

**MAYO COUNTY COUNCIL  
COMHAIRLE CHONTAE MHAIGH EO**



**PLANNING AND DEVELOPMENT  
(STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004**

DETERMINATION DECISION ON THE NEED FOR AN ENVIRONMENTAL ASSESSMENT  
OF  
PROPOSED VARIATION NO. 2 OF MAYO COUNTY DEVELOPMENT PLAN 2008–2014

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Pursuant to the Planning & Development (Strategic Environmental Assessment) Regulations 2004 the Planning Authority is required to consider whether or not the Proposed Variation No. 2 of the Mayo County Development Plan 2008–2014 (Incorporation of Core Strategy) would be likely to have significant effects on the environment, taking into account relevant criteria set out in Schedule 2A and any submission or observation received from the Environmental Authorities.

Having complied with the Planning & Development (SEA) Regulations 2004, taking account of submissions/observations from the Environmental Authorities, the SEA Environmental Report prepared in respect of the draft Mayo County Development Plan 2008–2014 and the Habitats Directive Assessment procedure, it is considered that Proposed Variation No. 2 of the Mayo County Development Plan 2008-2014 will not have significant adverse effects on the environment and therefore an environmental assessment is not required for the following reasons:

1. The current Plan already sets out an Overall Strategy in Part 2 which reflects some of the elements of a Core Strategy as required under the Planning and Development (Amendment) Act 2010; including a Settlement Strategy and settlement hierarchy which is consistent with the National Spatial Strategy and Regional Planning Guidelines. The Core Strategy along with the existing supporting policies and objectives in the plan, are compliant with national and regional policy and planning guidelines and ensure that all development is carried out in a sustainable manner.
2. The Core Strategy outlines how substantially less land is required for residential development than is zoned in existing Local Area Plans and requires that these Plans be amended in order to ensure consistency with the population targets and associated housing requirements set out in the Core Strategy. This in turn will result in prioritising lands closest to the relevant town centres, which will result in more compact sustainable urban development.

3. When implemented at Local Area Plan level the Core Strategy will counter patterns of suburban sprawl and ribbon development, and will promote development within the built-up areas of towns.
4. The proposed variation seeks to put in place a settlement strategy that is in line with Scenario 4 outlined in the Environmental Report of the Draft Mayo County Development Plan 2008–2014. Scenario 4 would be likely to result in beneficial impacts upon the protection of various environmental components.
5. Circular Letter SEA 1/108 & NPWS 1/08 indicates that where Appropriate Assessment (part of the Habitats Directive Assessment procedure) of a plan is required, Strategic Environmental Assessment must also be carried out in any case where it would not otherwise be required. Screening of the proposed variation of the County Mayo Development Plan 2008-2014 was carried out as part of the Habitats Directive Assessment procedure. It was concluded that it was not necessary to proceed to Stage 2 (Appropriate Assessment). Therefore an environmental report is not required for the proposed variation under the requirements set out in Circular Letter SEA 1/108 & NPWS 1/08.
6. The Core Strategy requires that all proposed amendments to and reviews of Local Area Plans shall comply with statutory requirements of the Habitats Directive (92/43/EEC); Strategic Environmental Assessment (SEA) Directive (2001/42/EC); Water Framework Directive (2000/60/EC) and the Western River Basin Management Plan 2009 – 2015; and have regard to the Guidelines on the Planning System and Flood Risk Management (2009); and Guidelines for Sustainable Residential Development in Urban Area (2009).

Any amendments to the proposed Variation No.2 which may arise during the course of the variation process will be screened for the need for an environmental assessment, taking into account the criteria set out in Schedule 2A of the Planning & Development (SEA) Regulations 2004.

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Seamus Granahan  
Director of Services Planning

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