 – Agriculture Objective: To reserve land for agricultural and rural uses and to preserve the amenity of the town setting. Developments for single houses within areas zoned Agriculture will be considered on their merits having regard to the Rural Housing policies and objectives of the Mayo County Development Plan 2023-2028 and issues such as access, services and siting.	⇳	⇧	⇧	⇳	⇧	⇧	⇳	⇳	⇳

SEA Comment:

Generally, impacts are positive for a range of parameters including soil and geology, population and human health, flood risk, water quality and landscape.

Screened in for AA

The SFRA provides the following assessment of Ariculture landuse zoning: JT not needed for water compatible. For farm housing the Justification Test applies in Flood Zone A/B.

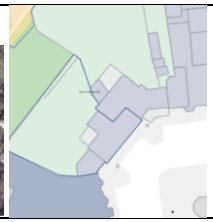
LUZ 10 – Open Space To preserve, provide for and improve active and passive recreational public and private open space.	⇳	⇧	⇧	⇳	⇳	⇳	⇳	⇧	⇧
SEA Comment: The opportunity to enhance these areas through public realm improvements and/or green and blue infrastructure measures contribute positively longer term to biodiversity, water and climate change adaptation SEOs also. Screened in for AA									
LUZ 11 – Tourism and Related To provide, maintain and enhance tourist related facilities	⇳	⇳	⇳	⇳	⇳	⇳	⇳	⇳	⇳
The impacts are identified as overall positive, particularly for PHH, , MA. Development management applications should provide appropriate mitigation. Mitigation measures from the Wild Atlantic Way Development Strategy 2023 SEA ER and NIR should apply as relevant.									
LUZ 12 - Infrastructure & Utilities To provide land for public infrastructure and public utilities.	⇳	⇧	⇧	⇳	⇧	⇧	⇳	⇳	⇳
The impacts are identified as overall positive, particularly for PHH, W, MA and interrelationship SEOs in particular as it aims to provide essential public utilities as appropriate in line with the enhanced development of Westport as a whole. Screened in for AA The SFRA provides the following assessment of Infrastructure and Utilities landuse zoning. Indicative primary vulnerability: Less / highly vulnerable For highly vulnerable development in Flood Zone A or B. For less vulnerable development in Flood Zone A.									
LUZ 13 - Marine Related Tourism The objective of the Marine related Tourism land use is to provide for marine related tourism development whilst having regard to the existing natural and built environment. Land uses generally permitted in this zone include tourist accommodation, open space, small scale retail units for the sale of marine related goods, sailing club ,restaurants, public houses, marina, pontoons, moorings, boat yards, bathing facilities, public utilities, parking, information boards and sporting and leisure facilities.	⇳	⇳	⇳	⇳	⇳	⇳	⇳	⇳	⇳
SEA: Application of appropriate measures from the National Marine Planning Framework as reflected in the MCDP 2022 -2028 will apply. Screened in for AA SFRA: Risk to the Marine Related Tourism lands can be managed on the basis that: Flood Zone A & B is suitable for water compatible use only, which can encompass various marine tourism related uses; An in accordance with Section **Error! Reference source not found.** of the SFRA is carried out and this must include consideration of flood resilient building materials and flood warning & preparedness measures									
LUZ – 14 Westport House and Demesne	⇳	⇳	⇳	⇳	⇳	⇳	⇳	⇳	⇳

The objective of the Westport House & Demesne land use is to facilitate appropriate development in accordance with Chapter 9 of this plan, in order to ensure the viability and conservation of the estate. Permitted uses in this zone are set out in Chapter 9 and Map									
Positive in terms of integrity and viability of the house and demesne but this will require any development proposals to be underpinned by robust ecological and environmental surveys and assessments and early input from built and natural heritage professionals to avoid erosion of key landscape, built heritage and ecological features. This LUZ is underpinned by specific policies and objectives in the draft LAP to maintain integrity of the demesne. Screened in for AA SFRA: Most of the risk is limited to existing sites. The Justification Test has been applied and passed for Westport House & Demesne. The Justification Test for Westport House & Demesne is passed on the basis that that the points detailed in Part 3 of the JT under Appendix A.1.1 are adhered to, key points include: • Flood Zone A would principally be suitable for water compatible use only; • Any new highly vulnerable uses such as campsites should be located in Flood Zone C. FRA should address climate change scenarios in relation to operational levels and potential mitigation measures. The risk to existing Utilities, comprised of a waste water treatment plant can be managed on the basis that: • Any future development of the land should be subject to an FRA which should follow the general guidance provided in section 7 of the SFRA and must specifically address the following: • The sequential approach should be applied and highly vulnerable elements of the site should be located in Flood Zone C, or raised/bunded/protected; • FRA should address climate change scenarios in relation to operational levels and potential mitigation measures; • Proposals should not impede existing flow paths or cause flood risk impacts to the surrounding areas, and; • Any development shall also be required to be built in accordance with MCDP and WLAP SuDS Policy. Risk to Enterprise and Employment can be managed on the basis that: • The sequential approach must be applied, and less vulnerable elements of the site should be located in Flood Zone B or preferably C; • Highly vulnerable development is only appropriate within Flood Zone C; • FRA should address climate change scenarios in relation to operational levels and potential mitigation measures; • Proposals should not impede existing flow paths or cause flood risk impacts to the surrounding areas, and; • Any development shall also be required to be built in accordance with MCC SuDS Policy. Elsewhere in the area, risk can be managed in line with approved Policy and the guidance provided within Section 7 of this SFRA.									
LUZ 16 - Ancillary Uses To ensure that developments ancillary to the parent use of a site are considered on their merits irrespective of what category the ancillary development is listed under in the zoning matrix of this County Development Plan.	⇳	⇳	⇳	⇳	⇳	⇳	⇳	⇳	⇳
These should be considered at project level, mitigation is sufficient at development management subject to full adherence and implementation of the relevant environmental protection measures in the Mayo CDP 2022 -2028 and draft Westport LAP Screened in for AA									
LUZ 17 - Established Use/Non-Conforming Uses	⇳	⇳	⇳	⇳	⇳	⇳	⇳	⇳	⇳

To generally support reasonable extensions and improvements to premises that accommodate established/non-conforming uses, where it is considered by the Planning Authority that the proposed development would not be injurious to the amenities of the area and would be consistent with the proper planning and sustainable development of the area.										
These should be considered at project level, mitigation is sufficient at development management subject to full adherence and implementation of the relevant environmental protection measures in the Mayo CDP 2022 -2028 and draft Westport LAP Screened in for AA										
Chapter 13 Implementation and Monitoring - Implementation and Monitoring Policy Objective										
IMO1	Monitor development for compliance with the objectives of the Core Strategy and adjust, where necessary, the approach taken to the consideration of development proposals in order to ensure effective alignment with the National, Regional and County policies and objectives.	⇳	⇧	⇧	⇳	⇳	⇳	⇳	⇧	⇧
Monitoring of the plan for environmental effects is undertaken via SEA monitoring and requirements for corrective actions should they arise										

1.1.1 Westport Opportunity Sites

Opportunity Site 1: The Old Court House	BFF	PHH	W	SG	AQ C	LA	CH	MA	IR
	⇳	⇳	⇳	⇳	⇳	⇳	⇳	⇳	⇳
Currently disused, but in Council ownership, this 5-bay, 2-storey dressed limestone building, completed in 1846, represents an important component of the 19th Century built heritage of Westport. The building sits on a 0.08-hectare site that is strategically located at the junction of Castlebar Road and Distillery Road on the eastern edge of the town centre. The scale and character of the structure marks it as appropriate to house some form of heritage use, such as a local heritage centre or museum.									
SEA Comment Based on a review of aerial photography, this opportunity site comprises of a brownfield land and supports built land and artificial surfaces. Key location within town centre; opportunities to support adaptive re-use of existing buildings; overall positive effects and consistent with SEOS. To enhance ecological connectivity it is recommended that a landscape plan that is designed in line with the All Ireland Pollinator Plan is included with native species mix of tree planting as appropriate. A bat survey to assess if the building is being used by roosting bats and a bird survey may be required in advance to works. Flooding Risk Assessment This area is within Flood Zone B, thus it can not be redeveloped until such time as the flooding issue is alleviated.									
Opportunity Site 2: The Bank Garden									
	⇳	⇳	⇳	⇳	⇳	⇳	⇳	⇳	⇳
The 0.56-hectare Bank Garden site comprises of part of the attached stable block and the large rear garden of the of the former Dower House of the Marquis of Sligo which dates from 1809. The house and stable block fronts onto the North Mall and the rear wall of the garden abuts Distillery Road. The site can also be accessed from the west via a public car park off Castlebar Road. The site provides opportunity for the development of a boutique town park. There is also potential to develop the adjoining stable block along the North Mall as a potential public gathering/ performance area.									
SEA Comment: The provision of town park is positive and its location adjacent to the North Mall increases it overall environmental value. The integration of nature based solutions with vegetated SUDs and pollinator friendly planting would enhance the ecological function of this area whilst facilitating amenity and recreational use.									
Opportunity Site 3: Market House site									

  	⇳	⇳	⇳	⇳	⇳	⇳	⇳	⇳	⇳
This impressive early 19th Century, terraced, 2-storey Market House, completed in 1815, occupies a prominent location on the Octagon on the western edge of the town centre. Currently disused, the rear of the property adjoins a public park. A building of this scale at such a prominent location in the town could provide an opportunity to be partially reinvented as a public market space, also housing commercial/enterprise units. Furthermore, as the rear of the building adjoins a public park, there is also potential for the development of a public performance space.									
SEA Comment: SEA Comment Based on a review of aerial photography, this opportunity site comprises of a brownfield land and supports built land and artificial surfaces. There are some mature trees that provide important woodland habitat with the urban environment. These should be retained and integrated to any design proposals. Key location within town centre; opportunities to support adaptive re-use of existing buildings; overall positive effects and consistent with SEOS. A bat survey to assess if the building is being used by roosting bats and a bird survey may be required in advance to works. Flooding Risk Assessment This area is within Flood Zone B, thus it can not be redeveloped until such time as the flooding issue is alleviated.									
Opportunity Site 4: The Walsh Factory Site									
  	⇳	⇳	⇳	⇳	⇳	⇳	⇳	⇳	⇳
This 1.43-hectare site is located on Altamont Street circa 300 m southeast of the town centre. The western site boundary abuts the Great Western Greenway, and the northern site boundary is directly opposite a street front 3-storey residential complex. The site is currently partially occupied by some light industrial units but would provide an optimum location for a residential development in keeping with those on adjoining sites, in terms of scale and character, combined with some commercial/enterprise/light industrial units at ground floor levels. This mix would reflect the existing and emerging residential/office /commercial character of the immediate Altamont Street area, which includes the nearby Leeson Enterprise Centre.									

SEA Comment: SEA Comment Based on a review of aerial photography, this opportunity site comprises of a brownfield land and supports built land and artificial surfaces. There are some grassland habitat present. A landscape design that supports ecological connectivity through buffer and native species planting would be important at this site. Key location within town centre; opportunities to support adaptive re-use of existing buildings; overall positive effects and consistent with SEOS. A bat survey to assess if the building is being used by roosting bats and a bird survey may be required in advance to works. Flooding Risk Assessment This area is within Flood Zone B, thus it can not be redeveloped until such time as the flooding issue is alleviated.

1.1.2 Local Transport Plan for Westport

In compliance with objective MTO 1 of the CDP and regional policy objective RPO 6.17 of the RSES, a Local Transport Plan (LTP) has been prepared for Westport (Westport LTP), and forms part of the LAP.

The WLTP is aimed at providing a functional and active travel network from the town centre outwards. It has been prepared in collaboration with the NTA and runs concurrent with this Plan. The Local Transport presents an evidence-based assessment of the town, which takes into consideration the location, land-use and transport infrastructure and provides a suite of recommendations for various modes of travel to serve forecasted travel demand based on population and employment growth targets for Westport. A key aim of the WLTP is to improve the integration between Land Use and Transport Planning. It provides an appraisal of the current transport environment bringing sustainable transport considerations to the forefront. In particular, the WLTP provides alternatives to car-base travel, including the promotion of active travel and alternative technologies, as well as a strategy for the delivery of sustainable transport. It provides a suite of necessary supporting infrastructure/measures and services, in line with land uses, through a range of design solutions and specific measures aimed at enhancing the physical public realm and transport network.

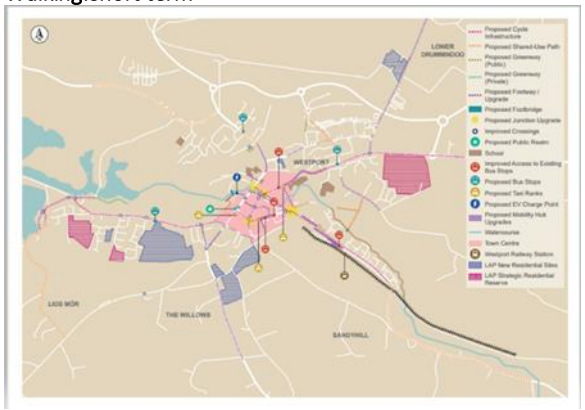
As part of Part 2 of the Area Based Transport Assessment (ABTA) process, a suite of objectives was developed to enable significant modal shift to walking, cycling and public transport in order to reduce emissions and align with national policies.

The 5 objectives are:

1. More effective integration of land use and transport planning to reduce number of car trips
2. Reduce traffic movements through and within the town to reduce vehicle emissions and create opportunities to enhance placemaking by road space reallocation
3. Encourage mode shift to active travel and sustainable modes and improve accessibility for all users and all journey types
4. Accommodate the needs of businesses and local resident, by suitable provision and appropriate allocation and management of parking
5. Enhance road safety with focus on vulnerable users

Westport Local Transport Plan	BFF	PHH	W	SG	AQ C	LA	CH	MA	IR
As part of Part 2 of the Area Based Transport Assessment (ABTA) process, a suite of objectives was developed to enable significant modal shift to	⇳	⇳	⇳	⇳	⇳	⇳	⇳	⇳	⇳

Westport Local Transport Plan	BFF	PHH	W	SG	AQ C	LA	CH	MA	IR
walking, cycling and public transport in order to reduce emissions and align with national policies. The 5 objectives are: 1. More effective integration of land use and transport planning to reduce number of car trips 2. Reduce traffic movements through and within the town to reduce vehicle emissions and create opportunities to enhance placemaking by road space reallocation 3. Encourage mode shift to active travel and sustainable modes and improve accessibility for all users and all journey types 4. Accommodate the needs of businesses and local resident, by suitable provision and appropriate allocation and management of parking 5. Enhance road safety with focus on vulnerable users									
Short Term: - Develop a Local Area Model of Westport Town (based on NTA's Western Regional Model). - Establish Mobility Management Plans for 7 schools in main study area to include: •Continue to promote and support green schools initiative; • Establish walking and cycling buses to primary schools; and • Provide School Zones interventions in front of all schools including area of influence. - Ensure Workplace Travel Plans are developed for new developments and extensions to existing residential areas. - Deliver Mobility Hubs including cycle parking, public car share, bike share etc. (Mill Street, Train Station, Town Centre). - Implement findings from accessibility review and parking management plan. - Work with partner organisations to facilitate the development of a delivery hub location on the edge of Westport, enabling freight consolidation and a reduction in the number of vans circulating the constrained town centre. - Relocate and increase railway station cycle parking to avoid conflict with car park use. - Ensure streets are clutter free and at least 2m is clear for pedestrians by engaging with business owners and enforcement where required.	⇳	⇳	⇳	⇳	⇳	⇳	⇳	⇳	⇳
SEA Comment:									

Westport Local Transport Plan	BFF	PHH	W	SG	AQ C	LA	CH	MA	IR
SEA: these measures are short term interventions that relates primarily to behaviour change, decluttering and make the town a more attractive and safe space for pedestrians, cyclist and more supportive of public transport options for travel. Positive effects across all SEOs and positive synergistic effects. AA: These measures aim to change existing travel behaviours to help support a reduction in private car reliance and help towards national climate action objectives. The interventions identified in the LTP mainly target utility journeys such as trips to school and work and will encourage and inform people about alternative travel options for these everyday journeys. Such measures not likely to have a significant effect either alone or in combination.									
Medium Term - Rejuvenate land located on the junction between Mill Road and Altamont Street (old convent grounds). - Consider provision of additional public toilets, including at least one Changing Place toilet. This will enable people to access the town centre by sustainable modes without being dependent on private bathrooms.	⇳	⇳	⇳	⇳	⇳	⇳	⇳	⇳	⇳
SEA comment: land at the above site should be informed by nature based solutions design if possible and provision of vegetated SuDS. Positive across SEOs through implementation of development management provisions. AA: Given the nature of these measures they are not likely to have a significant effect either alone or in combination.									
Long Term-none proposed.									
Walking:Short term 	⇳	⇳	⇳	⇳	⇳	⇳	⇳	⇳	⇳
New footpaths: • Leenaun Road (N59) from Pound Road to Daybreak at Carrowbaun; • High Street – provide accessible pedestrian link from greenway to John's Row on the west side of street with new footpath provision and removal of steps;									

Westport Local Transport Plan	BFF	PHH	W	SG	AQ C	LA	CH	MA	IR
• Lodge Road from its junction with the N5 (Castlebar Rd) to Slogger / Carrownaclea / Fahy crossroads. This work would be a combination of new footpath sections and enhancements to the existing, narrow sections; • Greenway to Mill Street via High Street car park; • Mill Street to Laneway connecting to Bridge Street, via Mill Street car park; • James St to Bridge St via James St Car Park and Distillery Ct; • Knockranny Road footpath extension from Knockranny Lodge B&B to Drummindoo Stud farm junction; and • Horkan's Hill to Carrowbeg Estate. **Upgrade existing footpaths**: • Tober Hill – address local pinch points to provide continuous footpath; • Leenaun Road – footpath widening from Quay Road to Toberhill; • Peter Street – steps and accessibility improvements; • Hillside – footpath widening, relocate street furniture blocking the footpath; • Johns Row – footpath widening (minimum footpath width), continue raised footpath; • Church Street – provide accessible pedestrian access to Westport House, tactile paving, widening of footpath; • High Street – footpath widening and resurfacing on north end; • Altamont Street – provide footpath widening and provision on both sides of the road; • Distillery Road – Provide at least 1.8m wide footpath to address pinch points (bridge) and provision on both sides of the road; • Castlebar Road (east of distillery Road to Father Angelus Park) – provide wider footpaths, relocate street furniture, highlight route through Father Angelus Park; • New Road – footpath widening; • Newport Road (Scoil Phadraig to Pinewoods) – footpath widening; • Horkans Hill – provide accessible continuous footpath to Upper Carrowbeg Estate; • Harbour View – dropped kerbs, tactile paving, localised widening, improved crossings; • Quay Road (The Octagon to N59) – Footpath widening and improved crossing over Church Street; and • Increase footway width on South Mall. **Potential Permeability Improvements:**									

Westport Local Transport Plan	BFF	PHH	W	SG	AQ C	LA	CH	MA	IR
• Upper Carrowbeg Estate to the Greenway; • King's Hill to Fairways; • Upper Carrowbeg Estate and Carrowbeg Estate/Glenlara Park; • St. Mary's Crescent (Order of Malta) to provide improved connection to the Greenway from the town centre (filtered permeability with shared use path); and • Direct link from Octagon to leisure centre car park. - **Expand the signage / wayfinding strategy.** - Enhance street lighting on Altamont Street, Quay Road, Castlebar Road, Newport Road, Leenaun Road, West Road and the Greenway to improve safety. - Consider the feasibility of providing increased public realm opportunities in the western half of The Octagon by reallocating parking spaces. - Explore the potential for active travel infrastructure along Ardmore and Harbour View, tying in with existing infrastructure on the R335. - Develop a monitoring / audit process for identifying and reporting ongoing accessibility issues. - Update parklet design guide. - Consider converting existing raised pedestrian courtesy crossings to formal zebra or signalised crossings in areas of high pedestrian footfall. - Review and standardise provision of drop kerbs, tactile paving and consider the potential to reduce corner radii to enable a consistent access experience for people with disabilities. - Provide an enhanced east – west pedestrian connection from High Street Car Park to the Leisure Centre Car Park • New footpath in High Street car park from Greenway access to Mill Street; • Introduction of new signalised pedestrian crossing on Mill Street between High Street car park and Mill Street car park; • New footpath in Mill Street car park from Mill Street to laneway connecting to Bridge Street; • New footpath through James Street car park; • Reallocate car parking spaces either side of the entrance to James St car park; and • Improved footpath in the Leisure Centre car park including improved pedestrian access.									
SEA comment:									

Westport Local Transport Plan	BFF	PHH	W	SG	AQ C	LA	CH	MA	IR
The actions relating to provision of **new footpaths** are identified as being mitigated through project level measures and whilst will be positive in making walking more attractive and safer, with positive interactions with PHH, AQ, CC SEOs in particular. Care should be taken to avoid removal of older linear features if present such as old stone walls, hedgerows and treelines. An overly engineered design should be minimised and boundary treatments should reflect existing local character with a key focus to avoid removal of woodland habitat where possible. Full adherence and implementation of Mayo CDP environmental protection measures relating to public realm, cultural heritage, biodiversity, water, lighting and landscape is essential. AA: New footpaths and improvements to existing footpaths could result in construction impacts (water quality, disturbance of species) and possible operation disturbance, particularly where these are proposed adjacent to the SAC (Quay area) and along/across the Carrowbeg River upstream of the SAC.									
Medium Term Extend shared use path on Golf Course Road to the Golf Course and Rugby club	⇳	⇳	⇳	⇳	⇳	⇳	⇳	⇳	⇳
Long Term Explore the potential to pedestrianise Bridge Street following a reduction in through traffic. The recently opened Northern Relief Road and the development of a Southern Bypass would present opportunities to provide alternative routes for through traffic.	⇳	⇳	⇳	⇳	⇳	⇳	⇳	⇳	⇳
The actions relating to medium and long term are identified as being mitigated through project level measures and whilst will be positive in making walking more attractive and safer, with positive interactions with PHH, AQ, CC SEOs in particular Full adherence and implementation of Mayo CDP environmental protection measures relating to public realm, cultural heritage, biodiversity, water, lighting and landscape is essential. AA: Given the small-scale of these works they are considered not likely to have a significant effect either alone or in combination. The oedestrianisation of Bridge Street is considered not likely to have a significant effect either alone or in combination.									
Cycling Short term									
Greenway / off road paths: • Develop a Carrowbeg Riverside path from Ashwood to Tesco (Phase 1) with potential northern connection through Knockranny Woods / Colonel's Wood (Phase 2); • Develop a Greenway through Westport House from Church Street to Cloonmonad; and • Improved connection through Pairc Na Coille connecting Greenway Golf Course Road Greenway improvements: • Pinewoods accessibility improvements to greenway; • Provide a new crossing on R335 at Slí Na Miséan housing development to access greenway; • Provide a new crossing on Leenaun Road near the junction with Tober Hill Street to access greenway; • Increase the width of the offroad path between Church Street and Leisure Centre car park to make it accessible to cycling;	⇳	⇳	⇳	⇳	⇳	⇳	⇳	⇳	⇳

Westport Local Transport Plan	BFF	PHH	W	SG	AQ C	LA	CH	MA	IR
• Provide resting places and benches at longer walking routes / key approaches into town; • Provide accessible connection from the Greenway to Altamont Street; and • High Street car park accessible access to Greenway (switchback ramp). Provide new shared use paths on: • Golf Course Road to new GAA pitches; • Newport Road from Pinewoods to King's Hill; • Carrowbeg Estate and • R330 (Ballinrobe Road) from Ashwood residential area to L5863. Provide a Primary Cycle Network consisting of segregated cycleways on: • North Mall from Mill Street to Newport Road (including junction upgrades); • Altamont Street / R330 from Distillery Road junction to Asshwood residential area at local road L5864, via the railway station (requires existing roundabout to be upgraded to signalised T junction with cycle phase); • Bridge Street from Castlebar Road to Circle K / Spar; • Castlebar Road from North Mall to Corrib Oil service station; • Shop Street from The Octagon to Mill Street; • Mill Street from Bridge Street to High Street Car Park; and • Quay Road from The Octagon to The Quay. - Provide secure sheltered cycle parking throughout the town. - Relocate and increase railway station cycle parking to avoid conflict with car park use. - Investigate the potential and feasibility of providing a new bridge across the Carrowbeg River at St. Mary's Crescent. The recently delivered Castlebar Riverwalk project demonstrated that such infrastructure can be delivered at a reasonable cost. - Explore the potential for active travel infrastructure along Ardmore and Harbour View, tying in with existing infrastructure on the R335. - MCC to provide support for the delivery of public cycle hire scheme including e-bikes. A similar scheme was introduced in Castlebar in September 2022.									

Westport Local Transport Plan	BFF	PHH	W	SG	AQ C	LA	CH	MA	IR
- Incentivise the use of cargo bikes for short freight journeys within the town by providing allocated on street parking bays and facilities. There is also potential to establish a 'bicycle library' at local schools for families to trial or include cargo bikes in a public bike hire scheme.									
SEA comment; These represent the projects that will be consistent with SEOS as above, eg PHH, AQ, MA and CC. However the provision of cycling routes through other habitats than existing built land and artificial surfaces could generate adverse effect, in the absence of mitigation on BFF, W, SQ and L SEOs. The provision of lighting where baseline lighting is low eg along Carrowbeg could result in disturbance to nocturnal and crepuscular species including bats and otters. Furthermore, increased human presence and potential disturbance from domestic species (eg dogs walking) could result in habitats been abandoned by wetland and waterbird species. Again, an overly engineered unsympathetic design can result in negative effects on landscape and cultural heritage. Through the detailed design process baseline ecological studies should inform the design process with wildlife friendly lighting if required to be provided and appropriate planting of native species and landscape measures to provide ecological connectivity and buffer space. The other cycling projects listed under Off Road appear to be minor interventions but again the potential cumulative and interactive effects associated with these need to be monitoring and assessed through the development management process **Greenway Improvements:** The projects listed under this action relate to works to existing road /greenway surfaces and improving connectivity into the existing greenways. These are in and of theeselves minor interventions and subject to full implementation of the policies in the Mayo CDP 2022 -2028 and Draft Westport LAP relating to environmental protection (listed below) no significant effects are identified. **Primary Cycle Network consisting of segregated cycleways.** The primary network will improve safety and increase connectivity for cycling in and around the town including to the train station. These actions relate to existing roads and will result in positive interactions with PHH, AQ, CC and MA SEOs in particular, with provision of segregated cycling track. The implementation and adherence to the environmental protection measures in the Mayo CDP 2022 -2028 and draft Westport LAP through the development management process will ensure significant environmental effects avoided on BFF, W, SG with positive cumulative interactions across PHH, AQ, MA and CC in particular. AA: New and improvements to existing cycleways, greenways and shared use paths could result in construction impacts (water quality, disturbance of species) and possible operation disturbance, particularly where these are proposed adjacent to the SAC (Quay area) and along/across the Carrowbeg River upstream of the SAC.									
Medium Term:- Continue to increase the cycle network reflecting the CycleConnects Plan. **- Extend the shared use path on Golf Course Road from GAA pitches to Rugby Club** **- Provide cycle connections in and to new residential areas identified in the LAP including sites adjacent to Leenaun Road.** **Long Term:** **Ensure that walking and cycling corridors aren't severed by the Northern Relief Road and connect with existing facilities and sustainable infrastructure associated with new developments in the area.**	⇳	⇳	⇳	⇳	⇳	⇳	⇳	⇳	⇳
SEA comment; These represent the projects that will be consistent with SEOS as above, eg PHH, AQ, MA and CC. However the provision of cycling routes through other habitats than existing built land and artificial surfaces could generate adverse effect, in the absence of mitigation on BFF, W, SQ and L SEOs. The provision of lighting where baseline lighting is low eg									

Westport Local Transport Plan	BFF	PHH	W	SG	AQ C	LA	CH	MA	IR
along Carrowbeg could result in disturbance to nocturnal and crepuscular species including bats and otters. Furthermore, increased human presence and potential disturbance from domestic species (eg dogs walking) could result in habitats been abandoned by wetland and waterbird species. Again, an overly engineered unsympathetic design can result in negative effects on landscape and cultural heritage. Through the detailed design process baseline ecological studies should inform the design process with wildlife friendly lighting if required to be provided and appropriate planting of native species and landscape measures to provide ecological connectivity and buffer space. The other cycling projects listed under Off Road appear to be minor interventions but again the potential cumulative and interactive effects associated with these need to be monitoring and assessed through the development management process AA: These two medium and long term measures are considered not likely to have a significant effect either alone or in combination.									
Public Transport									
Short Term: - Formalise and provide accessible bus stops on Mill Street, Castlebar Road (outside The Castlecourt Hotel) and at the railway station. This would include, at minimum, provision for level boarding, a flag marking the stop and a timetable for relevant services. Additional infrastructure could include real time passenger information (RTPI), seats and shelters. - Consider the provision of additional bus stops in collaboration with key stakeholders to increase the portion of the town with access to public transport services. - Engage with Bus Éireann and other operators to encourage a bus network and schedule which is fit for purpose, supports a thriving economy and provides an attractive alternative to the car.	⇳	⇳	⇳	⇳	⇳	⇳	⇳	⇳	⇳
SEA comment: The actions relating to medium and long term are identified as being mitigated through project level measures and whilst will be positive in making walking more attractive and safer, with positive interactions with PHH, AQ, CC SEOs in particular Full adherence and implementation of Mayo CDP environmental protection measures relating to public realm, cultural heritage, biodiversity, water, lighting and landscape is essential. AA: Improvements to the bus network and infrastructure are considered not likely to have a significant effect either alone or in combination.									
Medium Term:Assess the potential of providing a dedicated Westport town bus service through engagement with the National Transport Authority. Long term – none proposed	⇳	⇳	⇳	⇳	⇳	⇳	⇳	⇳	⇳
SEA comment; no landuse effects identified through research proposal currently.									
Parking and HIghway									
Short term: - Work with partner organisations where required to introduce a town wide 30 km/h speed limit. - Develop a Parking Management Plan (PMP) for Westport including the following: • Provide additional electric vehicle charging points in off-street car parks supported by the Electric Vehicles Charging Infrastructure Strategy 2022 - 2025;	⇳	⇳	⇳	⇳	⇳	⇳	⇳	⇳	⇳

Westport Local Transport Plan	BFF	PHH	W	SG	AQ C	LA	CH	MA	IR
• Provide taxi ranks on Castlebar Road, The Octagon, Mill Street (Interchange); • Consider cost increases and further restrictions; • Formalise the provision of temporary car parks in schools for the tourist season with temporary mobility hubs including bike share, shuttle buses etc. The temporary mobility hubs will occupy off-street car parks such as James Street, and make use of school parking facilities such as Holy Trinity car park. The shuttle bus could loop through the town to provide stops throughout the town; • Review accessible parking provision in off-street car parks and on street – design improvement to bring to standard; • Enhance and strengthen enforcement of loading and parking violations; and • Provide new and improved existing park and ride / park and stride facilities.									
Positive measures to support modal shift and behavioural change. The actions relating to short term are identified as being mitigated through project level measures and whilst will be positive in making walking more attractive and safer, with positive interactions with PHH, AQ, CC SEOs in particular Full adherence and implementation of Mayo CDP environmental protection measures relating to public realm, cultural heritage, biodiversity, water, lighting and landscape is essential.									
Medium Term:Consider the potential to convert off-street ground level car park to multi-storey, enabling greater capacity for relieving on-street car parking subject to robust analysis and informed by the PMP. Long Term: Explore the feasibility of providing an alternative route for through traffic to bypass the town centre with a Southern Bypass linking the N5-N59. - Explore price-based demand management policies to discourage single occupancy car journeys.	⇳	⇳	⇳	⇳	⇳	⇳	⇳	⇳	⇳
Positive measures to support modal shift and behavioural change. The actions relating to short term are identified as being mitigated through project level measures and whilst will be positive in making walking more attractive and safer, with positive interactions with PHH, AQ, CC SEOs in particular Full adherence and implementation of Mayo CDP environmental protection measures relating to public realm, cultural heritage, biodiversity, water, lighting and landscape is essential AA: Changes to existing car parks are considered not likely to have a significant effect either alone or in combination. The provision of a Southern Bypass would require a crossing of the Carrowbeg River. This could result in construction impacts (water quality, disturbance of species) and possible operation disturbance.									