FEHILY TIMONEY

DESIGNING AND DELIVERING
A SUSTAINABLE FUTURE

PROPOSED VARIATION NO. 2 TO THE MONAGHAN COUNTY DEVELOPMENT PLAN

REPORT TO INFORM APPROPRIATE ASSESSMENT SCREENING

Prepared for:

Monaghan County Council

Date: **September 2026**

Document No:

P26057-FT-EGN-XX-RP-EN-0004

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REVISION CONTROL TABLE, CLIENT, KEYWORDS AND ABSTRACT

User is responsible for Checking the Revision Status of This Document

Rev. No.	Description of Changes	Prepared by:	Checked by:	Approved by:	Date:
1	Draft	CM/NSC	RD	BG	25/03/2026
2	Final	CM/SND/NSC	RD	BG	27/04/2026
3	Final	RD/NSC	RD	BG	26/06/2026
4	Final	RD/NSC/KB	RD	BG	07/07/2026
5	Final	RD/NSC/KB	RD	BG	15/09/2026

Client: Monaghan County Council

Keywords: Appropriate Assessment, AA, Screening, County Development Plan, Variation Plan, Article 6(3) of the Habitats Directive, European (Natura 2000) sites

Abstract: Fehily Timoney and Company is pleased to submit this Report to Inform AA Screening to Kildare County Council for their County Development Plan.

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1. INTRODUCTION

1.1 Introduction

To ensure alignment with the objectives of the Revised National Planning Framework, Monaghan County Council (MCC) proposes to vary the Monaghan County Development 2025-2031 (CDP) in accordance with Section 58 of the Planning and Development Act 2024. This Variation is Proposed Variation No. 2 and will include:

- Amendments to the Monaghan County Development Plan 2025-2031 - Written Statement,
- Amendments to relevant Appendices,
- Amendments to the land use zonings within the towns of Monaghan, Carrickmacross, Castleblayney, Clones and Ballybay (Maps MTDP1, CKDP1, CYDP1, CDP1 and BBDP1), and
- Amendments to Map References 2.2, 2.3, 2.4, 2.5 and 6.1 to reflect the revised settlement boundaries of the towns.

MCC appointed Fehily Timoney and Company (FT) to complete a Report to Inform AA Screening of the Proposed Variation.

This report presents an examination of whether the Proposed Variation is likely to have a significant effect on a European site (either alone or in combination with other plans or projects) and is based on best available scientific knowledge. This report has been prepared to inform the competent authority in completing their statutory obligations in relation to Appropriate Assessment, as required by Article 6(3) under Council Directive 92/43/EEC (Habitats Directive).

1.2 Legislative Context

Council Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora (Habitats Directive) provides legal protection for habitats and species of European importance. The Directive requires that where a plan or project is likely to have a significant effect on a European Site, while not directly connected with or necessary to the nature conservation management of the site, it will be subject to 'Appropriate Assessment' to identify any implications for the European site in view of the site's Conservation Objectives. Specifically, Article 6(3) of the Habitats Directive states:

> *"6(3) Any plan or project not directly connected with or necessary to the management of the site (Natura 2000 sites) but likely to have significant effect thereon, either individually or in combination with other plans or projects, shall be subject to Appropriate Assessment of its implications for the site in view of the site's conservation objectives. In the light of the conclusions of the assessment of the implications for the site and subject to the provisions of paragraph 4, the competent national authorities shall agree to the plan or project only after having ascertained that it will not adversely affect the integrity of the site concerned and, if appropriate, after having obtained the opinion of the general public."*

For Plans (including Variations to Plans), these requirements are implemented through the Planning and Development Act 2024 (as amended).

The competent authority must carry out a screening for Appropriate Assessment to assess, in view of best scientific knowledge, if a proposed Plan or Variation to a Plan, individually or in combination with another plan or project is likely to have a significant effect on the European site. If it cannot be excluded, on the basis of objective information, that the proposed plan, individually or in combination with other plans or projects, will have a significant effect on a European site, an Appropriate Assessment of its implications for the European Site(s) in view of the Site's conservation objectives must be carried out.

The provisions of Article 6(3) do not apply where the proposed plan or project is *'connected with or necessary to the management of the site'*. In this case, the Proposed Variation is not directly connected with or necessary to the management of any European site(s).

1.3 Guidance

The assessment was conducted in accordance with the following guidance:

- Appropriate Assessment of Plans and Projects in Ireland: Guidance for Planning Authorities. National Parks and Wildlife Service (NPWS), Department of the Environment, Heritage and Local Government, Dublin (2009, updated 2010);
- Interpretation Manual of European Union Habitats. Version EUR 28. European Commission 2013;
- Scottish Natural Heritage. (2016). Assessing Connectivity with Special Protection Areas (SPAs) Guidance.
- Managing Natura 2000 sites. The provisions of Article 6 of the Habitats Directive 92/43/EEC. European Commission (2019). Brussels, (2019/C 33/01). OJ C 33, 25.1.2019.
- 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, Office for Official Publications of the European Communities, Luxembourg (European Commission, 2002). This document was updated by Assessment of plans and projects in relation to Natura 2000 sites - Methodological guidance on Article 6(3) and (4) of the Habitats Directive 92/43/EEC. Commission Notice (2021) Brussels, 28.9.2021 C (2021) 6913 final;
- OPR Practice Note PN01 Appropriate Assessment Screening for Development Management, Office of the Planning Regulator (2021).

1.4 Assessment Process and Approach

The process of determining the likelihood of significant effects from a proposed plan or project on European sites is an iterative process centred around a Source-Pathway-Receptor (S-P-R) model. In order for an effect to be established, all three elements of this mechanism must be in place. The absence or removal of one of the elements of the mechanism is sufficient to conclude that a potential effect is not of any relevance or significance.

- Source(s) – e.g., pollutant run-off, noise, removal of vegetation etc.;
- Pathway(s) – functional link, or ecological pathway e.g., groundwater connecting to nearby qualifying wetland habitats; and,
- Receptor(s) –the qualifying habitats and species of European sites and ecological resources supporting those habitats/species.

In the context of this report, a source is any identifiable element of the Proposed Variation that is known to interact with the receiving environment. A receptor is the Qualifying Interests (QI)[1] for an SAC or Special Conservation Interests (SCI)[2] for an SPA or an ecological feature that is known to be utilised by the QI/SCI. In practice, the term Qualifying Interests also applies to SCIs (and is used in this document for simplicity). A pathway is any connection or link between the source and the receptor.

The assessment commences with a description of the Plan (Proposed Variation to a Plan in this instance), and the associated sources for impacts to the receiving environment. The type of impacts that are likely due to the Plan (Source) are identified having regard to the spatial and temporal scale of the plan, resource requirements and likely emissions. These sources are then used to define the zone of influence (ZoI) of the plan.

The European Commission Notice (2021) on the 'Assessment of plans and projects in relation to Natura 2000 sites – Methodological guidance on Article 6(3) and (4) of the Habitats Directive 92/43/EEC', states that in identifying European sites (Natural 2000 sites), which may be affected by a plan or project, the following should be identified:

- Any European sites geographically overlapping with any of the actions or aspects of the plan or project in any of its phases, or adjacent to them;
- Any European sites within the likely zone of influence of the plan or project. European sites located in the surroundings of the plan or project (or at some distance) that could still be indirectly affected by aspects of the plan project, including as regards the use of natural resources (e.g., water) and various types of waste, discharge or emissions of substances or energy;
- European sites whose connectivity or ecological continuity can be affected by the plan or project.

The zone of influence of a plan is the geographical area over which it could affect the receiving environment in a way that could have potential effects on the Qualifying Interests of a European site. The OPR (2021) practice note states that the Zone of Influence must be established on a case-by-case basis using the Source-Pathway-Receptor (S-P-R) framework and not by arbitrary distances (such as 15 km). Section 3.3 sets out the detailed rationale for the identification of relevant European sites within the ZoI based on the sources of impacts arising from the Proposed Variation. Subsequently, an assessment is undertaken with respect to potential connectivity (Pathways) to any European site and their qualifying interests/special conservation interests are identified.

The potential for in-combination effects with other plans and projects is also assessed having regard to the identified impacts of the Proposed Variation along the ecological pathways identified to any European site.

The likelihood of significant effects on the European Sites within the ZoI is examined having regard to the sensitivity of each European site with pathways for impacts associated with the Proposed Variation on its own and in combination with other plans and projects.

[1] SACs are areas designated under the Habitats Directive to conserve habitats listed in Annex I of the Directive and plant and animal species listed in Annex II. Collectively these are referred to as the 'Qualifying Interests' or 'QIs' of the SAC.
[2] SPAs are sites classified under the Birds Directive to protect rare or vulnerable bird species listed in Annex I to the Directive as well as regularly occurring migratory species and wetlands. Wetland habitats that support internationally important populations of migratory birds may be coastal or inland. Collectively, these species and habitats are referred to as the 'Special Conservation Interests' of the SPA.

Having regard to the European Commission Communication on the Precautionary Principle (European Commission, 2021) the:

> *"absence of scientific evidence on the significant negative effect of an action cannot be used as justification for approval of this action. When applied to Article 6(3) procedure, the precautionary principle implies that the absence of a negative effect on Natura 2000 sites has to be demonstrated before a plan or project can be authorised. In other words, if there is a lack of certainty as to whether there will be any negative effects, then the plan or project cannot be approved."*

Where significant effects are determined to be likely, or where there is uncertainty regarding the likelihood of significant effects, the Plan (or Proposed Variation in this instance) will be required under law to be subjected to Appropriate Assessment.

Note: Reference to a Plan in the above text is taken to relate to the Proposed Variation in this instance.

2. THE PROPOSED VARIATION

The Revised National Planning Framework (NPF) was approved by the Oireachtas in April 2025 and sets high-level policy for national growth and development, revised to account for recent demographic changes.

The Revised NPF also sets updated targets for population and housing growth, with National Policy Objective 42 targeting the delivery of approximately 50,000 additional homes per annum to 2040. These new targets reflect the results of Census 2022 and research by the Economic and Social Research Institute (ESRI) and others.

In July 2025, the Minister for Housing, Local Government and Heritage issued Section 28 Guidelines, NPF Implementation: Housing Growth Requirements and an accompanying circular. These Guidelines provide detailed guidance on how City and County Councils should review their statutory development plans to incorporate the updated targets of the Revised NPF.

The Guidelines set new annual housing delivery targets for each local authority. Policy and Objective 1 of the Guidelines require these to be incorporated into City and County Development Plan, while Policy and Objective 2 allow for the provision of up to 50% over and above the housing growth requirement for each local authority. The Guidelines also state that planning authorities should review the adequacy and capacity of existing zoned lands and consider the zoning of alternative lands where necessary.

Finally, Policy and Objective 3 require planning authorities to incorporate the objectives and targets set out in the Guidelines into City and County Development Plans as quickly as possible through the variation of adopted plans.

Subsequentially a Chief Executive report in response to the NPF Implementation: Housing Growth Requirements - Guidelines for Planning Authorities was presented to Elected Members of Monaghan County Council on the 2nd March 2026. The Elected Members endorsed the recommendations of the Chief Executive:

To vary the Monaghan County Development 2025-2031 to include additional provision of 50% over and above the housing growth requirement and provide lands sufficient to accommodate 5,895 units. The Variation shall:

- Update Table 2.5 Core Strategy Table contained within Chapter 2 of the Monaghan County Development Plan 2025-2031 to account for the new housing delivery requirement, which will be allocated across the settlement hierarchy.
- Incorporate the necessary amendments to the relevant maps and text of the Monaghan County Development Plan 2025-2031 to reflect the above changes and the adoption of the Revised National Planning Framework (where it relates to housing growth requirements).
- Update the Infrastructure Assessment and Settlement Capacity Audit, in accordance with the Development Plan Guidelines (2022).

To ensure alignment with the objectives of the Revised National Planning Framework, MCC proposes to vary the Monaghan County Development 2025-2031 in accordance with Section 58 of the Planning and Development Act 2024. The Proposed Variation will include:

- Amendments to the Monaghan County Development Plan 2025-2031 - Written Statement,
- Amendments to relevant Appendices,
- Amendments to the land use zonings within the towns of Monaghan, Carrickmacross, Castleblayney, Clones and Ballybay (Maps MTDP1, CKDP1, CYDP1, CDP1 and BBDP1), and
- Amendments to Map References 2.2, 2.3, 2.4, 2.5 and 6.1 to reflect the revised settlement boundaries of the towns.

A full breakdown of amendments made to the CDP is provided in Section 8 of MCC's Background Report: National Planning Framework (NPF) Implementation: Housing Growth Requirements, Proposed Variation No.2 of Monaghan County Development Plan 2025 - 2031.

An amended Clones Settlement Plan Strategic Objective - CLSO 2 - has also been proposed under the Variation. The updated CLSO 2 is presented in Table 3-1. Amendment text is presented in Green.

Table 2-1: CLSO 2 - Clones Settlement Plan Strategic Objective

Clones Settlement Plan Strategic Objective	
CLSO 2	To ensure that the following priorities for the town are delivered within the lifetime of the development plan:- - the preparation and implementation of a Sustainable Urban Mobility Plan for the town. - the preparation and implementation of a Town Centre First Plan for the town. - the preparation of a feasibility study in respect of proposed road links within the town. - the preparation and implementation of a Masterplan for the lands adjoining the indicative new road in Clones, extending from the Monaghan Road (N54) to the Roslea Road (LP2110). The Masterplan will guide sustainable residential and industrial development while safeguarding environmental and natural resources. No development shall be permitted to proceed until the following requirements are met: • The level of risk associated with the unmodelled watercourse is identified and classified. • Where flood risk is identified, highly vulnerable development will not be permitted within zones A or B and only water compatible uses will be permitted within flood zone A. • All proposals shall comply with The Planning System and Flood Risk Management Guidelines for Planning Authorities (2009) and any subsequent updates.

2.1 SEA Screening Consultations and Finalisation of Variation

The document is a consolidated version of the AA Screening Report, which has been finalised in relation to the Variation process. No amendments were made to the Proposed Variation. Monaghan County Council consulted with the following Environmental Authorities and adjoining local authorities:

- Environmental Protection Agency
- Minister for Housing, Local Government and Heritage
- Minister for Housing, Local Government and Heritage, Development Applications Unit
- Minister for Climate, Energy and the Environment
- Minister for Agriculture, Food and the Marine
- Department of Agriculture, Environmental and Rural Affairs, SEA Team (Northern Ireland)
- Cavan County Council
- Meath County Council
- Louth County Council

A copy of the Proposed Variation and the Draft SEA and AA Screening Reports were sent to the above authorities, who were given four weeks to make submissions on the Proposed Variation and the accompanying environmental reports. Four submissions were received in total; from the EPA, the Department of Housing, Local Government and Heritage, the NIEA (DAERA, Northern Ireland), and Meath County Council. These submissions, along with consultation responses for queries or issues, have been included in Appendix 1 of the accompanying SEA Screening Report.

3. SCREENING FOR APPROPRIATE ASSESSMENT

3.1 Introduction to Screening

This section of the report examines if the Proposed Variation is likely to have a significant effect upon European Sites, either alone or in combination with other projects or plans. The screening phase is progressed in the following stages. A series of questions are asked during the Screening Stage of the AA process in order to determine:

- Whether the plan or project introduces any sources of environmental or ecological impact.
- Whether a plan or project can be excluded from AA requirements because it is directly connected with or necessary to the management of a European Site.
- Whether the plan or project will have a likely significant effect on a European Site, either alone or in combination with other projects or plans, in view of the site's conservation objectives or if residual uncertainty exists regarding potential effects.

Plans are screened out based on one or a combination of the following criteria:

- Where it can be shown that there are no sources of environmental impact associated with a plan or project.
- Where there are no pathways such as hydrological links between a plan or project area, and relevant European sites
- Where a European site is located at a distance from the plan or project area such that effects are not foreseen;
- Where known threats or vulnerabilities at a European site cannot be linked to potential effects that may arise from a plan or project.

Note: Reference to a Plan in the above text is taken to relate to the Proposed Variation in this instance.

3.2 Potential Interactions of the Proposed Variation on the Receiving Environment

The potential interactions of the Proposed Variations on the receiving environment and European sites have been assessed in Table 3-1 and Table 3-2. This assessment identifies sources of impact associated with Variation components and whether these sources of impact may result in likely, significant effects on European sites. This assessment has had regard to the following impact criteria defined under the European Commission (2021) guidance document and the OPR (2021) practice note:

- Habitat destruction/fragmentation/deterioration;
- Surface water run-off carrying suspended silt and contaminants, into local watercourses;
- Changes to groundwater quality, yield and/or flow paths associated with the proposed project;
- Plan related activities (noise, vibration, lighting, human presence, structures, etc) leading to disturbance / displacement of species;
- Plan related activities leading to a reduction in species populations / density;
- Air pollution due to dust and other airborne emissions; and
- Disturbance and potential spread of invasive species.

This assessment has considers potential impacts arising from each component of the Variation. It has assisted in defining a Zone of Influence for the Proposed Variation and in the assessment of likely, significant effects a European site basis, as presented in Section 3.5.

Table 3-1: Assessment of Potential Sources of Impact/Likely, Significant Effects due to Core Strategy and Objective Changes

Amendment	Overview of Amendment	AA Screening: Assessment of Potential Sources of Impact/Likely, Significant Effects
Core Strategy	The Core Strategy of the CDP has been updated to account for the additional quantum of land zoned for residential use. The following elements have been updated: • Housing Targets • Zoned Land Required (ha) • Minimum 30% Infill Lands (ha) • Remaining 70% lands (non-infill) (ha)	The amendments to the Core Strategy will result in increased and expedited residential development at lands in and around settlements in the County, including the towns of Monaghan, Carrickmacross, Castleblayney, Clones and Ballybay. The majority of zoning changes relate to expediting residential developments at lands (e.g., changing Strategic Residential Reserve lands to Proposed Residential A lands). These lands would have been considered and assessed for residential development and supporting infrastructure under the AA of the existing CDP. Appropriate mitigation measures governing development at these lands were embedded and integrated into the CDP to ensure appropriate environmental protection. Some additional lands have been zoned for residential use. These lands are situated close to town centres and adjacent to existing built-up residential areas. An evaluation of proposed zoning changes has been carried out (See Table 3-1) and it has been concluded that the zoning changes will not introduce likely, significant environmental effects on European sites beyond the ambit of likely, significant effects on European sites already considered, assessed and mitigated in the AA of the existing CDP, which proposed the carrying out of sequential development at these towns. The existing framework of mitigatory measures in the current CDP will provide appropriate environmental protection for development at the relevant lands.

Amendment	Overview of Amendment	AA Screening: Assessment of Potential Sources of Impact/Likely, Significant Effects
Amended CLSO 2	To ensure that the following priorities for the town are delivered within the lifetime of the development plan:- - the preparation and implementation of a Sustainable Urban Mobility Plan for the town. - the preparation and implementation of a Town Centre First Plan for the town. - the preparation of a feasibility study in respect of proposed road links within the town. - the preparation and implementation of a Masterplan for the lands adjoining the indicative new road in Clones, extending from the Monaghan Road (N54) to the Roslea Road (LP2110). The Masterplan will guide sustainable residential and industrial development while safeguarding environmental and natural resources. No development shall be permitted to proceed until the following requirements are met: • The level of risk associated with the unmodelled watercourse is identified and classified. • Where flood risk is identified, highly vulnerable development will not be permitted within zones A or B and only water compatible uses will be permitted within flood zone A. • All proposals shall comply with The Planning System and Flood Risk Management Guidelines for Planning Authorities (2009) and any subsequent updates.	This amendment proposes the preparation of a Masterplan for the relevant lands. This Masterplan will provide a locally specific framework for guiding development on these lands. The broad proposal to prepare a Masterplan does not introduce sources of environmental impact in and off itself. The Masterplan for the lands will also be subject to its own AA. Flood risk criteria for the relevant lands have also been defined. These criteria are protective in nature and require that development proposals at the lands adhere to general flood risk requirements. The introduction of these criteria does not introduce sources of environmental impact. This amendment does not have the potential to result in likely, significant effects on European sites.

Table 3-2: Assessment of Potential Sources of Impact/Likely, Significant Effects due to Zoning Change

Ref.	Original Zoning	New Zoning	Area (Ha)	Assessment of Potential Sources of Impact/Likely, Significant Effects
MT209	Industry / Enterprise / Employment	Strategic Residential Reserve	21.523	It is proposed that the zoning of this site be amended from Industry/Enterprise/Employment to Strategic Residential Reserve. This zoning change will not introduce environmental impacts beyond what has been identified within the AA of the existing CDP. The development of buildings and infrastructure and intensified operational phase activity has been foreseen and assessed for this site under these previous environmental assessments, and suitable mitigatory measures have been embedded and integrated into the CDP to ensure appropriate environmental protection. This zoning change does not have the potential to generate likely, significant effects on European sites.
MT219	Strategic Residential Reserve	Proposed Residential A	7.404	It is proposed that the zoning of this site be amended from Strategic Residential Reserve to Proposed Residential A. This zoning change will not introduce environmental impacts beyond what has been identified within the AA of the existing CDP. Residential development has been foreseen and assessed for this site under these previous environmental assessments, and suitable mitigatory measures have been embedded and integrated into the CDP to ensure appropriate environmental protection. This zoning change does not have the potential to generate likely, significant effects on European sites.

Ref.	Original Zoning	New Zoning	Area (Ha)	Assessment of Potential Sources of Impact/Likely, Significant Effects
MT239	Strategic Residential Reserve	Proposed Residential A	1.162	It is proposed that the zoning of this site be amended from Strategic Residential Reserve to Proposed Residential A. This zoning change will not introduce environmental impacts beyond what has been identified within the AA of the existing CDP. Residential development has been foreseen and assessed for this site under these previous environmental assessments, and suitable mitigatory measures have been embedded and integrated into the CDP to ensure appropriate environmental protection. This zoning change does not have the potential to generate likely, significant effects on European sites.
MT247	Strategic Residential Reserve	Proposed Residential A	1.566	It is proposed that the zoning of this site be amended from Strategic Residential Reserve to Proposed Residential A. This zoning change will not introduce environmental impacts beyond what has been identified within the AA of the existing CDP. Residential development has been foreseen and assessed for this site under these previous environmental assessments, and suitable mitigatory measures have been embedded and integrated into the CDP to ensure appropriate environmental protection. This zoning change does not have the potential to generate likely, significant effects on European sites.

Ref.	Original Zoning	New Zoning	Area (Ha)	Assessment of Potential Sources of Impact/Likely, Significant Effects
MT388	Strategic Residential Reserve	Proposed Residential A	1.201	It is proposed that the zoning of this site be amended from Strategic Residential Reserve to Proposed Residential A. This zoning change will not introduce environmental impacts beyond what has been identified within the AA of the existing CDP. Residential development has been foreseen and assessed for this site under these previous environmental assessments, and suitable mitigatory measures have been embedded and integrated into the CDP to ensure appropriate environmental protection. This zoning change does not have the potential to generate likely, significant effects on European sites.
MT928	Strategic Residential Reserve	Proposed Residential A	9.259	It is proposed that the zoning of this site be amended from Strategic Residential Reserve to Proposed Residential A. This zoning change will not introduce environmental impacts beyond what has been identified within the AA of the existing CDP. Residential development has been foreseen and assessed for this site under these previous environmental assessments, and suitable mitigatory measures have been embedded and integrated into the CDP to ensure appropriate environmental protection. This zoning change does not have the potential to generate likely, significant effects on European sites.

Ref.	Original Zoning	New Zoning	Area (Ha)	Assessment of Potential Sources of Impact/Likely, Significant Effects
MT948	Strategic Residential Reserve	Proposed Residential A	4.358	It is proposed that the zoning of this site be amended from Strategic Residential Reserve to Proposed Residential A. This zoning change will not introduce environmental impacts beyond what has been identified within the AA of the existing CDP. Residential development has been foreseen and assessed for this site under these previous environmental assessments, and suitable mitigatory measures have been embedded and integrated into the CDP to ensure appropriate environmental protection. This zoning change does not have the potential to generate likely, significant effects on European sites.
MT958	Strategic Residential Reserve	Proposed Residential A	0.401	It is proposed that the zoning of this site be amended from Strategic Residential Reserve to Proposed Residential A. This zoning change will not introduce environmental impacts beyond what has been identified within the AA of the existing CDP. Residential development has been foreseen and assessed for this site under these previous environmental assessments, and suitable mitigatory measures have been embedded and integrated into the CDP to ensure appropriate environmental protection. This zoning change does not have the potential to generate likely, significant effects on European sites.

Ref.	Original Zoning	New Zoning	Area (Ha)	Assessment of Potential Sources of Impact/Likely, Significant Effects
MT1022	Rural Area	Proposed Residential A	0.952	It is proposed that the zoning of this site be amended from Rural Area to Proposed Residential A. In absence of considering the existing framework of mitigatory measures in the current CDP, this zoning change has the potential to generate sources of environmental impact such as habitat loss, surface water pollution, change to groundwater quality or quantity, species disturbance, or air pollution. The development site is not at or adjacent to any European site. The nearest European site is 10.78 km from the development site. The environmental impacts that may be generated by this zoning change (in the absence of mitigation) do not have the potential to any European site due to the separation distance and the lack of a meaningful hydrological connection between the development site and European sites.
MT1023	Rural Area	Landscape Protection / Conservation	0.218	It is proposed that the zoning of this site be amended from Rural Area to Landscape Protection/Conservation. This zoning change will not support or drive the carrying out of any development and will not introduce any environmental impacts. This zoning change does not have the potential to generate likely, significant effects on European sites.

Ref.	Original Zoning	New Zoning	Area (Ha)	Assessment of Potential Sources of Impact/Likely, Significant Effects
MT1024	Rural Area	Landscape Protection / Conservation	0.773	It is proposed that the zoning of this site be amended from Rural Area to Landscape Protection / Conservation. This zoning change will not introduce environmental impacts beyond what has been identified within the AA of the existing CDP. Residential development has been foreseen and assessed for this site under these previous environmental assessments, and suitable mitigatory measures have been embedded and integrated into the CDP to ensure appropriate environmental protection. This zoning change does not have the potential to generate likely, significant effects on European sites.
MT1025	Rural Area	Existing Residential	0.061	It is proposed that the zoning of this site be amended from Rural Area to Existing Residential. This zoning change has been made to account for existing development present in the receiving environment. This zoning change will not introduce any environmental impacts. This zoning change does not have the potential to generate likely, significant effects on European sites.

Ref.	Original Zoning	New Zoning	Area (Ha)	Assessment of Potential Sources of Impact/Likely, Significant Effects
MT1026	Rural Area	Proposed Residential A	0.418	It is proposed that the zoning of this site be amended from Rural Area to Proposed Residential A. In absence of considering the existing framework of mitigatory measures in the current CDP, this zoning change has the potential to generate sources of environmental impact such as habitat loss, surface water pollution, change to groundwater quality or quantity, species disturbance, or air pollution. The development site is not at or adjacent to any European site. The nearest European site is 10.9 km from the development site. The environmental impacts that may be generated by this zoning change (in the absence of mitigation) do not have the potential to any European site due to the separation distance and the lack of a meaningful hydrological connection between the development site and European sites.
MT1027	Strategic Residential Reserve	Existing Residential	0.421	It is proposed that the zoning of this site be amended from Strategic Residential Reserve to Existing Residential. This zoning change has been made to account for existing development present in the receiving environment. This zoning change will not introduce any environmental impacts. This zoning change does not have the potential to generate likely, significant effects on European sites.

Ref.	Original Zoning	New Zoning	Area (Ha)	Assessment of Potential Sources of Impact/Likely, Significant Effects
MT1028	Community Services / Facilities	Proposed Residential A	0.126	It is proposed that the zoning of this site be amended from Community Services/Facilities to Proposed Residential A. This zoning change will not introduce environmental impacts beyond what has been identified within the AA of the existing CDP. The development of buildings and infrastructure and intensified operational phase activity has been foreseen and assessed for this site under these previous environmental assessments, and suitable mitigatory measures have been embedded and integrated into the CDP to ensure appropriate environmental protection. This zoning change does not have the potential to generate likely, significant effects on European sites.
MT1029	Strategic Residential Reserve	Proposed Residential A	1.181	It is proposed that the zoning of this site be amended from Strategic Residential Reserve to Proposed Residential A. This zoning change will not introduce environmental impacts beyond what has been identified within the AA of the existing CDP. Residential development has been foreseen and assessed for this site under these previous environmental assessments, and suitable mitigatory measures have been embedded and integrated into the CDP to ensure appropriate environmental protection. This zoning change does not have the potential to generate likely, significant effects on European sites.

Ref.	Original Zoning	New Zoning	Area (Ha)	Assessment of Potential Sources of Impact/Likely, Significant Effects
CS25	Landscape Protection / Conservation	Proposed Residential A	0.800	It is proposed that the zoning of this site be amended from Landscape Protection/Conservation to Proposed Residential A. This zoning change supports residential development at the site. This zoning change does not have the potential to generate likely, significant effects on European sites given the separation distance from the nearest European site and the lack of a meaningful hydrological connection.
CS101	Strategic Residential Reserve	Proposed Residential A	2.328	It is proposed that the zoning of this site be amended from Strategic Residential Reserve to Proposed Residential A. This zoning change will not introduce environmental impacts beyond what has been identified within the AA of the existing CDP. Residential development has been foreseen and assessed for this site under these previous environmental assessments, and suitable mitigatory measures have been embedded and integrated into the CDP to ensure appropriate environmental protection. This zoning change does not have the potential to generate likely, significant effects on European sites.

Ref.	Original Zoning	New Zoning	Area (Ha)	Assessment of Potential Sources of Impact/Likely, Significant Effects
CS107	Landscape Protection / Conservation	Proposed Residential A	1.250	It is proposed that the zoning of this site be amended from Landscape Protection/Conservation to Proposed Residential A. This zoning change supports residential development at the site. This zoning change does not have the potential to generate likely, significant effects on European sites given the separation distance from the nearest European site and the lack of a meaningful hydrological connection.
CS1006	Landscape Protection / Conservation	Proposed Residential A	1.598	It is proposed that the zoning of this site be amended from Landscape Protection/Conservation to Proposed Residential A. This zoning change supports residential development at the site. This zoning change does not have the potential to generate likely, significant effects on European sites given the separation distance from the nearest European site and the lack of a meaningful hydrological connection.
CS1007	Industry / Enterprise / Employment	Proposed Residential A	0.464	It is proposed that the zoning of this site be amended from Industry/Enterprise/Employment to Proposed Residential A. This zoning change will not introduce environmental impacts beyond what has been identified within the AA of the existing CDP. The development of buildings and infrastructure and intensified operational phase activity has been foreseen and assessed for this site under these previous environmental assessments, and suitable mitigatory measures have been embedded and integrated into the CDP to ensure appropriate environmental protection. This zoning change does not have the potential to generate likely, significant effects on European sites.

Ref.	Original Zoning	New Zoning	Area (Ha)	Assessment of Potential Sources of Impact/Likely, Significant Effects
CS1008	Rural Area	Proposed Residential A	0.158	It is proposed that the zoning of this site be amended from Rural Area to Proposed Residential A. In absence of considering the existing framework of mitigatory measures in the current CDP, this zoning change has the potential to generate sources of environmental impact such as habitat loss, surface water pollution, change to groundwater quality or quantity, species disturbance, or air pollution. The development site is not at or adjacent to any European site. The nearest European site is 375 m from the development site. The environmental impacts that may be generated by this zoning change (in the absence of mitigation) do not have the potential to any European site due to the separation distance and the lack of a meaningful hydrological connection between the development site and European sites.
CS1009	Landscape Protection / Conservation	Proposed Residential A	0.551	It is proposed that the zoning of this site be amended from Landscape Protection/Conservation to Proposed Residential A. This zoning change supports residential development at the site. This zoning change does not have the potential to generate likely, significant effects on European sites given the separation distance from the nearest European site and the lack of a meaningful hydrological connection.

Ref.	Original Zoning	New Zoning	Area (Ha)	Assessment of Potential Sources of Impact/Likely, Significant Effects
CS1010	Landscape Protection / Conservation	Industry / Enterprise / Employment	0.476	It is proposed that the zoning of this site be amended from Landscape Protection/Conservation to Industry/Enterprise/Employment. In absence of considering the existing framework of mitigatory measures in the current CDP, this zoning change has the potential to generate sources of environmental impact such as habitat loss, surface water pollution, change to groundwater quality or quantity, species disturbance, or air pollution. The development site is not at or adjacent to any European site. The nearest European site is 523 m from the development site. The environmental impacts that may be generated by this zoning change (in the absence of mitigation) do not have the potential to any European site due to the separation distance and the lack of a meaningful hydrological connection between the development site and European sites.

Ref.	Original Zoning	New Zoning	Area (Ha)	Assessment of Potential Sources of Impact/Likely, Significant Effects
CS1011	Landscape Protection / Conservation	Industry / Enterprise / Employment	0.355	It is proposed that the zoning of this site be amended from Landscape Protection/Conservation to Industry/Enterprise/Employment. In absence of considering the existing framework of mitigatory measures in the current CDP, this zoning change has the potential to generate sources of environmental impact such as habitat loss, surface water pollution, change to groundwater quality or quantity, species disturbance, or air pollution. The development site is not at or adjacent to any European site. The nearest European site is 744 m from the development site. The environmental impacts that may be generated by this zoning change (in the absence of mitigation) do not have the potential to any European site due to the separation distance and the lack of a meaningful hydrological connection between the development site and European sites.
BB445	Strategic Residential Reserve	Proposed Residential A	0.407	It is proposed that the zoning of this site be amended from Strategic Residential Reserve to Proposed Residential A. This zoning change will not introduce environmental impacts beyond what has been identified within the AA of the existing CDP. Residential development has been foreseen and assessed for this site under these previous environmental assessments, and suitable mitigatory measures have been embedded and integrated into the CDP to ensure appropriate environmental protection. This zoning change does not have the potential to generate likely, significant effects on European sites.

Ref.	Original Zoning	New Zoning	Area (Ha)	Assessment of Potential Sources of Impact/Likely, Significant Effects
BB455	Strategic Residential Reserve	Proposed Residential A	0.864	It is proposed that the zoning of this site be amended from Strategic Residential Reserve to Proposed Residential A. This zoning change will not introduce environmental impacts beyond what has been identified within the AA of the existing CDP. Residential development has been foreseen and assessed for this site under these previous environmental assessments, and suitable mitigatory measures have been embedded and integrated into the CDP to ensure appropriate environmental protection. This zoning change does not have the potential to generate likely, significant effects on European sites.
BB457	Strategic Residential Reserve	Proposed Residential A	2.433	It is proposed that the zoning of this site be amended from Strategic Residential Reserve to Proposed Residential A. This zoning change will not introduce environmental impacts beyond what has been identified within the AA of the existing CDP. Residential development has been foreseen and assessed for this site under these previous environmental assessments, and suitable mitigatory measures have been embedded and integrated into the CDP to ensure appropriate environmental protection. This zoning change does not have the potential to generate likely, significant effects on European sites.

Ref.	Original Zoning	New Zoning	Area (Ha)	Assessment of Potential Sources of Impact/Likely, Significant Effects
BB468	Proposed Residential B	Proposed Residential A	1.376	It is proposed that the zoning of this site be amended from Proposed Residential B to Proposed Residential A. This zoning change will not introduce environmental impacts beyond what has been identified within the AA of the existing CDP. Residential development has been foreseen and assessed for this site under these previous environmental assessments, and suitable mitigatory measures have been embedded and integrated into the CDP to ensure appropriate environmental protection. This zoning change does not have the potential to generate likely, significant effects on European sites.
BB901	Strategic Residential Reserve	Proposed Residential A	0.629	It is proposed that the zoning of this site be amended from Strategic Residential Reserve to Proposed Residential A. This zoning change will not introduce environmental impacts beyond what has been identified within the AA of the existing CDP. Residential development has been foreseen and assessed for this site under these previous environmental assessments, and suitable mitigatory measures have been embedded and integrated into the CDP to ensure appropriate environmental protection. This zoning change does not have the potential to generate likely, significant effects on European sites.

Ref.	Original Zoning	New Zoning	Area (Ha)	Assessment of Potential Sources of Impact/Likely, Significant Effects
BB1002	Rural Area	Proposed Residential B	1.331	It is proposed that the zoning of this site be amended from Rural Area to Proposed Residential B. In absence of considering the existing framework of mitigatory measures in the current CDP, this zoning change has the potential to generate sources of environmental impact such as habitat loss, surface water pollution, change to groundwater quality or quantity, species disturbance, or air pollution. The development site is not at or adjacent to any European site. The nearest European site is 22.94 km from the development site. The environmental impacts that may be generated by this zoning change (in the absence of mitigation) do not have the potential to any European site due to the separation distance and the lack of a meaningful hydrological connection between the development site and European sites.

Ref.	Original Zoning	New Zoning	Area (Ha)	Assessment of Potential Sources of Impact/Likely, Significant Effects
CY1012	Rural Area	Proposed Residential A	1.278	It is proposed that the zoning of this site be amended from Rural Area to Proposed Residential A. In absence of considering the existing framework of mitigatory measures in the current CDP, this zoning change has the potential to generate sources of environmental impact such as habitat loss, surface water pollution, change to groundwater quality or quantity, species disturbance, or air pollution. The development site is not at or adjacent to any European site. The nearest European site is 25.9 km from the development site. The environmental impacts that may be generated by this zoning change (in the absence of mitigation) do not have the potential to any European site due to the separation distance and the lack of a meaningful hydrological connection between the development site and European sites.
CY1013	Rural Area	Proposed Residential A	1.599	It is proposed that the zoning of this site be amended from Rural Area to Proposed Residential A. In absence of considering the existing framework of mitigatory measures in the current CDP, this zoning change has the potential to generate sources of environmental impact such as habitat loss, surface water pollution, change to groundwater quality or quantity, species disturbance, or air pollution. The development site is not at or adjacent to any European site. The nearest European site is 25.12 km from the development site.The environmental impacts that may be generated by this zoning change (in the absence of mitigation) do not have the potential to any European site due to the separation distance and the lack of a meaningful hydrological connection between the development site and European sites.

Ref.	Original Zoning	New Zoning	Area (Ha)	Assessment of Potential Sources of Impact/Likely, Significant Effects
CY1014	Industry / Enterprise / Employment	Proposed Residential A	4.986	This zoning change will not introduce environmental impacts beyond what has been identified within the AA of the existing CDP. The development of buildings and infrastructure and intensified operational phase activity has been foreseen and assessed for this site under these previous environmental assessments, and suitable mitigatory measures have been embedded and integrated into the CDP to ensure appropriate environmental protection. This zoning change does not have the potential to generate likely, significant effects on European sites.
CY1015	Rural Area	Strategic Residential Reserve	1.771	It is proposed that the zoning of this site be amended from Rural Area to Strategic Residential Reserve. In absence of considering the existing framework of mitigatory measures in the current CDP, this zoning change has the potential to generate sources of environmental impact such as habitat loss, surface water pollution, change to groundwater quality or quantity, species disturbance, or air pollution. The development site is not at or adjacent to any European site. The nearest European site is 24.29 km from the development site. The environmental impacts that may be generated by this zoning change (in the absence of mitigation) do not have the potential to any European site due to the separation distance and the lack of a meaningful hydrological connection between the development site and European sites.

Ref.	Original Zoning	New Zoning	Area (Ha)	Assessment of Potential Sources of Impact/Likely, Significant Effects
CY1016	Rural Area	Strategic Residential Reserve	4.437	It is proposed that the zoning of this site be amended from Rural Area to Strategic Residential Reserve. In absence of considering the existing framework of mitigatory measures in the current CDP, this zoning change has the potential to generate sources of environmental impact such as habitat loss, surface water pollution, change to groundwater quality or quantity, species disturbance, or air pollution. The development site is not at or adjacent to any European site. The nearest European site is 24.08 km from the development site. The environmental impacts that may be generated by this zoning change (in the absence of mitigation) do not have the potential to any European site due to the separation distance and the lack of a meaningful hydrological connection between the development site and European sites.

Ref.	Original Zoning	New Zoning	Area (Ha)	Assessment of Potential Sources of Impact/Likely, Significant Effects
CY1017	Rural Area	Proposed Residential A	2.767	It is proposed that the zoning of this site be amended from Rural Area to Proposed Residential A. In absence of considering the existing framework of mitigatory measures in the current CDP, this zoning change has the potential to generate sources of environmental impact such as habitat loss, surface water pollution, change to groundwater quality or quantity, species disturbance, or air pollution. The development site is not at or adjacent to any European site. The nearest European site is 23.9 km from the development site. The environmental impacts that may be generated by this zoning change (in the absence of mitigation) do not have the potential to any European site due to the separation distance and the lack of a meaningful hydrological connection between the development site and European sites.
CY1018	Rural Area	Existing Residential	0.435	It is proposed that the zoning of this site be amended from Rural Area to Existing Residential. This zoning change has been made to account for existing development present in the receiving environment. This zoning change will not introduce any environmental impacts. This zoning change does not have the potential to generate likely, significant effects on European sites.

Ref.	Original Zoning	New Zoning	Area (Ha)	Assessment of Potential Sources of Impact/Likely, Significant Effects
CY1019	Rural Area	Strategic Residential Reserve	0.929	It is proposed that the zoning of this site be amended from Rural Area to Strategic Residential Reserve. In absence of considering the existing framework of mitigatory measures in the current CDP, this zoning change has the potential to generate sources of environmental impact such as habitat loss, surface water pollution, change to groundwater quality or quantity, species disturbance, or air pollution. The development site is not at or adjacent to any European site. The nearest European site is 23.92 km from the development site. The environmental impacts that may be generated by this zoning change (in the absence of mitigation) do not have the potential to any European site due to the separation distance and the lack of a meaningful hydrological connection between the development site and European sites.

Ref.	Original Zoning	New Zoning	Area (Ha)	Assessment of Potential Sources of Impact/Likely, Significant Effects
CY1020	Rural Area	Proposed Residential A	1.098	It is proposed that the zoning of this site be amended from Rural Area to Proposed Residential A. In absence of considering the existing framework of mitigatory measures in the current CDP, this zoning change has the potential to generate sources of environmental impact such as habitat loss, surface water pollution, change to groundwater quality or quantity, species disturbance, or air pollution. The development site is not at or adjacent to any European site. The nearest European site is 23.16 km from the development site. The environmental impacts that may be generated by this zoning change (in the absence of mitigation) do not have the potential to any European site due to the separation distance and the lack of a meaningful hydrological connection between the development site and European sites.

Ref.	Original Zoning	New Zoning	Area (Ha)	Assessment of Potential Sources of Impact/Likely, Significant Effects
CY1021	Rural Area	Proposed Residential A	1.219	It is proposed that the zoning of this site be amended from Rural Area to Proposed Residential A. In absence of considering the existing framework of mitigatory measures in the current CDP, this zoning change has the potential to generate sources of environmental impact such as habitat loss, surface water pollution, change to groundwater quality or quantity, species disturbance, or air pollution. The development site is not at or adjacent to any European site. The nearest European site is 22.91 km from the development site. The environmental impacts that may be generated by this zoning change (in the absence of mitigation) do not have the potential to any European site due to the separation distance and the lack of a meaningful hydrological connection between the development site and European sites.
CM707	Proposed Residential A	Strategic Residential Reserve	2.804	It is proposed that the zoning of this site be amended from Proposed Residential A to Strategic Residential Reserve. This zoning change will not introduce environmental impacts beyond what has been identified within the AA of the existing CDP. Residential development has been foreseen and assessed for this site under these previous environmental assessments, and suitable mitigatory measures have been embedded and integrated into the CDP to ensure appropriate environmental protection. This zoning change does not have the potential to generate likely, significant effects on European sites.

Ref.	Original Zoning	New Zoning	Area (Ha)	Assessment of Potential Sources of Impact/Likely, Significant Effects
CM764	Strategic Residential Reserve	Proposed Residential A	1.844	It is proposed that the zoning of this site be amended from Strategic Residential Reserve to Proposed Residential A. This zoning change will not introduce environmental impacts beyond what has been identified within the AA of the existing CDP. Residential development has been foreseen and assessed for this site under these previous environmental assessments, and suitable mitigatory measures have been embedded and integrated into the CDP to ensure appropriate environmental protection. This zoning change does not have the potential to generate likely, significant effects on European sites.
CM768	Strategic Residential Reserve	Proposed Residential A	0.258	It is proposed that the zoning of this site be amended from Strategic Residential Reserve to Proposed Residential A. This zoning change will not introduce environmental impacts beyond what has been identified within the AA of the existing CDP. Residential development has been foreseen and assessed for this site under these previous environmental assessments, and suitable mitigatory measures have been embedded and integrated into the CDP to ensure appropriate environmental protection. This zoning change does not have the potential to generate likely, significant effects on European sites.

Ref.	Original Zoning	New Zoning	Area (Ha)	Assessment of Potential Sources of Impact/Likely, Significant Effects
CM783	Strategic Residential Reserve	Proposed Residential A	1.696	It is proposed that the zoning of this site be amended from Strategic Residential Reserve to Proposed Residential A. This zoning change will not introduce environmental impacts beyond what has been identified within the AA of the existing CDP. Residential development has been foreseen and assessed for this site under these previous environmental assessments, and suitable mitigatory measures have been embedded and integrated into the CDP to ensure appropriate environmental protection. This zoning change does not have the potential to generate likely, significant effects on European sites.
CM924	Strategic Residential Reserve	Proposed Residential A	1.533	It is proposed that the zoning of this site be amended from Strategic Residential Reserve to Proposed Residential A. This zoning change will not introduce environmental impacts beyond what has been identified within the AA of the existing CDP. Residential development has been foreseen and assessed for this site under these previous environmental assessments, and suitable mitigatory measures have been embedded and integrated into the CDP to ensure appropriate environmental protection. This zoning change does not have the potential to generate likely, significant effects on European sites.

Ref.	Original Zoning	New Zoning	Area (Ha)	Assessment of Potential Sources of Impact/Likely, Significant Effects
CM1003	Rural Area	Proposed Residential A	7.266	It is proposed that the zoning of this site be amended from Rural Area to Proposed Residential A. In absence of considering the existing framework of mitigatory measures in the current CDP, this zoning change has the potential to generate sources of environmental impact such as habitat loss, surface water pollution, change to groundwater quality or quantity, species disturbance, or air pollution. The development site is not at or adjacent to any European site. The nearest European site is 20.1 km from the development site. The environmental impacts that may be generated by this zoning change (in the absence of mitigation) do not have the potential to any European site due to the separation distance and the lack of a meaningful hydrological connection between the development site and European sites.
CM1004	Strategic Residential Reserve	Proposed Residential A	0.332	It is proposed that the zoning of this site be amended from Strategic Residential Reserve to Proposed Residential A. This zoning change will not introduce environmental impacts beyond what has been identified within the AA of the existing CDP. Residential development has been foreseen and assessed for this site under these previous environmental assessments, and suitable mitigatory measures have been embedded and integrated into the CDP to ensure appropriate environmental protection. This zoning change does not have the potential to generate likely, significant effects on European sites.

Ref.	Original Zoning	New Zoning	Area (Ha)	Assessment of Potential Sources of Impact/Likely, Significant Effects
CM1005	Rural Area	Proposed Residential A	5.213	It is proposed that the zoning of this site be amended from Rural Area to Proposed Residential A. In absence of considering the existing framework of mitigatory measures in the current CDP, this zoning change has the potential to generate sources of environmental impact such as habitat loss, surface water pollution, change to groundwater quality or quantity, species disturbance, or air pollution. The development site is not at or adjacent to any European site. The nearest European site is 19.17 km from the development site. The environmental impacts that may be generated by this zoning change (in the absence of mitigation) do not have the potential to any European site due to the separation distance and the lack of a meaningful hydrological connection between the development site and European sites.
CM1030	Strategic Residential Reserve	Proposed Residential A	3.541	It is proposed that the zoning of this site be amended from Strategic Residential Reserve to Proposed Residential A. This zoning change will not introduce environmental impacts beyond what has been identified within the AA of the existing CDP. Residential development has been foreseen and assessed for this site under these previous environmental assessments, and suitable mitigatory measures have been embedded and integrated into the CDP to ensure appropriate environmental protection. This zoning change does not have the potential to generate likely, significant effects on European sites.

3.3 European Sites within the Zone of Influence (ZoI)

The OPR (2021) AA Screening practice note states that the Zone of Influence must be established on a case-by-case basis using the Source-Pathway-Receptor model. The S-P-R model has been used to identify the ZoI to ensure that relevant European sites are identified. The S-P-R model minimises the risk of overlooking distant or obscure effect pathways, while also avoiding an over reliance on buffer zones (e.g. 15 km), within which all European sites should be considered. This approach follows the DoEHLG (2009 rev 2010) guidance on AA which states that:

> *"For projects, the distance could be much less than 15 km, and in some cases less than 100m, but this must be evaluated on a case-by-case basis with reference to the nature, size and location of the project, and the sensitivities of the ecological receptors, and the potential for in combination effects"*

As detailed in Section 1.5 in order for an effect to occur, all three elements of this mechanism must be in place. The absence of one of the elements of the mechanism means there is no likelihood for the effect to occur. The potential impacts of the Proposed Variation are set out in Section 3.2 of this report. The impact is essentially the 'source' in the S-P-R model.

These impacts may be very localised and confined to defined area with no potential connectivity to a European site and therefore no potential for effects. Alternatively, where an ecological or functional pathway exists, they may give rise to a potential effect to a Qualifying Interest of a European site.

The dominant ecological pathways to consider are:

- Direct physical interactions or changes to the local environment;
- Air dispersal (noise, dust, odour emissions etc.);
- Hydrological interactions; and
- Dispersal patterns of mobile species

Based on the precautionary principal, the Zone of Influence of the Proposed Variation has been defined as:

- All European sites locally either solely or partially in County Monaghan.
- All hydrologically connected European Sites to waterbodies within County Monaghan; and
- All European sites within a 15 km buffer of County Monaghan.

All European sites within the Zone of Influence of the County area or which are connected to the County area ecologically, hydrologically or through hydrogeology have been identified - having appropriate regard to the interaction criteria defined in Section 1.5.

Background information on these European sites is presented in Appendix 1, including:

- Quality and site characteristics of European sites considered in the assessment.
- Background data for European sites considered in the assessment; including the Qualifying features (Qualifying Interests or Special Conservation Interests).

3.4 Consideration of in-combination Effects with other Plans or Projects

Article 6(3) of the Habitats Directive requires that:

> *"Any plan or project not directly connected with or necessary to the management of the site but likely to have a significant effect thereon, either individually or in combination with other plans or projects, shall be subject to appropriate assessment of its implications for the site in view of the site's conservation objectives".*

It is therefore required that the likely significant effects of the plan are considered in-combination with other plans or projects within the Zone of Influence.

The consideration of in-combination effects with other plans or projects, focused on the sources of impacts identified for the plan in Section 3.2.

The Proposed Variation to the Monaghan CDP 2025 - 2031 sits within a hierarchy of plans and has been informed by and is consistent with the aims and objectives of other plans, programmes and strategies developed at national, regional and local levels. These include, but are not limited to, the following:

<u>National Level</u>

- National Planning Framework First Revision (2025).
- National Sustainable Mobility Policy.
- Climate Action Plan (2025).
- The 4th National Biodiversity Plan 2023 - 2030 (2024).
- Water Action Plan 2024 - A River Basin Management Plan for Ireland.

<u>Regional and Local Level</u>

- Regional Spatial and Economic Strategy for the Northern and Western Regional Assembly 2020 - 2032.
- The Monaghan Local Authority Climate Action Plan 2024 - 2029.
- The Monaghan Biodiversity and Heritage Strategic Plan 2020-2025.
- Monaghan County Local Economic Community Plan 2023 – 2029.

The Proposed Variation is in harmony and consistent with all higher-order and inter-related plans, including the Strategic Environmental Objectives for the existing Monaghan County Development Plan 2025 - 2031.

The implementation of the Proposed Variation will not give rise to effects on European sites that have the potential interact and combine with effects from other plans and projects to create likely, significant in-combination effects on European sites.

3.5 Assessment of Likely Significant Effects on European Sites

Table 3-3 examines whether there is potential for effects on identified European sites considering information provided above and the background information on the relevant European sites provided in Appendix 1.

Note: 'Relevant Lands' in the table below refers to sites subject the zoning change under the Proposed Variation.

Table 3-3: Assessment of Likely, Significant Effects on European Sites

Site Code	Site Name	Distance to Relevant Lands (km)	Qualifying Feature (Qualifying Interests and Special Conservation Interests)	Potential Effects	Pathway for Significant Effects	Potential for In-Combination Effects
001786	Kilroosky Lough Cluster SAC	0.362	Hard oligo-mesotrophic waters with benthic vegetation of Chara spp. [3140] White-clawed crayfish (Austropotamobius pallipes) [1092] Alkaline fens [7230] Calcareous fens with Cladium mariscus and species of the Caricion davallianae [7210]	The European Site is within the Monaghan CDP area and is located 362 m from the nearest Relevant Lands of Variation. The SAC is sensitive to direct land use management activities and hydrological interactions. The Proposed Variation does not introduce source of environmental impact that have the potential to be transmitted to this SAC, considering the separation distance from the nearest Relevant lands to this European site. There is no hydrological connection between the Relevant Lands of the Proposed Variation and the SAC.	N	N

Site Code	Site Name	Distance to Relevant Lands (km)	Qualifying Feature (Qualifying Interests and Special Conservation Interests)	Potential Effects	Pathway for Significant Effects	Potential for In-Combination Effects
				The European site is located outside a hydrogeological effect zone of 250 m for Groundwater Dependent Terrestrial Ecosystems (GWDTE).[3] The Proposed Variation will not result in likely, significant effects on the QIs of this European site given the lack of SPR connectivity.		
004167	Slieve Beagh SPA	10	Hen harrier (Circus cyaneus) [A082]	The European Site lies within the Monaghan CDP area and is located 10 km from the nearest Relevant Lands of Variation. As per Scottish Natural Heritage (SNH), 2016[4], the core foraging ranges for the SCI Hen Harrier is 2 km. The Proposed Variation will not result in likely, significant effects on the SCI European site given the lack of SPR connectivity.	N	N
UK0016621	Magheravealy Marl Loughs SAC	1.13	Hard oligo-mesotrophic waters with benthic vegetation of Chara spp. [3140]	The European Site is located within the Monaghan County CDP area and is located 1.13 km from the nearest Relevant Lands of Variation. The SAC is sensitive to direct land use management activities and hydrological interactions.	N	N

[3] Scottish Environment Protection Agency (2014) Land Use Planning System SEPA Guidance Note 31. Guidance on Assessing the Impacts of Development Proposals on Groundwater Abstractions and groundwater Dependent Terrestrial Ecosystems.
[4] Scottish Natural Heritage. (2016). Assessing Connectivity with Special Protection Areas (SPAs) Guidance.

Site Code	Site Name	Distance to Relevant Lands (km)	Qualifying Feature (Qualifying Interests and Special Conservation Interests)	Potential Effects	Pathway for Significant Effects	Potential for In-Combination Effects
			White-clawed crayfish (Austropotamobius pallipes) [1092] Alkaline fens [7230] Calcareous fens with Cladium mariscus and species of the Caricion davallianae [7210]	The Proposed Variation does not introduce source of environmental impact that have the potential to be transmitted to this SAC, considering the separation distance from the nearest Relevant lands to this European site. There is no hydrological connection between the Relevant Lands of the Proposed Variation and the SAC. The European site is located outside a hydrogeological effect zone of 250 m for GWDTE. The Proposed Variation will not result in likely, significant effects on the QIs European site given the lack of SPR connectivity.		
UK0016622	Slieve Beagh SAC	15.19	Blanket bogs * if active bog [7130] Natural dystrophic lakes and ponds [3160] European dry heaths [4030]	The European Site is within the Monaghan CDP area and is located 15.19 km from the nearest Relevant Lands of Variation. The Proposed Variation does not introduce source of environmental impact that have the potential to be transmitted to this SAC, considering the separation distance from the nearest Relevant lands to this European site. There is no hydrological connection between the Relevant Lands of the Proposed Variation and the SAC.	N	N

Site Code	Site Name	Distance to Relevant Lands (km)	Qualifying Feature (Qualifying Interests and Special Conservation Interests)	Potential Effects	Pathway for Significant Effects	Potential for In-Combination Effects
				The European site is located outside a hydrogeological effect zone of 250 m for GWDTE. The Proposed Variation will not result in likely, significant effects on the QIs European site given the lack of SPR connectivity.		
UK9020071	Upper Lough Erne SPA	5.14	Whooper swan (Cygnus cygnus) [A038]	The European Site is located within the Monaghan CDP area and lies 5.14 km from the nearest Relevant Lands of Variation. As per Scottish Natural Heritage (SNH), 2016, the core foraging ranges for the SCI Whooper Swan is 5 km. The Proposed Variation will not result in likely, significant effects on the SCI of this European site given the lack of SPR connectivity.	N	N
UK9020302	Slieve Beagh-Mullaghfad-Lisnaskea SPA	7.35	Hen harrier (Circus cyaneus) [A082]	The European Site is within the Monaghan CDP area and is located 7.35 km from the nearest Relevant Lands of Variation. As per Scottish Natural Heritage (SNH), 2016, the core foraging ranges for the SCI Hen Harrier is 2 km. The Proposed Variation will not result in likely, significant effects on the SCI of this European site given the lack of SPR connectivity.	N	N

Site Code	Site Name	Distance to Relevant Lands (km)	Qualifying Feature (Qualifying Interests and Special Conservation Interests)	Potential Effects	Pathway for Significant Effects	Potential for In-Combination Effects
000007	Lough Oughter and Associated Loughs SAC	9.54	Otter (Lutra lutra) [1355] Natural eutrophic lakes with Magnopotamion or Hydrocharition - type vegetation [3150] Bog woodland [91D0]	There is a separation distance of ca. 882 m between this European Site and the Monaghan CDP area. The European site is located 9.54 km from the nearest Relevant Lands of Variation. A hydrological connection of 21.4 km (instream distance) is present via the Clonkirk Stream (EPA Code: 36C67, Order: 2nd). Although a downstream hydrological connection exists, Altartate Lough (Segment Code: 36_235) and three additional unnamed Loughs lie along the hydrological pathway. Due to the instream distance between Relevant Lands and this SAC (21.3 km), the dilution factor along the hydrological route, coupled with the settling of sediments within Altartate Lough and three additional unnamed Loughs, will be such to preclude any silt, sediments or other pollutants as result of the Proposed Variation from reaching this European Site. Additionally, with a separation distance of 9.54 km, there is no potential for disturbance to QI Otter, based on Guidelines that recommend a 150 m disturbance zone for otters.[5]	N	N

[5] National Roads Authority (2008) Guidelines for the Treatment of Otters prior to the Construction of National Road Schemes.

Site Code	Site Name	Distance to Relevant Lands (km)	Qualifying Feature (Qualifying Interests and Special Conservation Interests)	Potential Effects	Pathway for Significant Effects	Potential for In-Combination Effects
				The Proposed Variation will not result in likely, significant effects on the QIs of this European site given the lack of SPR connectivity.		
UK0016614	Upper Lough Erne SAC	8.41	Natural eutrophic lakes with Magnopotamion or Hydrocharition - type vegetation [3150] Old sessile oak woods with Ilex and Blechnum in the British Isles [91A0] Alluvial forests with Alnus glutinosa and Fraxinus excelsior (Alno-Padion, Alnion incanae, Salicion albae) [91E0] Otter (Lutra lutra) [1355]	There is a separation distance of ca. 1.29 km between this European Site and the Monaghan CDP area and this SAC is located 8.41 km from the nearest Relevant Lands of Variation. A hydrological connection of 21.3 km (instream distance) is present via the Clonkirk Stream (EPA Code: 36C67, Order: 2nd). Although a downstream hydrological connection exists, Altartate Lough (Segment Code: 36_235) and three additional unnamed Loughs lie along the hydrological pathway. Due to the instream distance between Relevant Lands and this SAC (21.3 km), the dilution factor along the hydrological route, coupled with the settling of sediments within Altartate Lough and three additional unnamed Loughs, will be such to preclude any silt, sediments or other pollutants as result of the Proposed Variation from reaching this European Site. Additionally, with a separation distance of 8.41 km, there is no potential for disturbance to QI Otter, based on Guidelines that recommend a 150 m disturbance zone for otters.	N	N

Site Code	Site Name	Distance to Relevant Lands (km)	Qualifying Feature (Qualifying Interests and Special Conservation Interests)	Potential Effects	Pathway for Significant Effects	Potential for In-Combination Effects
				The Proposed Variation will not result in likely, significant effects on the QIs of this European site given the lack of SPR connectivity.		
004049	Lough Oughter SPA	17.92	Wetland and Waterbirds [A999] Whooper Swan (Cygnus cygnus) [A038] Great Crested Grebe (Podiceps cristatus) [A005] Wigeon (Anas penelope) [A050]	This European Site is located 8.55 km from the Monaghan CDP area and is located 17.92 from Relevant Lands of Variation. There are no hydrological (surface water) connections between this European site and Relevant Lands. Of the SCIs, only Whooper Swan and Wigeon are likely to forage inland on greenfield sites. With the exception of Whooper Swan, the bird species of the SPA have short foraging ranges. Whooper Swan has a foraging range of ca. 5 km (SNH, 2016[6]) which does not overlap with the Relevant Lands of the Variation. With a separation distance of 17.92 km, this European Site is located outside the core foraging range for listed SCIs. There are also no hydrological (surface water) connections between this European site and the Relevant Lands.	N	N

[6] Scottish Natural Heritage. (2016). Assessing Connectivity with Special Protection Areas (SPAs) Guidance.

Site Code	Site Name	Distance to Relevant Lands (km)	Qualifying Feature (Qualifying Interests and Special Conservation Interests)	Potential Effects	Pathway for Significant Effects	Potential for In-Combination Effects
				The Proposed Variation will not result in likely, significant effects on the SCIs of this European site given the lack of SPR connectivity.		
004026	Dundalk Bay SPA	19.64	Ringed Plover (Charadrius hiaticula) [A137] Wetland and Waterbirds [A999] Redshank (Tringa totanus) [A162] Curlew (Numenius arquata) [A160] Teal (Anas crecca) [A052] Lapwing (Vanellus vanellus) [A142]	This European Site is located 9.1 km from the area of Monaghan CDP and is located 19.64 from Relevant Lands of Variation. A hydrological connection of 38.8 km (instream distance) is present via the Proules Stream (EPA Code: 06P01, Order: 1st). The bird species present within this European Site are coastal/estuarine bird species. With the exception of the geese and gull species, the bird species of the SPA have short foraging ranges; e.g. Dunlin and Plover species have core ranges of 0.5 - 3 km respectively (Scottish Natural Heritage, 2016). Core foraging ranges for Black-headed Gull, Common Gull and Herring Gull lie between 18.5-85.6 km (Nature Scot, 2023[7]) and theoretically overlap with the Relevant Lands.	N	N

[7] Nature Scot (2023) Guidance Note 3: Guidance to support Offshore Wind applications: Marine Birds - Identifying theoretical connectivity with breeding site Special Protection Areas using breeding season foraging ranges. Version 1: January 2023. Nature Scot, Scotland's Nature Agency

Site Code	Site Name	Distance to Relevant Lands (km)	Qualifying Feature (Qualifying Interests and Special Conservation Interests)	Potential Effects	Pathway for Significant Effects	Potential for In-Combination Effects
			Greylag Goose (Anser anser) [A043] Dunlin (Calidris alpina) [A149] Shelduck (Tadorna tadorna) [A048] Great Crested Grebe (Podiceps cristatus) [A005] Herring Gull (Larus argentatus) [A184] Common Gull (Larus canus) [A182] Knot (Calidris canutus) [A143] Common Scoter (Melanitta nigra) [A065]	Birdwatch Ireland indicates that these species are scavengers and forage on terrestrial invertebrates and insects. Examination of NBDC records reveal that neither Common Gull or Herring Gull have been recorded within 500 m of the Relevant Lands. There will be no significant effects on SCIs Black-headed Gull, Herring Gull and Common Gull. Greylag Goose has a core foraging range of 15 km (SNH, 2016) with Light-bellied Brent Goose also assumed to have a core foraging range of ca. 15 km (having regard to foraging ranges of other geese, as prescribed in SNH, 2016). Although the core foraging range for these species may extend up to 20 km, Relevant Lands which overlap with this 20 km foraging range are designated for zoning changes which have been considered and assessed for residential development under the AA of the current CDP (e.g., Strategic Residential Reserve to Proposed Residential A lands). Examination of NBDC records reveal that no Light-bellied Brent Goose have been recorded within 500 m of the Relevant Lands.		

Site Code	Site Name	Distance to Relevant Lands (km)	Qualifying Feature (Qualifying Interests and Special Conservation Interests)	Potential Effects	Pathway for Significant Effects	Potential for In-Combination Effects
			Oystercatcher (Haematopus ostralegus) [A130] Black-headed Gull (Chroicocephalus ridibundus) [A179] Pintail (Anas acuta) [A054] Mallard (Anas platyrhynchos) [A053] Light-bellied Brent Goose (Branta bernicla hrota) [A046] Golden Plover (Pluvialis apricaria) [A140] Bar-tailed Godwit (Limosa lapponica) [A157] Black-tailed Godwit (Limosa limosa) [A156]	Although Relevant Lands overlap with a 10 km grid (Reference: H80) for Greylag Goose, no 2 km, 1 km or 100 m NBDC records have been documented within 500 m of Relevant Lands. In relation to the downstream hydrological connection, Naglack Lough (Segment Code: 06_55), an unnamed Lough (Segment Code: 06_235) and Monalty Lough (Segment Code: 06_234) lie along the hydrological pathway. Due to the instream distance between the nearest Relevant Lands and this SPA (38.8 km), the dilution factor along the hydrological route (including estuarine waters), coupled with the settling of sediments within Naglack Lough, Monalty Lough and the unnamed Lough, will be such to preclude any silt, sediments or other pollutants as result of the Proposed Variation from reaching this European Site. The Proposed Variation will not result in likely, significant effects on the SCIs of this European site given the lack of SPR connectivity.		

Site Code	Site Name	Distance to Relevant Lands (km)	Qualifying Feature (Qualifying Interests and Special Conservation Interests)	Potential Effects	Pathway for Significant Effects	Potential for In-Combination Effects
			Grey Plover (Pluvialis squatarola) [A141] Red-breasted Merganser (Mergus serrator) [A069]			
000455	Dundalk Bay SAC	20.78	Mudflats and sandflats not covered by seawater at low tide [1140] Perennial vegetation of stony banks [1220] Estuaries [1130], Salicornia and other annuals colonising mud and sand [1310] Mediterranean salt meadows (Juncetalia maritimi) [1410] Atlantic salt meadows (Glauco-Puccinellietalia maritimae) [1330]	There is a separation distance of ca. 10.35 km between this European Site and the area of Monaghan CDP and is located 20.78 from the nearest Relevant Lands of Variation. A hydrological connection of 38.8 km (instream distance) is present via the Proules Stream (EPA Code: 06P01, Order: 1st). The SAC is sensitive to direct land use management activities and surface water interactions. Although a downstream hydrological connection exists, Naglack Lough (Segment Code: 06_55), an unnamed Lough (Segment Code: 06_235) and Monalty Lough (Segment Code: 06_234) lie along the hydrological pathway.	N	N

Site Code	Site Name	Distance to Relevant Lands (km)	Qualifying Feature (Qualifying Interests and Special Conservation Interests)	Potential Effects	Pathway for Significant Effects	Potential for In-Combination Effects
				Due to the instream distance between Relevant Lands and this SAC (38.8 km), the dilution factor along the hydrological route (including estuarine waters), coupled with the settling of sediments within Naglack Lough, Monalty Lough and the unnamed Lough, will be such to preclude any silt, sediments or other pollutants as result of the Proposed Variation from reaching this European Site. The Proposed Variation will not result in likely, significant effects on the QIs of this European site given the lack of SPR connectivity.		
004091	Stabannan-Braganstown SPA	17.67	Greylag goose (Anser anser) [A043]	There is a separation distance of ca. 11.23 km between this European Site and the area of Monaghan CDP area and is located 17.67 from Relevant Lands of Variation. Greylag Goose has a core foraging range of 15 km (SNH, 2016[8]) which may extend up to 20 km. However, Relevant Lands which overlap with this foraging range are designated for zoning changes which been considered and assessed for residential development under the AA of the current CDP (e.g., Strategic Residential Reserve to Proposed Residential A lands).	N	N

[8] Scottish Natural Heritage. (2016). Assessing Connectivity with Special Protection Areas (SPAs) Guidance.

Site Code	Site Name	Distance to Relevant Lands (km)	Qualifying Feature (Qualifying Interests and Special Conservation Interests)	Potential Effects	Pathway for Significant Effects	Potential for In-Combination Effects
				Examination of NBDC records reveal that Relevant Lands overlap with a 10 km grid (Reference: H80) for Greylag Goose however, no 2 km, 1 km or 100 m NBDC records have been documented within 500 m of Relevant Lands. The Proposed Variation will not result in likely, significant effects on the SCI of this European site given the lack of SPR connectivity.		
UK0030277	Slieve Gullion SAC	17.67	European dry heaths [4030]	There is a separation distance of ca. 11.61 km between this European Site and the area of the Monaghan CDP area and is located 17.67 km from the nearest Relevant Lands of Variation. The Proposed Variation does not introduce source of environmental impact that have the potential to be transmitted to this SAC, considering the separation distance from the nearest Relevant lands to this European site. The Proposed Variation will not result in likely, significant effects on the QI of this European site given the lack of SPR connectivity.	N	N
UK0030212	Moninea Bog SAC	19.76	Active raised bogs [7110]	There is a separation distance of ca. 14.73 km between this European Site and the Monaghan	N	N

Site Code	Site Name	Distance to Relevant Lands (km)	Qualifying Feature (Qualifying Interests and Special Conservation Interests)	Potential Effects	Pathway for Significant Effects	Potential for In-Combination Effects
				CDP area and is located approximately 19.76 km from Relevant Lands of Variation. The Proposed Variation does not introduce source of environmental impact that have the potential to be transmitted to this SAC, considering the separation distance from the nearest Relevant lands to this European site. The Proposed Variation will not result in likely, significant effects on the QI of this European site given the lack of SPR connectivity.		

4. SCREENING CONCLUSION

This report presents an examination of whether the Proposed Variation to the Monaghan County Development Plan 2025 - 2031 is likely to have a significant effect on a European site (either alone or in combination with other plans or projects) and is based on best available scientific knowledge. This report has been prepared to inform the competent authority in completing their statutory obligations in relation to Appropriate Assessment, as required by Article 6(3) under Council Directive 92/43/EEC (Habitats Directive).

It can be concluded beyond reasonable scientific doubt, in view of best scientific knowledge, on the basis of objective information, that the Plan, individually or in combination with other plans and projects, is not likely to have a significant effect on European sites. The principal reasons for this are as follows:

- The Proposed Variation does not create Source-Pathway-Receptor connectivity between development supported by the Proposed Variation and Qualifying Interests/Special Conservation Interests of Europeans sites.
- The Proposed Variation does not introduce likely, significant effects on European sites beyond the ambit of likely, significant environmental effects already considered, assessed and mitigated in the AA of the existing CDP.
- The Proposed Variation does not create any conflicts with existing European site-related Strategic Environmental Objectives for the Monaghan CDP (even in the absence of considering existing mitigation in the current CDP).

The implementation of the Proposed Variation has no potential to result in likely significant effects on European sites for the reasons set out above. There, a full AA of the Proposed Variation is not required.

<u>Amendments to Proposed Variation No. 2</u>

This document is a consolidated version of the AA Screening Report which has been updated in response to Amendments to Proposed Variation during the Variation-making process. These Amendments have been subject to further AA Screening. This AA Screening is presented in Appendix 2. It has been concluded that the Amendments will not introduce any likely significant effects on the environment.

FEHILY TIMONEY

DESIGNING AND DELIVERING
A SUSTAINABLE FUTURE

APPENDIX 1

Background Information on European Sites

Site Code	Site Name	Quality of Site	Other Site Characteristics
001786	Kilroosky Lough Cluster SAC	Typical marl lakes with good Chara beds and moderate to good quality in a catchment where many wetlands have been drained or damaged. A zone of Cladium mariscus fen occurs at each of the lakes though this is limited in extent. Interesting diversity of species including a population of Austropotamobius pallipes and a Red Data Book plant Pyrola rotundifolia.	A series of four calcareous oligo-mesotrophic lakes developed in drumlin hollows surrounded by reedswamp and fen vegetation with some wet woodland and poor agricultural wet grassland. Well developed Chara beds occur on the marl covered lake beds.
004167	Slieve Beagh SPA	The SPA is one of the strongholds for Hem Harrier in the country representing over 1% of the all-Ireland total. However when the Northern Ireland sector of Slieve Beagh is considered there were a total of 10 breeding pairs in 2005. The mix of forestry and open areas provides optimum habitat conditions for this rare bird. The early stage of new and second-rotation conifer plantation are the most frequently used nesting sites thought some pairs may still nest in tall heather of unplanted bog and heath. Merlin have also been recorded within the site.	The Slieve Beagh SPA comprises much of the eastern and south-eastern sectors of the Slieve Beagh upland area that extends from County Monaghan into Northern Ireland. The site consists of mountain blanket bog which is well developed at the higher altitudes and especially at Eshbrack (peak of 365m). In places the bog is cutover and there are also wet and dry heaths present. The mid-slopes are afforested with plantations of various ages. The remainder of the site is rough or marginal grassland. Some of the old fields system support species-rich wet grassland vegetation dominated by soft rush. Several small dystrophic lakes are present within the site.
UK0016621	Magheravealy Marl Loughs SAC	Magheraveely Marl Loughs SAC consists of six lakes low-lying in the catchment of the River Finn. They are surrounded by wetlands whose interest is also promoted by high calcium concentration.	The lakes individually designated as ASSIs and selected from a cluster of lakes situated here because the combination of hard water and low nutrient status which results in lakes that approach the classic marl lake condition.
UK0016622	Slieve Beagh SAC	The blanket bog, which covers most of the area, is the third largest intact bog in Northern Ireland. Peat depth is variable and consequently the peatland structure is highly diverse with hummock, lawn and pool complexes on the deepest peats grading into large expenses of blanketing peats on low gradients to heathland communities on the steepest and more exposed slopes. Typically, the peatland vegetation supports good Sphagnum-rich blanket bog vegetation with high dwarf-shrub cover. Several lakes, on site have characteristically un-enriched waters.	Slieve Beagh is an upland area lying approximately four miles south of Clogher in County Tyrone, with the southern most projection extending into County Fermanagh. The upland area also extends across the border into Co. Monaghen. Within Northern Ireland, the upland topography undulates to a maximum height of 380 m at Doocarn, but generally lies between 200 and 350 m.

Site Code	Site Name	Quality of Site	Other Site Characteristics
UK9020071	Upper Lough Erne SPA	Upper Lough Erne contributes to the maintenance of the geographic range of the Annex 1 Greenland white-fronted goose population of Northern Ireland through supporting regionally important numbers. It also supports an important assemblage of breeding birds including common tern and in the past supported breeding corncrake. Both are Annex 1 species. Over winter the area regularly supports: Cygnus cygnus (Iceland/UK/Ireland) 3.4% of the all-Ireland population 5-year peak mean, 1991/2-1995/6	The open waters of the main lough and smaller satellite loughs contain a variety of aquatic communities typical of natural eutrophic lakes. In addition, the shallow sheltered shores support extensive swamp, fen and marsh communities. Behind the open grazed foreshore is species-rich grassland, which occasionally extends back into the old adjacent field systems. Alluvial woodland is found where the shoreline is ungrazed or only very lightly grazed, while occasionally the dryer soils of the drumlins behind support a natural Oak woodland; this is particularly well developed within the Crom Estate to the south and the small island to the north of the Lough. Wintering Whooper Swan generally utilise improved or semi-improved grassland close to water bodies used for roosting. Foraging in flooded fields and of emergent vegetation in shallower lakes is common. The site regularly supports large numbers of over-wintering and breeding birds important in an all-Ireland context in addition to internationally important numbers of wintering Whooper Swan Cygnus cygnus, which has been recognised by its SPA designation.
UK9020302	Slieve Beagh-Mullaghfad-Lisnaskea SPA	The site is delimited principally by physical boundaries closest to merged radii extending 2.5km from nest sites used by hen harriers between 1997 and 2004. The site encompasses all lands within these boundaries, excluding wholly-improved pasture, arable land, buildings and associated lands. It includes coniferous plantations, blanket bog, wet and dry heath, grass moor, scrub and limited semi-improved agricultural grassland. The principal interest is the breeding population of hen harrier. The site qualifies under Article 4.1 of the Directive (79/409/EEC) by supporting internationally important populations of hen harrier. It should be noted that the site adjoins a proposed SPA for hen harrier in the Republic of Ireland.	The Slieve Beagh – Mullaghfad - Lisnaskea SPA comprises a single land unit extending between Slatbeg in the north-east and Coolnasillagh in the south-west and incorporating the Slieve Beagh massif, Mullaghfad Forest and Lisnaskea Forest. Slightly more than half the eastern boundary is formed by the border with the Republic of Ireland.

Site Code	Site Name	Quality of Site	Other Site Characteristics
000007	Lough Oughter and Associated Loughs SAC	The site contains substantial areas of natural eutrophic lakes and bog woodland. Plant species of limited distribution in Ireland but which achieve local prominence include Stratoites aloides Saggitaria saggitifolia Butomus umbellatus Rumex hydrolapathum and two species of duckweed Lemna gibba and Lemna polyrhiza. The lake system provides optimum habitat for Lutra lutra and supports an important population. Part of the site is designated SPA. The Annex I Cygnus cygnus and Anser albifrons flavirostris are both very stable in their numbers here. Wildfowl Sanctuaries occupy approximately 5% of the site. The area is also listed as a Ramsar Site. The Lough Oughter and Associated Loughs complex connects with the cross border Upper Lough Erne which is proposed as a SAC in Northern Ireland.	The Lough Oughter complex at over 5000 ha comprises a maze of small to medium sized lakes and river sections and is considered the best inland example of a flooded drumlin landscape. The River Erne is the main inflowing and outflowing river. The lakes are classified as naturally eutrophic. Most are relatively shallow (<10 m) with well developed marginal vegetation including swamp marshes and wet woodland. There are many small islands within the lakes.
UK0016614	Upper Lough Erne SAC	Natural eutrophic lakes with Magnopotamion or Hydrocharition-type vegetation for which this is considered to be one of the best areas in the United Kingdom. Old sessile oak woods with Ilex and Blechnum in the British Isles for which this is considered to be one of the best areas in the United Kingdom. Alluvial forests with Alnus glutinosa and Fraxinus excelsior (Alno-Padion, Alnion incanae, Salicion albae) for which this is considered to be one of the best areas in the United Kingdom. Lutra lutra for which this is considered to be one of the best areas in the United Kingdom.	The open waters of the main lough and smaller satellite loughs contain a variety of aquatic communities typical of natural eutrophic lakes. In addition, the shallow sheltered shores support extensive swamp, fen and marsh communities. Behind the open grazed foreshore is species-rich grassland, which occasionally extends back into the old adjacent field systems. Alluvial woodland is found where the shoreline is ungrazed or only very lightly grazed, while occasionally the dryer soils of the drumlins behind support a natural Oak woodland; this is particularly well developed within the Crom Estate to the south and the small island to the north of the Lough. Such diversity of good habitats and communities is reflected in the very large number of rare and notable plants and insects flourishing here: the woods being particularly important for breeding passerines and home for some notable mammals.

Site Code	Site Name	Quality of Site	Other Site Characteristics
004049	Lough Oughter SPA	Lough Oughter is of importance for a range of wintering waterfowl. Of particular note is an internationally important population of Cygnus cygnus that is based in the area and which use the lakes as a roost. A population of Anser albifrons flavirostris of regional importance also roost on the lakes. The site supports nationally important wintering populations of four species: Podiceps cristatus Cygnus olor Anas penelope and Bucephala clangula plus a range of other wintering species such as Anas crecca and Aythya fuligula. Lough Oughter is at the centre of the breeding range of Podiceps cristatus in Ireland and the site supports in excess of 10% of the estimated national breeding total. A small colony of Sterna hirundo occurs within the site.	Lough Oughter is a medium-sized lake that extends over a wide area. Its situation in submerged drumlin country accounts for the extremely ramified nature of its basin. The main feeders to the lake are the River Erne and the Annalee River. These flow over relatively insoluble rock (Ordovician and Silurian strata) so that the lake water is only moderately hard despite the fact that most of the immediate surroundings are on Carboniferous limestone. Lough Oughter is a shallow lake (maximum depth 10 m) and is considered to be a naturally eutrophic system. Since the 1970s the lake has however shown clear signs of organic enrichment and has most recently been classified as hypertrophic (though chlorophyll levels have dropped markedly in recent years). The lakes have a well-developed aquatic flora. Around much of the shorelines there are swamp and marsh communities. In places wet woodland is well-developed at the lake margins.
004026	Dundalk Bay SPA	Estuaries and particularly intertidal sand and mud flats are very well represented at this site and support the largest concentration of wintering waterfowl on the east coast (regularly in excess of 20000 wintering waterfowl). The bay has internationally important populations of Branta bernicila hrota Calidris canutus Limosa limosa and Limosa lapponica. It is the top site in the country for Calidris canutus with over 38% of the national total. A further 13 species have populations of national importance with particular notable numbers for Haematopus ostralegus (12.4% of national total) Calidris alpina (8.4% of national total) and Vanellus vanellus (7.4% of national total). Dundalk Bay is an important roost site for Anser anser and small numbers of Anser albifrons flavirostris. Shallow bay waters support divers grebes and diving duck with nationally important populations of Podiceps cristatus and Mergus serrator. This bay is a regular site for passage waders such as Philomachus pugnax Calidris ferruginea and Tringa erythropus. It is also an important site for wintering gulls especially Larus ridibundus and Larus canus.	The site is a large bay-like estuarine complex extending c.15 km from north to south and on average of 4-5 km in width. It contains the estuaries of a number of moderately sized rivers principally the Castletown the Flurry the Fane and the Glyde/Dee. These rivers drain fairly intensive agricultural catchments and the Castletown flows through Dundalk town and serves the port. The site contains the largest expanse of intertidal flats on the east coast and has a very marked tidal range. The sediments are predominantly sands though fine muds or muddy sands occur in the sheltered areas at Dundalk and Ballymascanlan. Salt marshes are well represented especially in the more sheltered areas such as the estuaries of the Castletown and Flurry rivers. Spartina is frequent in parts. Post-glacial raised beaches are a feature of the shoreline.

Site Code	Site Name	Quality of Site	Other Site Characteristics
		The site provides both feeding and roosting areas for the waterfowl species and habitat quality for most of the estuarine habitats is very good. Wintering bird populations have been well monitored in recent years.	
000455	Dundalk Bay SAC	Estuaries and particularly intertidal sand and mud flats are well represented at this site. The site contains the largest expanse of intertidal flats on the east coast. The bay is fringed in places by salt marshes with good examples of Salicornia sand flats Atlantic salt meadows and to a lesser extent Mediterranean salt meadows. The quality of estuarine habitats is generally good. The site has excellent examples of perennial vegetation of stony banks with the Red Data Book plant Crambe maritima. The site is of high importance for wintering waterfowl with internationally important populations of Branta bernicla hrota Calidris canutus and Limosa lapponica. It also supports nationally important populations of a further 16 species including Pluvialis apricaria. The overall site is also of international importance as it regularly has in excess of 20000 wintering waterfowl.	The site is a large bay-like estuarine complex extending c.15 km from north to south and on average between 2-3 km in width. It contains the estuaries of a number of moderately sized rivers principally the Castletown the Flurry the Fane and the Glyde/Dee. These rivers drain fairly intensive agricultural catchments and the Castletown flows through Dundalk town and serves the port. The site has a marked tidal range. The estuaries of the Castletown and Flurry rivers are well sheltered and have extensive salt marshes. Post-glacial raised beaches are a feature of the shoreline. Some agricultural fields which adjoin the bay are included in the site for ornithological interests.
004091	Stabannan-Braganstown SPA	The site supports an internationally important wintering population of Anser anser with approximately 35% of the national total. It also has a regular population of Anser albifrons flavirostris though numbers are relatively low. It formerly supported an internationally important population of Cygnus cygnus though numbers have declined in recent years and the flock is now only of regional importance. Numbers of Cygnus columbianus bewickii have dwindled to only a few each winter reflecting a decline throughout Ireland. The site is utilised for feeding and at night most of the geese and swans roost in Dundalk Bay. Other species typical of agricultural land also occur notably Pluvialis apricaria and Vanellus vanellus.	This site situated approximately 4 km from Dundalk Bay is a small very flat alluvial plain adjacent to the River Glyde. It is bounded to the north and south by low rolling hills. Much of the site was formerly marshland or wet grassland but is now drained and agriculturally improved. It is farmed intensively for grass cereals and root crops.

Site Code	Site Name	Quality of Site	Other Site Characteristics
UK0030277	Slieve Gullion SAC	Annex 1 habitat European dry heath is extensive over the area and represents one of the largest expanses of this habitat in Northern Ireland outside the Mourne Mountains. The community is mostly of the Calluna vulgaris/Erica cinerea and Calluna vulgaris/Vaccinium myrtillus types, but includes Ulex gallii/Erica cinerea dry heath on the lower slopes. The area supports a number of other vegetation communities, including wet heath and blanket bog on the summit and upper slopes, wet and dry grassland communities, and transition mires and quaking bogs.	Slieve Gullion SAC supports a range of upland habitats and associated transitional communities, especially to the north of the site, where the upland heath grades downslope into lowland heaths, acid grasslands and basin fens. Slieve Gullion is a compact upland formed by volcanic activity in Tertiary times, some 60 million years ago. It is situated in south Armagh about 5 miles southwest of Newry, and at a height of 573m, it represents a prominent landscape feature. The area is important geologically, representing the finest example of a Tertiary igneous centre in Ireland and it is also among the best topographic expressions of a ring-dyke system in the British Isles.
UK0030212	Moninea Bog SAC	Moninea Bog represents a comparatively large area of raised bog in Co. Fermanagh. It lies to the west of Upper Lough Erne directly south-west of Teemore and represents one of the few remaining examples from the complex of small raised bogs which once occupied hollows between the drumlins of South Ulster.	The bog lies at an elevation of about 50m O.D. and is completely surrounded by a series of low drumlin hills which in turn are surrounded by a series of rivers. The peat deposits are deep and permanently waterlogged and the main feature of interest is a large intact dome supporting a good surface microtopography. In addition, a number of notable plant species have been recorded including Sphagnum fuscum, S. imbricatum and S. pulchrum.

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APPENDIX 2

AA Screening of Amendments to Proposed Variation No. 2

<table>
<tr><th>Amendment</th><th>AA Screening Assessment</th><th>AA Screening Conclusions</th></tr>
<tr><td>That a new objective, WPO 10, is included within Chapter 8 of the Monaghan County Development Plan 2025-2031 as follows:
<u>To have regard for OPW Arterial Drainage Schemes, including channels and benefitting lands. This may include the provision of a 10m maintenance buffer adjacent to arterial drainage channels to facilitate ongoing maintenance. Such buffer areas, where required by the Planning Authority, shall not normally be developed in a manner that would prevent access.</u>

<u>A site-specific Flood Risk Assessment of an appropriate stage will be required for any proposed development within Arterial Drainage Scheme Benefitting Lands, having regard for any indication of areas subject to flooding or poor drainage.</u></td><td>This amendment clarifies that requirement to have appropriate regard to maintenance of OPW Arterial Drainage Schemes when planning development. It does not introduce likely, significant effects to any European site.</td><td>Screen Out</td></tr>
<tr><td>It is recommended that lands identified in the map booklet associated with proposed Variation No. 2 for Carrickmacross CM 783 shall remain as ‘Strategic Residential Reserve’ (SRR).</td><td>This amendment results in lands at CM 783 remaining. as ‘Strategic Residential Reserve’. This does not introduce likely, significant effects to any European site.</td><td>Screen Out</td></tr>
<tr><td>It is recommended that Proposed Amendment No. 13 as shown in green text, bold and underlined is amended to include a transport assessment as follows:
<table>
<tr><th colspan="2">Clones Settlement Plan Strategic Objectives</th></tr>
<tr><td>CLSO 2</td><td>To ensure that the following priorities for the town are delivered within the lifetime of the development plan:-</td></tr>
</table></td><td>This amendment introduced the requirement for a Masterplan for the lands adjoining the indicative new road in Clones. This amendment does not drive development or introduce any likely, significant effects to any European site. Such a Masterplan will be subject to its own SEA and AA.</td><td>Screen Out</td></tr>
</table>

Amendment		AA Screening Assessment	AA Screening Conclusions
	- the preparation and implementation of a Sustainable Urban Mobility Plan for the town. - the preparation and implementation of a Town Centre First Plan for the town. - the preparation of a feasibility study in respect of proposed road links within the town. - the preparation and implementation of a Masterplan for the lands adjoining the indicative new road in Clones, extending from the Monaghan Road (N54) to the Roslea Road (LP2110). The Masterplan will guide sustainable residential and industrial development while safeguarding environmental and natural resources. **The masterplan shall include a transport assessment to identify how the site should be served, with a particular regard to sustainable transport modes.** No development shall be permitted to proceed until the following requirements are met: • The level of risk associated with the unmodelled watercourse is identified and classified.		

Amendment		AA Screening Assessment	AA Screening Conclusions
	• Where flood risk is identified, highly vulnerable development will not be permitted within zones A or B and only water compatible uses will be permitted within flood zone A. • All proposals shall comply with The Planning System and Flood Risk Management Guidelines for Planning Authorities (2009) and any subsequent updates. • **The masterplan should also take account of the opportunities for nature-based solutions to reduce runoff and provide other benefits such as to water quality, biodiversity and the environment*.**		
*Please note Objective CLSO 2 has also been amended to reflect the recommendation of the Office of Public Works (MN-C46-PV2-16) with respect the opportunity to provide nature-based solutions.			

Amendment	AA Screening Assessment	AA Screening Conclusions
It is recommended that the following text should be added to Chapter 5, Section 5.4 Education Facilities. **Monaghan County Council shall support the development of new school sites where a need has been identified, and the proposal complies with the relevant Objectives and Policies contained within Chapters 5 and 15 of the Monaghan County Development Plan 2025-2031.**	This amendment clarifies that Monaghan County Council will support the development of school sites where a need has been identified. The amendment does not introduce likely, significant effects to any European site. beyond those that have been identified, assessed and mitigated under the current County Development Plan (CDP).	Screen Out
It is recommended that lands identified in the map booklet associated with Proposed Variation No. 2 for Monaghan identified as MT 948 shall remain as 'Strategic Residential Reserve' (SRR).	This amendment results in lands at MT 948 remaining. as 'Strategic Residential Reserve'. This does not introduce likely, significant effects to any European site.	Screen Out
That a new objective, WPO 10, is included within Chapter 8 of the Monaghan County Development Plan 2025-2031 as follows: **To have regard for OPW Arterial Drainage Schemes, including channels and benefitting lands. This may include the provision of a 10m maintenance buffer adjacent to arterial drainage channels to facilitate ongoing maintenance. Such buffer areas, where required by the Planning Authority, shall not normally be developed in a manner that would prevent access. A site-specific Flood Risk Assessment of an appropriate stage will be required for any proposed development within Arterial Drainage Scheme Benefitting Lands, having regard for any indication of areas subject to flooding or poor drainage.**	This amendment clarifies that requirement to have appropriate regard to maintenance of OPW Arterial Drainage Schemes when planning development. It does not introduce likely, significant effects to any European site.	Screen Out

Amendment	AA Screening Assessment	AA Screening Conclusions
That the following recommendations are proposed: **Tier 4 Villages** • That Proposed Amendment No. 16 is amended as detailed below: **15.8.10 Residential Development in Tier 4 Settlements** Residential development and serviced sites on suitable lands located within any of the defined Tier 4 settlements which have capacity within existing public foul drainage and public/group water systems, will be considered subject to compliance with the following: a) The submission of evidence to the satisfaction of the Planning Authority that there is demand for the proposed residential development taking account of the extent, nature and status of extant permissions for residential development, and vacant residential properties in the settlement. b) The proposal contributes to the sequential development of land from the centre of the settlement outwards and/or represents an infilling of the existing settlement envelope. c) The scale and density of the development accords with the character of the village.	This amendment contemporises and clarifies detail relating to the national Planning Framework and social housing. It does not introduce likely, significant effects to any European site.	Screen Out

Amendment	AA Screening Assessment	AA Screening Conclusions
Notwithstanding the requirements of criteria a-c above for Tier 4 settlements and Section 15.8 'Multi Unit Residential Developments' of the Monaghan County Development Plan 2025-2031 and taking into account the objectives of the 'Housing for All – A New Housing Plan for Ireland' **and the National Planning Framework First Revision** to address the shortage of housing, the Planning Authority may favourably consider proposals for **social** housing developments which are outside the defined Tier 4 settlement limit where a clear demonstrable need is proven to the satisfaction of the Planning Authority, and where the lands are contiguous to the settlement limit and can be adequately serviced. ~~**As the preparation of Tier 4 Village Plans, required under Objective VIO4 and SHO5 of this Plan may result in amendments to the settlement envelopes of the Tier 4 Villages, proposals for housing developments outside the existing settlement envelopes will only be considered prior to the completion of an individual Village Plan.**~~		
The Chief Executive accepts the recommendation of the office and Site CY1012 in Castleblayney is removed from the proposed Variation No 2.	This amendment removes CY1012 from the scope of the Proposed Variation. It does not introduce likely, significant effects to any European site.	Screen Out
It is recommended that the following text should be added to Chapter 7, Section 7.8 Public Water and Wastewater:	This amendment clarifies Monaghan County Council's requirement to engage with Uisce Éireann during development management processes, with a view to ensuring development happens in conjunction with the provision of water supply and wastewater treatment capacity.	Screen Out

<table>
<tr><th>Amendment</th><th>AA Screening Assessment</th><th>AA Screening Conclusions</th></tr>
<tr><td><u>Where capacity constraints are identified by Uisce Éireann, Monaghan County Council will engage proactively with Uisce Éireann to facilitate the resolution of such issues, to ensure that development is not unduly restricted or delayed.</u></td><td>This is an inherent part of the development management process and does not introduce any likely, significant effects to any European site.</td><td></td></tr>
<tr><td><u>Proposal – Castleblayney Town</u>

Having considered the Chief Executive's Report and contrary to the recommendation contained within it, it is proposed to make Variation No 2 to the Monaghan County Development Plan 2025-2031 with the proposed Map Alterations Reference: CY1012 Castleblayney.
The Material Alteration will change the proposed Variation No. 2 zoning objective from 'Proposed Residential A' to 'Proposed Residential B' (Lower density).
The Material Alteration will change the adopted Monaghan County Development Plan 2025-2031 from currently no zoning, as the lands sits outside the currently settlement boundary, to 'Proposed Residential B' (CY1012 – Page 32 of the Map booklet).

<table>
<tr><th>Site Reference Ref:</th><th>Area in Hectares</th><th>Location (Map Booklet)</th></tr>
<tr><td>CY1012</td><td>1.278ha (Lands to be Zoned Residential B)</td><td>Lands at Castleblayney (Page 32)</td></tr>
</table></td><td>This amendment will reduce the density of development at Site CY1012. It does not introduce likely significant effects to any European site.</td><td>Screen Out</td></tr>
</table>

<table>
<tr><th>Amendment</th><th>AA Screening Assessment</th><th>AA Screening Conclusions</th></tr>
<tr>
<td>
<u>Proposal – Carrickmacross Town</u>

Having considered the Chief Executive's Report and contrary to the recommendation contained within it, it is proposed to make the Variation No 2 to the Monaghan County Development Plan 2025-2031 with the proposed Map Alteration Reference: CM1006.
The Material Alteration will change the existing lands from 'Industry/Enterprise and Employment' to 'Proposed Residential A' (Lands identified in submission ref MN-C46-PV2-3).

<table>
<tr><th>Submission Reference:</th><th>Area in Hectares</th><th>Location</th></tr>
<tr><td>MN-C46-PV2-3

CM1006</td><td>4.321 ha (Lands to be Zoned Residential A)</td><td>Lands at Magheross, Carrickmacross</td></tr>
</table>
</td>
<td>This amendment does not introduce likely, significant effects beyond the ambit of environmental effects already considered, assessed and mitigated in the AA of the existing CDP.</td>
<td>Screen Out</td>
</tr>
</table>

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APPENDIX 3

AA Screening of Modification to the Material Alterations to Proposed Variation No. 2

<table>
<tr><th>Modification to Material Alteration</th><th>AA Screening Assessment</th><th>AA Screening Conclusions</th></tr>
<tr><td>The following modification to Proposed Material Alteration No. 4 has been made:
<table>
<tr><th colspan="2">Clones Settlement Plan Strategic Objectives</th></tr>
<tr><td>CLSO 2</td><td>To ensure that the following priorities for the town are delivered within the lifetime of the development plan:-

- the preparation and implementation of a Sustainable Urban Mobility Plan for the town.

- the preparation and implementation of a Town Centre First Plan for the town.

- the preparation of a feasibility study in respect of proposed road links within the town.

- the preparation and implementation of a Masterplan for the lands adjoining the indicative new road in Clones, extending from the Monaghan Road (N54) to the Roslea Road (LP2110). The Masterplan will guide sustainable residential and industrial development while safeguarding environmental and natural resources. The masterplan shall include a transport assessment to identify how the site should be served, with a particular regard to sustainable transport modes. <u>Proposals for the development of these lands shall not be accessed directly via the N54, unless with prior agreement from Transport Infrastructure Ireland.</u> No development shall be permitted to proceed until the following requirements are met:

• The level of risk associated with the unmodelled watercourse is identified and classified.</td></tr>
</table></td><td>This modification on the Proposed Material Alteration introduces a clause to adhere to county policy (SO 10 To maintain the strategic capacity and safety of the national roads network and to safeguard the investment in national roads), and ensure that any development occurring under the Proposed Variation does not access lands via the N54 without consultation and prior agreement with TII.

This modification to the Proposed Material Alteration does not introduce likely, significant effects beyond the ambit of environmental effects already considered, assessed and mitigated in the AA of the existing CDP.</td><td>Screen Out</td></tr>
</table>

Modification to Material Alteration	AA Screening Assessment	AA Screening Conclusions
• Where flood risk is identified, highly vulnerable development will not be permitted within zones A or B and only water compatible uses will be permitted within flood zone A. • All proposals shall comply with The Planning System and Flood Risk Management Guidelines for Planning Authorities (2009) and any subsequent updates. • The masterplan should also take account of the opportunities for nature-based solutions to reduce runoff and provide other benefits such as to water quality, biodiversity and the environment*.		
Proposed Map Alteration No. 3 has been modified to revert to its previous (original) zoning (Industry/Enterprise/Employment).	This minor modification on the Proposed Map Alteration No. 3 will revert the land parcel to the original zoning objective under the Monaghan CDP. This modification does not introduce likely, significant effects beyond the ambit of environmental effects already considered, assessed and mitigated in the AA of the existing CDP.	Screen Out.
Proposed Map Alteration No. 4 has been modified to revert to its previous (original) zoning (Rural Countryside).	This minor modification on the Proposed Map Alteration No. 4 will revert the land parcel to the original zoning objective under the Monaghan CDP.	Screen Out.

Modification to Material Alteration	AA Screening Assessment	AA Screening Conclusions
	This modification does not introduce likely, significant effects beyond the ambit of environmental effects already considered, assessed and mitigated in the AA of the existing CDP.	

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