



**Comhairle Contae
Dhún na nGall**
Donegal County Council



**Comhairle Baile
Bhun Cranncha**
Buncrana Town Council

**Appropriate Assessment: Addendum to the Natura
Impact Report Regarding the Likely Significant
Impacts on Natura 2000 Sites of Implementing
the Material Alterations.**

May 2014

**Central Planning Unit
Donegal County Council**

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1.0 Introduction

The Draft Buncrana & Environs Development Plan 2014-2020 was on public display from the 2nd August 2013 to 14th October 2013, and an Appropriate Assessment and a Strategic Environmental Assessment of it were prepared. A report on the submissions and observations received during that public consultation process was presented to Members of Buncrana Town Council and Donegal County Council in the form of a Managers Report dated January 2014. That report was considered by Members of Buncrana Town Council on 12th March 2014 and Donegal County Council on 31st March 2014 at which time the Elected Members made the Draft Plan subject to alterations, a number of which are 'Material Alterations' to the draft plan.

As required by section 12(7)(aa) of the Planning & Development Act 2000 (as amended), a determination was made that an Appropriate Assessment and a Strategic Environmental Assessment are required to be carried out as regards the proposed Material Alterations of the draft Development Plan. The determinations in this regard are available for inspection. The purpose of this document is therefore to carry out an Appropriate Assessment of the proposed Material Alterations and to assess the probability of significant environmental impacts on the integrity of Natura 2000 sites and network arising from the proposed Material Alterations to the draft plan as contained in the document entitled, 'Proposed Material Alterations to the Draft Buncrana & Environs Development Plan 2014-2020, May 2014,' which is now available for public consultation.

Therefore, this report is a continuation of the process of Appropriate Assessment (AA) of the Draft Buncrana & Environs Development Plan 2014- 2020 and is to be read as an addendum to the Natura Impact Report that was prepared alongside the draft Development Plan. This AA document is published alongside the proposed Material Alterations, and alongside an additional report entitled, 'Strategic Environmental Assessment: Addendum to the Environmental Report Regarding the Likely Significant Effects on the Environment of Implementing the Material Alterations,' May 2014. For clarity and continuity of process, Table 8 extracted from the Environmental Report (which was published as part of the draft plan), and which contains the mitigation arising from the Appropriate Assessment is shown in Appendix 1 of this document.

2.0 Appropriate Assessment of proposed Material Alterations

The Appropriate Assessment of the Material Alterations shall follow the same assessment process as set out in the Natura Impact Report (NIR) of the draft Plan (Section 5.0, Table 5 of the Natura Impact Report of the draft Plan refers). Using the same assessment methodology, Table 1 of section 3.0 of this report sets out the assessment of each Material Alteration so as to determine the probability of significant impacts on Natura 2000 sites and network. Where a significant potential impact on the integrity of Natura 2000 sites and network is found to be likely, mitigation is set out in the last column.

3.0 Assessment of the Material Alterations

The following table sets out the assessment of the Material Alterations to the Draft Plan. Note: Where maps are referenced within the 'Material Alteration' column of Table 1, these are to be viewed in the accompanying document, 'Proposed Material Alterations to the Draft Buncrana & Environs Development Plan 2014- 2020,' April 2014.

(Note: In the column entitled 'Material Alterations', text that is to be inserted is shown in **blue lettering**, and text for deletion is shown in ~~strikethrough~~).

Table 1: Appropriate Assessment of the Material Alterations to the Draft Plan.

Ref	Material Alteration	Natura 2000 Site that may be affected	Potential Impact of Policy/ Objective	Risk of Significant Impact	Potential Combination of Impacts	Risk of Significant Combination Impacts	Mitigation
1	<p>In summary, Material Alteration 1 amends Chapter 2 (Core Strategy) of the Draft Buncrana & Environs Development Plan 2014- 2020 so as to clarify potential housing yield, density, number of extant permissions and makes a number of amendments to specific objectives and policies. The full text of the amendment can be viewed in Appendix 1 of the accompanying document entitled, 'Proposed Material Alterations to the Draft Buncrana & Environs Development Plan 2014- 2020,' April 2014. For the purposes of AA, the relevant amendments that require assessment are those that relate to objectives and policies of chapter 2 and these are assessed below.</p> <p>Amend CS-O-2 to read as follows: CS-O-2: To ensure that housing land supply is consistent with the Housing Land Requirement (HLR) provided for in the County Donegal Development Plan 2012 - 2018 and to guide direct new residential development to the</p>	Potential all sites. Varied – possible impacts from implementation of this objective may	Potential all sites. Varied – possible impacts from implementation of this objective may	No- as the alteration in itself targets the location for new housing development	Unlikely	Unlikely. The likelihood of possible significant combination impacts is reduced since	<p>Mitigation in respect of each element of Material Alteration 1.</p> <p>Having regard to the high level nature of these objectives and policies, the emphasis is placed on avoidance on or near protected areas during the implementation of the Plan. This is adequately provided for in terms of Natura 2000 sites through (a) the existing suite of objectives and policies of the Plan, in particular Chapter 5, objectives NH-O-2, NH-O-3, NH-O-5 and policies NH-P-1, NH-P-2, NH-P-3 and (b) the provision in the material alterations to CS-O3 (becoming 4) and CS-O-4 (becoming 5) which provides in the strategic context for the 'sustainable' development of the town. In particular, the introduction of the word 'sustainable' within CS-O-34 and CS-O-56 strengthens the protection that will be afforded to Natura 2000 sites. In addition, Donegal County Council and</p>

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	<p>lands identified as Residential (Phase 1) or Town Centre to 'Mixed Use' sites M3, M4, M5, M6 & M8.</p> <p>Insert new CS-O-3 as follows: To reserve future strategic landbank as 'Strategic Residential Reserve' as residential land supply to facilitate growth beyond the life of the Plan.</p> <p>Amend CS-O-3 as follows CS-O-34: To encourage the sustainable growth of the town in a sequential manner outwards from the core so as to make best use of existing and planned infrastructure and to consolidate and strengthen urban form.</p> <p>Amend CS-O-5 as follows CS-O-56: To build and strengthen Buncrana as</p>	<p>arise where there is a requirement to provide for new infrastructure, or loss of habitat, feeding grounds, interruption of migration routes.</p> <p>Potentially all sites.</p> <p>Potentially all sites</p> <p>Potentially all sites</p>	<p>arise where there is a requirement to provide for new infrastructure, or loss of habitat, feeding grounds, interruption of migration routes.</p> <p>Varied. New development may require new or upgraded infrastructure or place additional operational burdens on existing infrastructure.</p> <p>Potential</p> <p>Potential</p>	<p>to areas where capacity exists to accommodate new housing and so as to avoid Natura 2000 sites.</p> <p>Potential</p> <p>None</p> <p>None</p>	<p>Potential</p> <p>Potential</p> <p>Potential</p>	<p>the HLR is established in the context of Regional Planning Guidelines.</p> <p>Potential</p> <p>None</p> <p>None</p>	<p>Buncrana Town Council will ensure that at project level there is compliance with Article 6 of the Habitats Directive, having regard to the relevant conservation objectives, qualifying interests and threats to the integrity of Natura 2000 sites. New policy CS-P-2 is noted as not likely to result in impact as it relates to the ongoing monitoring of uptake of land and therefore will not result in physical changes in itself.</p>

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	<p>a centre for sustainable economic growth across the sectors, including the promotion of the town as a Tourism Hub for the area.</p> <p>Insert new CS-P-2 as follows: CS-P-2: It is the policy of the Council to monitor the uptake of 'Residential (Phase 1)' lands and 'Mixed Use' sites 'M3, M4, M5, M6 & M8,' together with monitoring of housing land supply through extant permissions, vacant properties and unfinished housing developments and to ensure the sufficient and appropriate use of these assets prior to consideration of release of 'Strategic Residential Reserve.'</p>	None	None	None	None	None	
2	<p>To amend Policy H-P-5, Chapter 9 (Housing) of the Draft Buncrana & Environs Development Plan 2014-2018 so that it reads as follows:</p> <p>H-P-5: The Councils will ensure the adequate supply of future strategic landbank for the purposes of housing beyond the life of the plan through the identification of lands as 'Strategic Residential Reserve' for the purposes of supplying housing needs beyond the life of the plan and subsequent to the sufficient and appropriate uptake of lands zoned 'Residential (Phase 1)' and 'Mixed Use' sites 'M3, M4, M5, M6 & M8' together with appropriate uptake of supply available through extant planning permissions, vacant houses and unfinished developments. The Councils will examine and manage the appropriate release of</p>	Potentially all sites within and abutting the Plan area	<p>Varied- Although this policy is specifically in relation to land for housing beyond the lifetime of the plan there are future possible impacts from implementation of this policy where there is a requirement to provide for new infrastructure such as water services or roads infrastructure, communication</p>	Potential	Potential	Potential	<p>Mitigation will be adequately provided for through the existing objectives and policies of the plan namely: NH-P-1, NH-P-4, NH-P-5, NH-P-8 & NH-P-9, E-O-8, E-P-4, E-P-26, R-P-2, R-P-5, R-P-6, R-P-8, BH-P-6, IWM-P-1, H-P-7, H-P-13, H-P-29, F-P-2, F-P-3, F-P-8, F-P-9. CS-O-8, CS-O-9, CS-O-10, E-P-3, E-P-8, E-P-9, E-P-10, E-P-12, E-P-13, E-P-18, E-P-20, E-P-22, R-P-11, R-P-12NH-O-1, NH-O-2, NH-O-3, NH-O-4, NH-O-5, NH-O-6 NH-P-2, NH-P-3, NH-P-4, NH-P-7, NH-P-10, NH-P-11, F-P-1, IR-P-1, IR-P-2. IR-P-5, IW-P-2, IT-P-7, CEH-O-3, CEH-P-6, CEH-P-7, H-P-6, F-P-1, F-P-10.</p>

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	'Strategic Residential Reserve' lands on the basis of a clear and transparent evidenced led approach that will involve annual assessment of the uptake of land zoned 'Residential (Phase 1)' and having regard to relevant environmental designations. Release of 'Strategic Residential Reserve' lands shall only be carried out in the context of a variation or review of the development plan.		that could impact on Natura 2000 sites in the vicinity				
3	To amend Policy H-P-15, Chapter 9 (Housing) of the Draft Bunclraha & Environs Development Plan 2014-2018 so that it reads as follows: H-P-15: Proposals for new residential development shall demonstrate that a housing density appropriate to its context is achieved, and provides for a sustainable pattern of development whilst ensuring the highest quality residential environment. Lower density ranges may be required having regard to the density and spatial pattern of development on lands that abut the site. In addition, housing densities will be considered in the light of all other relevant objectives and policies of this plan, including the objectives and policies set out in Chapter 2, Core Strategy. The range of densities referred to in Table 5 are to be taken as an indicative guide and may be deviated from subject to appropriate justification and subject to consideration in the context of the uptake of 'Town Centre' Sites A- F, 'Residential (Phase 1) sites A- X' and 'Mixed Use sites M1- M8,' and in the context of the Core Strategy.	None	None	None	None	None	None

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4	To amend objective E-O-1, Chapter 3, (Economic Development) so as to read as follows: E-O-1: To facilitate the sustainable development of develop Buncrana as a Development Centre with specific focus upon Tourism’.	Potentially all sites within and abutting the Plan area although changing this objective to facilitate ‘sustainable development’ curtails the type of development and therefore marginally reduces the risk of this objective on Natura 2000 sites	Potential	None	Potential	None	The alteration to this objective to facilitate ‘sustainable development’ strengthens the objective in terms of excluding inappropriate development and therefore reduces the risk of significant impacts on Natura 2000 sites In any case mitigation will be adequately provided for through the existing objectives and policies of the plan namely: NH-P-1, NH-P-4, NH-P-5, NH-P-8 & NH-P-9, E-O-8, E-P-4, E-P-26, R-P-2, R-P-5, R-P-6, R-P-8, BH-P-6, IWM-P-1, H-P-7, H-P-13, H-P-29, F-P-2, F-P-3, F-P-8, F-P-9. CS-O-8, CS-O-9, CS-O-10, E-P-3, E-P-8, E-P-9, E-P-10, E-P-12, E-P-13, E-P-18, E-P-20, E-P-22, R-P-11, R-P-12NH-O-1, NH-O-2, NH-O-3, NH-O-4, NH-O-5, NH-O-6 NH-P-2, NH-P-3, NH-P-4, NH-P-7, NH-P-10, NH-P-11, F-P-1, IR-P-1, IR-P-2. IR-P-5, IW-P-2, IT-P-7, CEH-O-3, CEH-P-6, CEH-P-7, H-P-6, F-P-1, F-P-10.
5	To amend objective E-O-6, Chapter 3, (Economic Development) so as to read as follows: E-O-6: To provide adequate infrastructure, including water, wastewater treatment and waste management facilities to accommodate future sustainable economic growth and job creation’.	Potentially all sites within and abutting the Plan area.	Potential	None	Potential	None	The alteration to this objective to facilitate ‘sustainable development’ strengthens the objective in terms of excluding inappropriate development and therefore reduces the risk of significant impacts on Natura 2000 sites In any case mitigation will be adequately provided for through the existing objectives and policies of the plan namely: NH-P-1, NH-P-4, NH-P-5, NH-P-8 & NH-P-9, E-O-8, E-P-4, E-P-26, R-P-2, R-P-5, R-P-6, R-P-8, BH-P-6, IWM-P-1, H-P-7, H-P-13, H-P-29, F-P-2, F-P-3, F-P-8, F-P-9. CS-O-8, CS-O-9, CS-O-10, E-P-3, E-P-8, E-P-9, E-P-

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							10, E-P-12, E-P-13, E-P-18, E-P-20, E-P-22, R-P-11, R-P-12NH-O-1, NH-O-2, NH-O-3, NH-O-4, NH-O-5, NH-O-6 NH-P-2, NH-P-3, NH-P-4, NH-P-7, NH-P-10, NH-P-11, F-P-1, IR-P-1, IR-P-2. IR-P-5, IW-P-2, IT-P-7, CEH-O-3, CEH-P-6, CEH-P-7, H-P-6, F-P-1, F-P-10.
6	To amend objective E-O-9, Chapter 3, (Economic Development) so as to read as follows: E-O-9: To pursue the implementation of recommendations contained within the Buncrana Walking and Cycling Strategy 2012, including the development/ enhancement of routes labelled in Table 7, subject to compliance with Article 6 of the Habitats Directive and, where relevant, subject to compliance with the requirements of the SEA Directive (S.I. No. 435 of 2004 as amended).	Potential where this objective requires new or upgraded infrastructure such as Cycle lanes, paths and lighting.	Potential	None	Potential	None	This objective specifically integrates the protection of Natura 2000 sites and the alteration seeks to further strengthen protection in the broader environmental context.
7	To amend Map 1(A) of the draft plan so as to omit the 'walkway' along the coastline from Victoria Bridge to the southern extremity of the plan boundary shown as a blue dotted line on the map entitled 'Material Alteration 7' contained in Appendix 2 of this document, and replace with a revised corridor adjacent to the Regional Road as shown as a red dotted line on the map entitled 'Material Alteration 7' contained in Appendix 2, page 33 of this document.	Potential to affect adjacent Lough Swilly SAC and SPA.	This revised corridor adjacent to the regional road brings this development further away from the adjacent SAC and SPA and uses the former railway corridor thereby reducing the potential of any impact on	Potential	None	None	This alteration is seeks to focus walking activity at a location where previous physical infrastructure has been in place thereby concentrating potential physical changes. In addition, the alteration relocates the route of the walkway at a greater distance from the coastal edge therefore reducing the interaction and potential for impact on the SAC and SPA. Further mitigation is not therefore required having regard to the foregoing considerations and to the protection provided for through the existing objectives and policies of the draft Plan.

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			the Natura 2000 sites				
8	To amend the 'legend' on Map 1(A) of the draft plan so as to delete the wording, 'walkways' and replace with 'Indicative greenways/ walkways/ cycle ways.'	Potentially all sites within and abutting the Plan area	Potential where this objective requires new or upgraded infrastructure such as Cycle lanes, paths and lighting.	Potential	None	None	This alteration broadens the scope of the type of corridor that may be provided. This alteration provides the appropriate framework to tailor proposals to respond to the environmental sensitivities at a particular location and provides greater scope to identify the most appropriate corridor type at any given location. In any case, there is sufficient mitigation provided for in the development of walkways/ greenways/ cycleways, through the existing suite of objectives and policies of the Plan.
9	To amend Policy WM-P-1, page 73 of the draft plan so as to state as follows: WM-P-1: It is the policy of the Councils to support and promote the implementation of the County Council's Waste Management Plan and any forthcoming Regional Waste Management Plan , subject to compliance with Article 6 of the Habitats Directive (where applicable)'. Luddan	Potentially all sites	Potentially where this policy requires new or upgraded infrastructure such as roads or water services or results in increased traffic in the urban catchment.	None	Potential	None	The alteration that is proposed will not result in impacts on Natura 2000 sites and, in any case Policy WM-P-1 provides mitigation within the statement regarding compliance with the Habitats Directive.
10	Luddan To amend Map 1(A) of the draft plan so as to rezone lands from 'General Employment' to 'Agriculture / Rural' as outlined in red on map entitled 'Material Alteration 10, Luddan', contained in Appendix 2, Page 34 of this document.	Potentially all sites within and abutting the Plan area	Potential Positive Impact	Potential Positive Impact	Potential Positive Impact	Potential Positive Impact	This site is located outside of the Natura 2000 sites however development on the site would be likely to drain to the Lough Swilly SAC and SPA. The re- zoning proposed reduces the likely extent of development that may occur on this site and therefore will result in a land use zoning that is unlikely to have potential impact in the

Ref	Material Alteration	Natura 2000 Site that may be affected	Potential Impact of Policy/ Objective	Risk of Significant Impact	Potential Combination of Impacts	Risk of Significant Combination Impacts	Mitigation
							context of the Natura 2000 sites. In any case, the existing suite of objectives and policies in the Plan will ensure the appropriate mitigation of any likely impacts. The most relevant objectives and policies in this regard are: NH-P-1, NH-P-4, NH-P-5, NH-P-8 & NH-P-9, E-O-8, E-P-4, E-P-26, R-P-2, R-P-5, R-P-6, R-P-8, BH-P-6, IWM-P-1, H-P-7, H-P-13, H-P-29, F-P-2, F-P-3, F-P-8, F-P-9. CS-O-8, CS-O-9, CS-O-10, E-P-3, E-P-8, E-P-9, E-P-10, E-P-12, E-P-13, E-P-18, E-P-20, E-P-22, R-P-11, R-P-12NH-O-1, NH-O-2, NH-O-3, NH-O-4, NH-O-5, NH-O-6 NH-P-2, NH-P-3, NH-P-4, NH-P-7, NH-P-10, NH-P-11, F-P-1, IR-P-1, IR-P-2. IR-P-5, IW-P-2, IT-P-7, CEH-O-3, CEH-P-6, CEH-P-7, H-P-6, F-P-1, F-P-10.
11	Gort na mBó To amend Map 1(A) of the draft plan so as to rezone lands from 'Agriculture / Rural' to 'Established Development' as outlined in red on map entitled 'Material Alteration 11, Gort na mBó', contained in Appendix 2, Page 35 of this document.	Potentially all sites within and abutting the Plan area	Varied – possible impacts from implementation of this objective may arise where there is a requirement to provide for new infrastructure such as water services or roads infrastructure, communication that could impact on Natura 2000	Unlikely	Potential	Unlikely	This area of land is located outside the extent of Natura 2000 sites however a watercourse to the north of the site leads to the Swilly estuary. The site forms part of and is to the rear of an unfinished estate. The rezoning will provide the appropriate framework for the completion of the development including the implementation of the required level of infrastructure that will ensure appropriate servicing of the unfinished development. The completion of the development to the standards required through previous and potential future planning permission is designed so as to be in the interests of the proper planning and sustainable

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			sites in the vicinity				development of the area and this is inclusive of the protection of the integrity of Natura 2000 sites and network.
12	<p>To amend the Core document, page 38 so that Policy E-P-12 reads as follows:</p> <p>E-P-12: Mixed Use 3 – Brownfield Site Shorefront (M3) This brownfield site was the former Fruit of the Loom dying plant and remains occupied by this vacant commercial / industrial building of substantial size and scale. This site is coastal, and resides between low-density residential lands to the north and east and a large public amenity area to the south. The eastern western side forms part of a coastal walk from Bunrana pier (M4) through to Ned’s Point (M1), and further north along the coast. This site could lend itself to a mixed-use development of high architectural design that may include appropriate commercial, residential, retail and leisure uses that should harness the amenity, coastal and tourism elements at this prime location. Any proposed development will be required to ensure the protection of the amenity shore walk and the SAC and NHA. Any proposal shall be of a massing and scale that respects the sensitive location, and the scale and massing of any surrounding properties. Any proposal may also be considered on a phased basis subject to proper planning and sustainable development of the area’.</p>	Potentially all sites within and abutting the Plan area	Potential. The development of the site could potentially occur during the lifetime of the plan. The development of the site would be likely to require a level of new or upgraded infrastructure such as water services, roads infrastructure that could impact on Natura 2000 sites in the vicinity.	Potential	Potential	Potential	<p>This site is a brownfield site formerly used as a dying plant. The rezoning provides for more appropriate potential uses having regard to the location of the site abutting the SAC and SPA. The alteration will not materially impact on the development type that will occur at this site. Mitigation is directly provided through Policy E-P-9 which requires that proposals for development at ‘Mixed Use’ sites shall be required to demonstrate compliance with the Habitats Directive. In any case, the existing suite of objectives and policies of the draft plan will ensure the protection of the integrity of Natura 2000 sites and network. The relevant objectives and policies are: NH-P-1, NH-P-4, NH-P-5, NH-P-8 & NH-P-9, E-O-8, E-P-4, E-P-26, R-P-2, R-P-5, R-P-6, R-P-8, BH-P-6, IWM-P-1, H-P-7, H-P-13, H-P-29, F-P-2, F-P-3, F-P-8, F-P-9, CS-O-8, CS-O-9, CS-O-10, E-P-3, E-P-8, E-P-9, E-P-10, E-P-12, E-P-13, E-P-18, E-P-20, E-P-22, R-P-11, R-P-12NH-O-1, NH-O-2, NH-O-3, NH-O-4, NH-O-5, NH-O-6 NH-P-2, NH-P-3, NH-P-4, NH-P-7, NH-P-10, NH-P-11, F-P-1, IR-P-1, IR-P-2, IR-P-5, IW-P-2, IT-P-7, CEH-O-3, CEH-P-6, CEH-P-7, H-P-6, F-P-1, F-P-10.</p>

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13	Ardaravan To amend the Map 1A of the Draft Plan, so as to omit a 'Walkway' at Ardaravan as identified as a dotted line within Site 9 (B) on map entitled 'Material Alteration 13- Ardaravan', contained in Appendix 2, Page 36 of this document and to amend the Core document, page 34, Table 7 'Walking & Cycling Routes' so as to delete row 7.	None	None	None	None	None	None
14	Behind Páirc Mor, Causeway Road To amend Map 1(A) of the draft plan so as to rezone lands from 'Amenity / Recreation to 'Established Development' as outlined in red on map entitled 'Material Alteration 14, Behind Páirc Mor, Causeway Road', contained in Appendix 2, Page 37 of this document.	Potentially all sites within and abutting the Plan area	Potential	Unlikely	Potential	Unlikely	This site consists of an existing derelict house. The site is within the urban fabric of the town with ready access to existing infrastructural services that have the capacity to provide for limited development of the site. Any potential impacts that may arise as a result of the development of this site would be appropriately mitigated through the existing suite of objectives and policies of the draft plan so as to ensure the protection of the integrity of Natura 2000 sites and network. The relevant objectives and policies are: NH-P-1, NH-P-4, NH-P-5, NH-P-8 & NH-P-9, E-O-8, E-P-4, E-P-26, R-P-2, R-P-5, R-P-6, R-P-8, BH-P-6, IWM-P-1, H-P-7, H-P-13, H-P-29, F-P-2, F-P-3, F-P-8, F-P-9. CS-O-8, CS-O-9, CS-O-10, E-P-3, E-P-8, E-P-9, E-P-10, E-P-12, E-P-13, E-P-18, E-P-20, E-P-22, R-P-11, R-P-12NH-O-1, NH-O-2, NH-O-3, NH-O-4, NH-O-5, NH-O-6 NH-P-2, NH-P-3, NH-P-4, NH-P-7, NH-P-10, NH-P-11, F-P-1, IR-P-1, IR-P-2. IR-P-5, IW-P-2, IT-P-7, CEH-O-3, CEH-P-6, CEH-P-7, H-P-6, F-P-1, F-P-10.

Ref	Material Alteration	Natura 2000 Site that may be affected	Potential Impact of Policy/ Objective	Risk of Significant Impact	Potential Combination of Impacts	Risk of Significant Combination Impacts	Mitigation
15	Gleann Aibhinn, off Cockhill Road To amend Map 1(A) of the draft plan so as to rezone lands from 'Strategic Residential Reserve to 'Residential Phase 1' as outlined in red on map entitled 'Material Alteration 15, Gleann Aibhinn, off Cockhill Road', contained in Appendix 2, Page 38 of this document.	Potentially all sites within and abutting the Plan area	Potential impact where this zoning requires new or upgraded infrastructure such as roads or water services or results in increased traffic in the urban catchment.	Potential	Potential	Potential	The site is linked to the adjacent unfinished estate and represents an infill site within the existing urban fabric of the neighbourhood centre at Cockhill. The rezoning will provide the appropriate framework for the completion of the unfinished development including the implementation of the required level of infrastructure that will ensure appropriate servicing of the unfinished development. The completion of the development to the standards required through previous and future planning permission is designed so as to be in the interests of the proper planning and sustainable development of the area and this is inclusive of the protection of the integrity of Natura 2000 sites and network. In any case, the existing suite of objectives and policies of the draft plan will ensure the protection of the integrity of Natura 2000 sites and network. The relevant objectives and policies are: NH-P-1, NH-P-4, NH-P-5, NH-P-8 & NH-P-9, E-O-8, E-P-4, E-P-26, R-P-2, R-P-5, R-P-6, R-P-8, BH-P-6, IWM-P-1, H-P-7, H-P-13, H-P-29, F-P-2, F-P-3, F-P-8, F-P-9. CS-O-8, CS-O-9, CS-O-10, E-P-3, E-P-8, E-P-9, E-P-10, E-P-12, E-P-13, E-P-18, E-P-20, E-P-22, R-P-11, R-P-12NH-O-1, NH-O-2, NH-O-3, NH-O-4, NH-O-5, NH-O-6 NH-P-2, NH-P-3, NH-P-4, NH-P-7, NH-P-10, NH-P-11, F-P-1, IR-P-1, IR-P-2. IR-P-5, IW-P-2, IT-P-7, CEH-O-3, CEH-P-6, CEH-P-7, H-P-6, F-P-1,

Ref	Material Alteration	Natura 2000 Site that may be affected	Potential Impact of Policy/ Objective	Risk of Significant Impact	Potential Combination of Impacts	Risk of Significant Combination Impacts	Mitigation
							F-P-10.
16	Glenview, Clonbeg To amend Map 1(A) of the draft plan so as to rezone lands from 'Agriculture / Rural' to 'Strategic Residential Reserve' as outlined in red on map entitled 'Material Alteration 16, Glenview, Clonbeg', contained in Appendix 2, Page 39 of this document.	Potentially all sites within and abutting the Plan area	Possible impacts from implementation of this objective may arise where there is a requirement to provide for new infrastructure such as water services, roads infrastructure or communication that could impact on Natura 2000 sites in the vicinity	Potential	Potential	Potential	The rezoning of this site to 'Strategic Residential Reserve' identifies the site as a long term strategic landbank that will not be developed during the lifetime of this plan. In addition, mitigation will be provided though the existing suite of objectives and policies as follows: NH-P-1, NH-P-4, NH-P-5, NH-P-8 & NH-P-9, E-O-8, E-P-4, E-P-26, R-P-2, R-P-5, R-P-6, R-P-8, BH-P-6, IWM-P-1, H-P-7, H-P-13, H-P-29, F-P-2, F-P-3, F-P-8, F-P-9. CS-O-8, CS-O-9, CS-O-10, E-P-3, E-P-8, E-P-9, E-P-10, E-P-12, E-P-13, E-P-18, E-P-20, E-P-22, R-P-11, R-P-12NH-O-1, NH-O-2, NH-O-3, NH-O-4, NH-O-5, NH-O-6 NH-P-2, NH-P-3, NH-P-4, NH-P-7, NH-P-10, NH-P-11, F-P-1, IR-P-1, IR-P-2. IR-P-5, IW-P-2, IT-P-7, CEH-O-3, CEH-P-6, CEH-P-7, H-P-6, F-P-1, F-P-10.
17	Luddan To amend Map 1(A) of the draft plan so as to rezone lands from 'Agriculture /Rural' to 'Strategic Residential Reserve' as outlined in red on map entitled 'Material Alteration 17, Luddan', contained in Appendix 2, Page 40 of this document.	Potentially all sites within and abutting the Plan area	Possible impacts from implementation of this objective may arise where there is a requirement to provide for new infrastructure such as water services, roads infrastructure or communication that could impact on	Potential	Potential	Potential	The rezoning of this site to 'Strategic Residential Reserve' identifies the site as a long term strategic landbank that will not be developed during the lifetime of this plan. In addition, mitigation will be provided though the existing suite of objectives and policies as follows: NH-P-1, NH-P-4, NH-P-5, NH-P-8 & NH-P-9, E-O-8, E-P-4, E-P-26, R-P-2, R-P-5, R-P-6, R-P-8, BH-P-6, IWM-P-1, H-P-7, H-P-13, H-P-29, F-P-2, F-P-3, F-P-8, F-P-9. CS-O-8, CS-O-9, CS-O-10, E-P-3, E-P-8, E-P-9, E-P-10, E-P-12, E-P-13, E-P-18, E-P-20, E-P-22, R-P-11, R-P-12NH-O-1, NH-O-2, NH-O-3, NH-O-4, NH-

Ref	Material Alteration	Natura 2000 Site that may be affected	Potential Impact of Policy/ Objective	Risk of Significant Impact	Potential Combination of Impacts	Risk of Significant Combination Impacts	Mitigation
			Natura 2000 sites in the vicinity				O-5, NH-O-6 NH-P-2, NH-P-3, NH-P-4, NH-P-7, NH-P-10, NH-P-11, F-P-1, IR-P-1, IR-P-2. IR-P-5, IW-P-2, IT-P-7, CEH-O-3, CEH-P-6, CEH-P-7, H-P-6, F-P-1, F-P-10.
18	Milltown Road To amend Map 1(A) of the draft plan so as to rezone lands from 'Agriculture / Rural' to 'Strategic Residential Reserve' as outlined in red on map entitled 'Material Alteration 18, Milltown Road', contained in Appendix 2, Page 41 of this document.	Potentially all sites within and abutting the Plan area	Possible impacts from implementation of this objective may arise where there is a requirement to provide for new infrastructure such as water services, roads infrastructure or communication that could impact on Natura 2000 sites in the vicinity	Potential	Potential	Potential	The rezoning of this site to 'Strategic Residential Reserve' identifies the site as a long term strategic landbank that will not be developed during the lifetime of this plan. In addition, mitigation will be provided though the existing suite of objectives and policies as follows: NH-P-1, NH-P-4, NH-P-5, NH-P-8 & NH-P-9, E-O-8, E-P-4, E-P-26, R-P-2, R-P-5, R-P-6, R-P-8, BH-P-6, IWM-P-1, H-P-7, H-P-13, H-P-29, F-P-2, F-P-3, F-P-8, F-P-9. CS-O-8, CS-O-9, CS-O-10, E-P-3, E-P-8, E-P-9, E-P-10, E-P-12, E-P-13, E-P-18, E-P-20, E-P-22, R-P-11, R-P-12NH-O-1, NH-O-2, NH-O-3, NH-O-4, NH-O-5, NH-O-6 NH-P-2, NH-P-3, NH-P-4, NH-P-7, NH-P-10, NH-P-11, F-P-1, IR-P-1, IR-P-2. IR-P-5, IW-P-2, IT-P-7, CEH-O-3, CEH-P-6, CEH-P-7, H-P-6, F-P-1, F-P-10.

4.0 Conclusion

This Appropriate Assessment of the Material Alterations to the draft Buncrana & Environs Development Plan 2014- 2020 concludes a 'Finding of No Significant Impacts' arising from the implementation of the draft Plan and the Material Alterations following the completion of stage 2 of the process. Any potential impact on the Natura 2000 network has been mitigated against through the existing suite of objectives and policies of the draft Development Plan which includes the amendments that had been identified through Appropriate Assessment and Strategic Environmental Assessment of the draft Plan alone (Appendix 1 of this refers). As a result, there is no requirement to proceed to stage 3 of the AA Process. This assessment should be read in conjunction with the Material Alterations to the Draft Buncrana & Environs Development Plan 2014- 2020 and the accompanying Strategic Environmental Assessment - Addendum to Environmental Report, prepared in compliance with the requirements of the SEA Directive.

5.0 Next steps

The next steps are that the Material Alterations contained within the document entitled 'Proposed Material Alterations to the Draft Buncrana & Environs Development Plan 2014-2020, May 2014', along with this Appropriate Assessment Addendum and the Strategic Environmental Assessment Addendum shall be made available for public consultation during a 4 week period from 5th May 2014 to 4th June 2014.

Appendix 1

Table 8 extracted from the Environmental Report (that was published along with the draft Plan).

Table 8: Mitigation arising from the Appropriate Assessment

Section	Objective, Policy or reference in the Plan	Additional Policy/Objective or reference Added to the Draft Development Plan
Chapter 5 Built and Natural Heritage	New Policy NH-P-1	NH-P-1 It is policy of the Councils to ensure development proposals do not damage or destroy any sites of international or national importance, designated for their wildlife/habitat significance.
Chapter 5 Built and Natural Heritage	New Policy NH-P-2	NH-P-2 It is the policy of the Councils to ensure the protection of Natura 2000 sites in accordance with Article 6 of the Habitats Directive (92/43/EEC) and to have regard to the relevant conservation objectives, qualifying interests and threats to the integrity of these designated areas including areas designated as such during the lifetime of the plan.
Chapter 5 Built and Natural Heritage	New Policy NH-P-3	NH-P-3 It is the policy of the Councils to require the consideration of designated Shellfish Waters and their Shellfish Pollution Reduction Programmes in all development proposals that fall within their catchment.
Chapter 5 Built and Natural Heritage	New Policy NH-P-4	NH-P-4 It is the policy of the Councils to safeguard and enhance the local landscape and natural environment, including the seascape, by ensuring any new developments do not detrimentally impact on the character, integrity, distinctiveness or scenic value of the area.
Chapter 5 Built and Natural Heritage	New Policy NH-P-5	NH-P-5 It is the policy of the Councils to take into consideration any Landscape Character Assessment that is carried out for the County.
Chapter 5 Built and Natural Heritage	New Policy NH-P-6	NH-P-6 It is the policy of the Councils to preserve the views and prospects of 'Special Amenity Value and Interest' as shown in the Land Use Zoning Map 1A.

Section	Objective, Policy or reference in the Plan	Additional Policy/Objective or reference Added to the Draft Development Plan
Chapter 5 Built and Natural Heritage	New Policy NH-P-7	NH-P-7 It is the policy of the Councils to require the consideration of the impact of potential development on habitats of natural value that are key features of the area's ecological network and to incorporate appropriate mitigating biodiversity measures into development proposals.
Chapter 5 Built and Natural Heritage	New policy NH-P-8	NH-P-8: It is the policy of the Councils to retain and protect significant stands of existing trees/hedgerows/woodlands, and seek increased planting of native trees, where appropriate, in new developments.
Chapter 5 Built and Natural Heritage	New Policy NH-P-9	NH-P-9 It is the policy of the Councils to seek protection of stone wall boundaries where they are shown to play a significant heritage role. Where the demolition of such stone walls is unavoidable, the reinstatement of stone walls at revised location/set back within site using agreed local materials and techniques will be required.
Chapter 5 Built and Natural Heritage	New Policy NH-P-10	NH-P-10 It is the policy of the Councils to conserve and protect the lands identified as 'Coastal Protection Area' on Map 1A, Land use Zoning map, with the exception of appropriate agricultural or recreational development. Proposals for agricultural or recreational development within the identified area will be considered having regard to all material planning considerations, all other relevant policies of the Plan, National/ Regional Guidelines and having regard to all environmental and conservation designations.
Chapter 5 Built and Natural Heritage	New Policy NH-P-11	NH-P-11 It is a policy of the Councils to protect 'County Geological Sites' (CGS). Accordingly the Councils will adopt a precautionary approach to development proposals with the potential to impact upon a CGS. Proposals should be accompanied by a detailed report from a competent person setting out the potential impact to ensure that an informed decision can be made. Where significant harm to the CGS is deemed likely, planning permission will not be granted unless there are overriding considerations of public importance to the County.
Chapter 3 Economic Development	Reword Objective E-O-9	E-O-9 To pursue the implementation of recommendations contained within the Buncrana Walking and Cycling Strategy 2012, including the development/enhancement of routes labelled in Table 7 subject to compliance with Article 6 of the Habitats Directive.
Chapter 3 Economic Development	Reword Policy E-P-4	E-P-4 It is the policy of the Councils to support the appropriate development of Business Park and Incubator units for Small and Medium Enterprises subject to all material planning considerations, all other relevant policies of the Plan and subject to Article 6 of the Habitats Directive (where applicable).

Section	Objective, Policy or reference in the Plan	Additional Policy/Objective or reference Added to the Draft Development Plan
Chapter 3 Economic Development	Reword Policy E-P-27	E-P-27 It is the policy of the Councils to encourage the development of amenity walks/cycleways along the indicative routes as identified on the Land Use Zoned map 1A and recorded within Table 7, subject to all material planning considerations and to compliance with Article 6 of the Habitats Directive (where applicable).
Chapter 4 Retail	Reword Policy R-P-2	R-P-2 It is the policy of the Councils to ensure that development proposals within the town centre and built up urban areas: (a) Provide for distinctive buildings of a high architectural quality, which contribute to a distinct sense of place and a quality public realm. (b) Create strong street frontage by either, adhering to the established building line in the immediate area or establish a new building line immediately adjoining the public road where a reasonable opportunity exists to do so. A greater setback will be permitted where the development would provide for the creation of a high quality public realm with appropriate design elements such as landscaping, street furniture. (c) Respect, where appropriate, the context of the adjoining buildings, adjacent streetscape or buildings in the immediate area, in terms of design, height, scale and mass etc. (d) Respect the style, architectural detailing (in terms of design/arrangement of fenestration, facia/soffit treatment, general finishes and materials), eaves height, roof pitch, roof line, and overall building form and height, as appropriate, in areas characterised by traditional vernacular or high quality streetscape. (e) Create buildings of a human scale by providing for a fine grain of development, in terms of overall scale, fenestration, size/proportions, signage and detailing and appropriate breaking of building forms along street frontages into narrow horizontal distances. (f) Promote, where appropriate, visual interest through modulation and detailing of architectural elements (e.g. detailing/treatments of eaves, windows, frontages, slight variations in roof lines, setback). (g) Utilise, where appropriate adaptable and accessible design on the ground floor to ensure their future re-use for alternative functions (e.g. retail/commercial). (h) Avoid the use of industrial type cladding, or the glazing of extensive area of the proposed development. (i) Give effect to the 12 Design Criteria set out in the Urban Design Manual – A Best Practice Guide (DoEHLG, 2009). (j) Appropriate consideration of environmental assets and environmental and conservation designations.

Section	Objective, Policy or reference in the Plan	Additional Policy/Objective or reference Added to the Draft Development Plan
Chapter 4 Retail	Reword Policy R-P-5	R-P-5 It is the policy of the Council to encourage and facilitate the re-use and redevelopment of vacant or derelict lands or buildings within the town centre for a variety of appropriate mixed uses subject to all material planning considerations and to compliance with Article 6 of the Habitats Directive (where applicable).
Chapter 4 Retail	Reword Policy R-P-6	R-P-6 It is the policy of the Council's to seek to provide high quality public realm and to improve pedestrian, cyclist and public transport access subject to all material planning considerations and to compliance with Article 6 of the Habitats Directive (where applicable).
Chapter 4 Retail	Reword Policy R-P-8	R-P-8 It is the policy of the Councils to seek to secure the vitality and viability of the retail function of the town centre. In doing so, the Councils shall implement the following measures: (a) To make provision for additional public car parking at alternative suitable locations that may become available over the life of this plan. (b) To review traffic management measures, to improve circulation within the town centre. (c) To consider opportunities that can underpin the role of Market Square, to act as a shared space that delivers strong linkage between the Main Street and the new retail quarter at Ardaravan Square. (d) To encourage the appropriate regeneration and reuse of vacant, derelict and rundown buildings. (e) To pursue completion of the Inner Relief Road to relieve congestion in the town centre and to pursue the preferred route of the Outer Relief Road. (f) To encourage the development of strong street frontage along the Inner Relief Road. (g) To encourage appropriate proposals for alternative transport options within the town centre including opportunities for public transport and for implementation of dedicated cycle and pedestrian pathways. (h) To explore opportunities to establish a programme to 'green' the town centre by means of protection of existing trees, hedgerows, green spaces together with new planting to augment and complement existing biodiversity. (i) To protect archaeological heritage and buildings of cultural or architectural heritage. (j) To ensure compliance with Article 6 of the Habitats Directive.
Chapter 5 Built and Natural Heritage	Reword Policy BH-P-6	BH-P-6 It is the policy of the Council's to promote the appropriate reuse of derelict and under used urban land subject to compliance with Article 6 of the Habitats Directive (where applicable).

Section	Objective, Policy or reference in the Plan	Additional Policy/Objective or reference Added to the Draft Development Plan
Chapter 6 Infrastructure	Reword Policy WM-P-1	WM-P-1 It is the policy of the Councils to support and promote the implementation of the County Council's Waste Management Plan, subject to compliance with Article 6 of the Habitats Directive (where applicable).
Chapter 6 infrastructure	Reword Policy TC-P-1	TC-P-1 It is the policy of the Councils to support and facilitate the development and delivery of a sustainable telecommunications network within Buncrana and its environs through a range of telecommunications systems that are developed having regard to natural and built heritage, environmental considerations and, where applicable, subject to compliance with Article 6 of the Habitats Directive.
Chapter 9 Housing	Reword Policy H-P-7	H-P-7 It is the policy of the Council to guide development in a sequential manner, outwards from the core area in order to maximise the utility of existing and future infrastructure provision, promote the achievement of sustainability, avoid 'leap-frogging' to more remote areas and to make better use of under utilised land subject to compliance with Article 6 of the Habitats Directive (where applicable).
Chapter 9 Housing	Reword Policy H-P-13	H-P-13 Direct pedestrian and cycle linkages shall be provided within proposals for new residential developments interconnecting with central amenity areas, adjoining neighbourhood developments and neighbourhood facilities subject to compliance with Article 6 of the Habitats Directive. Linkages shall be provided in addition to the primary access to the development and shall be designed to maximise passive surveillance from surrounding properties, be well lit and maintained and the materials and finish shall be of a high quality. Linkages that follow indirect routes and/or to the rear of properties shall normally not be considered acceptable.
Chapter 9 Housing	Reword Policy H-P-29	H-P-29 It is the policy of the Councils to facilitate an appropriate provision of one-off housing in 'Agricultural/Rural' areas where the applicant can demonstrate that they need a new house at this location and can provide evidence that they, or their parents, have resided in those areas for a period of at least 7 years. All proposals shall be subject to all relevant material considerations, relevant policies of the Buncrana & Environs Development Plan 2014- 2018, other Regional and National guidance and relevant Environmental designations.
Chapter 10 Flooding	Reword Policy F-P-2	F-P-2 It is the policy of the Councils to manage development proposals within floodplains and other areas at risk from flooding in a sequential manner based on avoidance, reduction and then mitigation subject to compliance with Article 6 of the Habitats Directive.
Chapter 10 Flooding	Reword Policy F-P-3	F-P-3 It is the policy of the Councils to assess carefully development proposals, which may exacerbate flood risk elsewhere with a view to adopting the same sequential approach for such schemes subject to compliance with Article 6 of the Habitats Directive.

Section	Objective, Policy or reference in the Plan	Additional Policy/Objective or reference Added to the Draft Development Plan
Chapter 10 Flooding	Reword Policy F-P-8	F-P-8 It is the policy of the Councils to promote the use of Sustainable Drainage Systems (SuDS), flood attenuation areas, the controlled release of surface waters and use of open spaces and semi permeable hard surfaces for appropriate development proposals subject to compliance with Article 6 of the Habitats Directive.
Chapter 10 Flooding	Reword Policy F-P-9	F-P-9 It is the policy of the Councils to secure and promote in appropriate circumstances the natural role of flood plains as a form of flood attenuation. Agricultural areas and vacant open spaces within floodplains may be considered appropriate for development as formal amenity/recreational areas and public parks, as they also serve as natural flood catchment areas subject to compliance with Article 6 of the Habitats Directive.