






Portadown Flood Alleviation Scheme

Statement to inform Habitats Regulations Assessment

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Executive Summary

This report, which contains information required for the competent authority (in this instance Department for Infrastructure Rivers) to undertake an Appropriate Assessment (AA), has been prepared by RSK on behalf of Amey Consulting. It provides information on, and assesses the potential for, the proposed development to impact on the UK national site network. The proposed development consists of a series of new flood defences– known as the Portadown Flood Alleviation works.

An AA is required if significant effects on national network sites arising from a proposed development cannot be ruled out at the screening stage, either alone or in combination with other plans or projects. It is the responsibility of the competent authority to make a decision as to whether or not the proposed development is likely to have significant effects on national network sites, either individually or in combination with other plans or projects.

For the reasons set out in detail in this Statement to Inform Habitats Regulations Assessment Report, it is concluded, on the basis of objective information, that the proposed development either individually or in combination with other plans or projects, **will not have an adverse effect on site integrity on the following national network site(s): Lough Neagh & Lough Beg SPA and Ramsar site.**

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1. Introduction

- 1.1.1 This report, which contains information required for the competent authority (in this instance Department for Infrastructure Rivers) to undertake a habitats regulation assessment, has been prepared by RSK on behalf of Amey Consulting. It provides information on, and assesses the potential for, the proposed development to impact on the national site network (hereafter referred to as national network sites). The proposed development consists of the Portadown Flood Alleviation Scheme, for the provision of new flood defences at 20 locations in the greater Portadown area, to deal with flooding issues.
- 1.1.2 This report has been prepared in accordance with the requirements of The Conservation (Natural Habitats, etc.) Regulations 1995 (Northern Ireland) (as amended) by the Conservation (Natural Habitats, etc.) (Amendment) (Northern Ireland) (EU Exit) Regulations 2019. An Appropriate Assessment (AA) is required if significant effects on national network sites, arising from a proposed development, cannot be ruled out at the screening stage.
- 1.1.3 An AA is required if significant effects on national network sites arising from a proposed development cannot be ruled out at the screening stage, either alone or in combination with other plans or projects. It is the responsibility of the competent authority to make a decision as to whether or not the proposed development is likely to have significant effects on national network sites, either individually or in combination with other plans or projects.

1.2. Legislation

1.2.1 The Council Directive (92/43/EEC) on the Conservation of Natural Habitats and of Wild Fauna and Flora ('The Habitats Directive') provides legal protection for habitats and species of European importance. To ensure the Conservation (Natural Habitats, etc.) Regulations (Northern Ireland) 1995 (as amended) were operable after the end of the EU transition period, changes were made by the Conservation (Natural Habitats, etc.) (Amendment) (Northern Ireland) (EU Exit) Regulations 2019. Special Areas of Conservation (SACs) and Special Protection Areas (SPAs) in the UK no longer form part of the EU Natura 2000 ecological network. The 2019 Regulations have created a national site network on land and at sea, including both the inshore and offshore marine areas in the UK. The national site network includes:

- Existing SACs and SPAs; and
- New SACs and SPAs designated under these Regulations.

1.2.2 The 2019 Regulations establish management objectives for the national site network. These are called the network objectives. The network objectives are to:

- Maintain or, where appropriate, restore habitats and species listed in Annexes I and II of the Habitats Directive to a favourable conservation status (FCS); and
- Contribute to ensuring, in their area of distribution, the survival and reproduction of wild birds and securing compliance with the overarching aims of the Wild Birds Directive.

1.2.3 Articles 6(3) and 6(4) of the Habitats Directive set out the decision-making tests for plans and projects with potential to affect UK national network sites. Article 6(3) establishes the key requirement for AA as follows:

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

If, in spite of a negative assessment of the implications for the (National Network) site and in the absence of alternative solutions, a plan or project must nevertheless be carried out for imperative reasons of overriding public interest, including those of a social or economic nature, Member States shall take all compensatory measures necessary to ensure that the overall coherence of UK national network is protected. It shall inform the Commission of the compensatory measures adopted.

Where the site concerned hosts a priority natural habitat type and/or a priority species the only considerations which may be raised are those relating to human health or public safety, to beneficial consequences of primary importance for the environment or, further to an opinion from the Commission, to other imperative reasons of overriding public interest.'

1.3. Guidance

1.3.1 This HRA has been prepared in accordance with the following guidance:

- OPR Practice Note PN01. Appropriate Assessment Screening for Development Management (Office of the Planning Regulator, 2021).
- 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 (European Commission, 2001).
- Communication from the Commission on the precautionary principle (European Commission, 2000).
- People over Wind European Court Ruling (April 2018).

1.4. Stages of Habitat Regulations Assessment

1.4.1 As set out in the guidance documents above, Habitats Regulations Assessment is split into four distinct stages:

- 1.4.2 **Stage 1:** Screening is the first stage of the process and identifies the likely impacts upon a European site (or national network sites) of a project (either alone or in combination). Mitigation cannot be taken into consideration at this stage of the HRA process. If the screening exercise concludes that likely significant effects cannot be ruled out, then Appropriate Assessment (Stage 2 of the process, see below) must be undertaken. It is important to note that the burden of evidence is to demonstrate, on the basis of objective information, that there will be no significant effect; if the effect may be significant, or is not known, that would trigger the need for an Appropriate Assessment.
- 1.4.3 **Stage 2:** Appropriate Assessment looks at the implications of the effects of the proposals for the site's conservation objectives (alone and in combination). At this stage, it needs to be determined, beyond reasonable scientific doubt, whether or not there will be adverse effects on the integrity of the site. This stage also includes the development of mitigation measures to avoid or reduce any possible impacts.
- 1.4.4 **Stage 3:** Assessment of alternative solutions is the process which examines alternative ways of achieving the objectives of the project that would avoid adverse impacts on the integrity of a national network site, should the avoidance or mitigation measures detailed at the Appropriate Assessment stage be insufficient to cancel out adverse effects.
- 1.4.5 **Stage 4:** Assessment where no alternative solutions exist and where adverse impacts remain. An assessment is made as to whether or not the development is necessary for Imperative Reasons of Overriding Public Interest (IROPI). If it is, this stage also involves detailed assessment of the compensatory measures needed to protect and maintain the overall coherence of the National Sites network.

2. The Proposed Scheme

2.1. Description

2.1.1 The proposed works are located within Portadown, Co. Armagh at 20 sites throughout the town with the works being relatively discrete in each location. The River Bann is the principal river in Portadown, which flows in a northerly direction through Portadown. This section of the River Bann is part of Upper Bann, which flows into Lough Neagh. The area around Portadown is affected by water levels in the River Bann and there are extensive areas of floodplain upstream and downstream of Portadown. A brief description of the proposed works at each location is given below.

2.1.2 The techniques which have been identified to be used throughout the scheme are:

- Ashgrove Road –installation of walls embedded within the embankments. The proposed flood defence will be either sheet piles or embankments with an approximate total length of 860m. The installation of a combination of earth bunds, steel sheet piles and embedded walls provide the required flood defences.
- Corcrair Mews - hard/soft flood defences (including steel sheet piles) along the Ballybay River to the rear and west of properties at Corcrair Mews. The total length of flood defence is proposed to be 450m.
- Derryanvil Road - A steel sheet piled wall will be installed to protect agricultural buildings and single dwelling. The total length of defence will be 281m.
- Ulster Carpets/Woodside Green - eastern extents along the River Bann involves a flood defence wall with sheet piles at a height of approximately 2.5m. The total length of flood defence will be 811m with a maximum height of 2.5m.
- People’s Park - proposed to provide sheet steel piles along the rear of the properties at Whitten Close which will extend around the western extents of the properties north on the eastern bank of the Corcrair River. There is a footbridge over the Corcrair River and it is proposed to raise the ground level and provide a new section of path over the embankment in conjunction with the steel sheet piles.
- Parkside - provide a 100m flood wall (approximately 2.40m high) to the west of the properties on Parkside. This would entail rebuilding of the existing masonry wall.
- Rose Cottages - proposed to provide steel sheet piles to the rear of houses located on Rose Cottages. The proposed flood protection will be approximately 340m long and 1.48m high.
- Castle Street - provide a flood defence wall with steel sheet piled, embedded wall, earth bund and a temporary flip up barrier flood wall to the rear of the Haldane Fisher storage yard along the riverside path. The total length of flood defence is approximately 330m.
- Foundry Street – a combination of a sheet piled wall and embedded wall will be provided along the storage yard at Foundry Street and along the riverside to the rear of the properties.
- Bowling Green - proposals will involve sheet piles and embedded walls between the memorial garden and the bowling green, around the playground and the boundary of Tesco.
- Health Centre - provide a 154m secant piled wall along the eastern carriageway verge of Meadow Lane to protect the Portadown Health and Care Centre from flooding.
- Irwins Mill - proposal will require the installation of a sheet steel piled flood defence wall and embedded wall approximately 460m long.

- Annagh Hill – combination of embedded wall and sheet piles along the Annagh River and tributary with a length of 280m. A new culvert with a flap valve on the footbridge at Mourneview Street.
- Olde Golf Links – steel sheet piled and embedded wall around Annagh Football club and houses at Olde Golf Links.
- Fairways Estate - requires the installation of 325m of sheet steel piled wall.
- 313 Tandragee Road – cantilever wall around agricultural shed.
- Derryvore Lane - A steel sheet piled wall will be installed to protect an industrial estate
- Ripley Mews - defences will be a steel sheet piled wall to the rear of houses on Armagh Road with earth embankments at Ripley Crescent.
- Corcullentragh Road - construction of earth bunds and installation of steel sheet piled wall will form the flood defences.
- Corcraun Drive - reinforced walls to rear of properties.

2.1.3 The construction methods which have been identified to be used throughout Portadown Flood Alleviation Scheme have the potential to cause impacts to the national network sites within 10km of the proposed works. Sheet piling operations have the potential to cause temporary disturbance of SPA qualifying bird species within the site and across functionally linked land, due to increased localised noise and vibration. In addition, sheet piling along the River Bann or its tributaries has the potential to mobilise riverine sediment, causing sedimentation downstream of the proposed works. This is important as the Lough Neagh and Lough Beg Ramsar is a sensitive habitat 2.1km downstream of the proposed works which could be susceptible to impacts through sedimentation, creating a potential pollution pathway via the River Bann.

2.1.4 Additionally, creation of new embankments and raising of existing embankments have the potential to introduce invasive non-native species through the movement of soil from the site or soil brought in from offsite locations. Once again this could cause the reintroduction of invasive species to sensitive habitats qualifying features of the Lough Neagh and Lough Beg Ramsar, possibly reducing species diversity.

3. Baseline Information

3.1. Methodology

3.1.1 The desktop data sources used to inform the assessment presented in this report are as follows (accessed on the 10th and 14th December 2021):

- Online data available on national network sites and protected habitats/species as held by the Department of Agriculture, Environment and Rural Affairs (DAERA) website www.daera-ni.gov.uk.
- Online data available on protected species as held by the National Biodiversity Network (NBN) atlas from www.northernireland.nbnatlas.org/
- Information on the surface water network and surface water quality in the area available from www.daera-ni.gov.uk
- Information on groundwater resources and groundwater quality in the area available from www.daera-ni.gov.uk
- Ordnance Survey of Ireland mapping and aerial photography available from www.osi.ie
- Information on the location, nature and design of the proposed development supplied by the applicant's design team.

3.1.2 The following existing sources of information have been used to inform the assessment:

- Ecology chapter of the Portadown Environmental Statement (ES) produced in 2021 (RSK, 2021).
- Portadown Wintering Bird Survey Report, **ES Appendix 11.1, Volume 3** carried out in 2021.

3.2. Designated Sites and their Qualifying Interests

3.2.1 The national network sites within 20km of the sites are:

- Lough Neagh and Lough Beg SPA located c. 4.5km north east of the site, at its nearest point,
- Lough Neagh and Lough Beg Ramsar Site c. 2.1km north,
- Peatlands Park SAC c. 9.6km west, north-west and
- Montiaghs Moss SAC c. 9.7km north-east of the site boundary.

3.2.2 All of the national network sites present in the vicinity of the proposed development are shown on **Figure 1**. The QIs/SCIs and conservation objectives of the national network sites in the vicinity of the proposed development are provided in Appendix A.

Lough Neagh and Lough Beg SPA

3.2.3 As discussed in Section 2, the proposed works have the potential to impact upon Lough Neagh and Lough Beg SPA qualifying bird species through localised noise and vibration disturbance, causing a loss of suitable foraging habitat through construction methods along the River Bann including steel sheet piling. This impact pathway would only be apparent if the SPA bird species were using functionally linked land close to the proposed works sites.

Lough Neagh and Lough Beg Ramsar

- 3.2.4 Lough Neagh and Lough Beg Ramsar qualifying features are that the site supports a population of pollan *Coregonus autumnalis* and it has sensitive aquatic important habitats. The proposed works therefore may result in the generation of construction phase surface water run-off. This has the potential to affect the surface water or groundwater quality, and therefore, impact water quality in the aquatic environments via the River Bann.
- 3.2.5 Additionally, the proposed works, including specifically embankment raising through movement of soil could encourage the spread of invasive species. Although there is no overlap between the proposed works site and any national network site there remains the remote potential for the flood defence works to potentially result in the introduction of non-native invasive species (for example from aquatic dispersal caused by disturbance).

Peatlands Park SAC and Montiaghs Moss SAC

- 3.2.6 Both Peatlands Park SAC and Montiaghs Moss SAC are over 9km away from the proposed work. Due to the localised nature of the works and the distance of these designated sites from the Portadown flood defence schemes, the potential for impact pathways is considered negligible.

3.3. Baseline Surveys

- 3.3.1 This section describes the ecological surveys carried out to inform the assessment of likely significant effects on national network sites.

Habitats and Flora Survey

- 3.3.2 The National Biodiversity Network (NBN) atlas database search returned no records of any Annex II plant species recorded within 2km of the proposed development site. The following non-native invasive plant species listed in the 'EU list of Union Concern' part of the Invasive Alien Species (Enforcement and Permitting) Order (Northern Ireland) 2019, were recorded from the desktop search within 2km the site:

- Giant hogweed *Heracleum mantegazzianum*
- Himalayan balsam *Impatiens glandulifera*

- 3.3.3 Habitat surveys at the site recorded localised stands of Himalayan balsam, giant hogweed and Japanese knotweed *Reynoutria japonica* along the river banks. No other non-native terrestrial invasive species were recorded.
- 3.3.4 The NBN atlas database search returned no records of qualifying interest (QI) and special conservation interest (SCI) species within 2km of the site, for which national network sites have been designated and that occur in the vicinity of the site.

Wintering Birds

- 3.3.5 Whilst the Lough Neagh and Lough Beg SPA is 4.5km away from the proposed works, as discussed in Section 3.2, there is the potential that qualifying bird species could use land near the works for foraging. Therefore, wintering bird surveys were undertaken every 5-10 days between 9 February 2021 and 12 April by Kerry Leonard BSc (Hons), MSc, MCIEEM from Sterna Environmental Ltd., who was commissioned by RSK (Ireland) Ltd., on behalf of their client, Amey.
- 3.3.6 Surveys were undertaken using a methodology based on the *Bird Monitoring Methods - A Manual of Techniques for Key UK Species*. The study area covered the lands within the proposed development site. A walkover route was surveyed which encompassed all habitat types within the proposed development site. All amber-listed and red-listed Birds of Conservation Concern in Ireland (BoCCI species) and Species of conservation concern species of SPAs occurring within the vicinity of the site were recorded during these

surveys and marked on suitably scaled maps in the field. Birds were detected through direct observation and bird song and evidence of usage by wildfowl such as swans or geese (e.g. droppings). Birds were identified by sight and general location and activity was recorded using the BTO species and activity codes.

- 3.3.7 Only a relatively low number of individuals were observed. Species recorded included mallard (*Anas platyrhynchos*), black-headed gull (*Chroicocephalus ridibundus*), herring gull (*Larus argentatus*), kingfisher (*Alcedo atthis*), grey heron (*Ardea cinerea*), teal (*Anas crecca*), little grebe (*Tachybaptus ruficollis*) and moorhen (*Gallinula chloropus*). The full wintering bird survey results are shown in Portadown Wintering Bird . Due to the low number of individuals and the low diversity of waterbird species recorded it is concluded that habitat in the vicinity of the works is of negligible interest to wintering birds and that habitat is not functionally linked to any of the surrounding national network sites.

4. Stage 1 – Screening for Appropriate Assessment

4.1. Introduction

- 4.1.1 The following sections provide information to facilitate the Appropriate Assessment screening of the proposed development to be undertaken by the competent authority.
- 4.1.2 A description of the proposed development and the receiving environment is provided to identify the potential ecological impacts. The environmental baseline conditions are discussed, as relevant to the assessment of ecological impacts where they may highlight potential pathways for impacts associated with the proposed development to affect the receiving ecological environment (e.g. geological, hydrogeological and hydrological data).
- 4.1.3 The potential impacts are examined in order to define the potential zone of influence of the proposed development on the receiving environment. This then informs the assessment of whether the proposed development will result in significant effects on any national network sites; i.e. affect the conservation objectives supporting the favourable conservation condition of the national network sites qualifying interests (QIs) or SCIs.

4.2. Assessment of Effects on National Network Sites

- 4.2.1 This section discusses all the potential impacts associated with the proposed development highlighted in Section 3 and assesses whether there is any risk of the proposed development resulting in a significant effect on any national network site, either alone or in combination with other plans or projects.
- 4.2.2 The actual zone of influence is likely to be highly localised given the discrete nature of the proposed works. However, a 20km zone of influence has been chosen using professional judgement, given there are hydrological links between the locations of development and some of the nearby national network sites.
- 4.2.3 In assessing the potential for the proposed development to result in a significant effect on any national network site, any mitigation measures intended to avoid or reduce the harmful effects of the project on national network sites cannot and have not been taken into account during screening.

Montiaghs Moss SAC

- 4.2.4 Montiaghs Moss SAC is approximately 9.7km from the proposed flood defence works and is designated due to its stronghold population of Marsh Fritillary butterfly (*Eurodryas (Hypodryas) aurinia*). Due to the distance of the proposed works from the SAC and the localised nature of impacts on habitats, the impact pathways on Montiaghs Moss are negligible. In addition, Marsh Fritillary adults rarely fly more than 50-100m because they have a relatively weak flight. In addition, egg-laden females are particularly weak flyers and therefore the butterflies are usually restricted to quite small, localised areas. Again, as there will be limited direct habitat loss localised around the proposed work sites only, it is highly unlikely that the works will cause any negative impact upon the population of Marsh Fritillary associated with the Montiaghs Moss SAC. Montiagh Moss SAC has therefore been screened out of the assessment.

Peatlands Park SAC

- 4.2.5 Peatlands Park SAC is approximately 9.6km from the proposed flood defence works and is designated for its raised bog peat habitat. Bogs are sensitive habitats to pollution events especially in the water environment. Although there is the potential for construction related run-off to enter the aquatic environment via the River Bann near the works site, there is no hydrological connection between the River Bann and Peatlands Park. Peatlands Park is over 9km away from the works and therefore any localised sediment mobilisation within the Upper River Bann is highly unlikely to cause impact to the bog habitat. Peatlands Park SAC has therefore been screened out of the assessment.

Lough Neagh and Lough Beg SPA

4.2.6 Lough Neagh and Lough Beg SPA is approximately 4.5km north east of the proposed works. As described in Appendix A, the SPA is designated for an important waterbird assemblage including Common Pochard, Tufted Duck, Bewick's Swan and Common Tern. There are various possible impact pathways between the proposed works sites and the SPA discussed below.

Habitat Loss and Fragmentation

4.2.7 There is no overlap between the proposed development and any of the national network sites or any land functionally linked to them. It can therefore be concluded that the proposal, will not result in the direct loss or fragmentation of QI habitats associated with Lough Neagh.

Habitat degradation as a result of hydrological and hydrogeological impacts

4.2.8 As mentioned in Section 3, the main impact pathway between the proposed work site and Lough Neagh and Lough Beg SPA that has the potential to impact on the bird qualifying species is through habitat degradation through construction phase surface water run-off. In the absence of mitigation, a pollution event during construction or remobilisation of sediment within the River Bann could undermine the conservation objectives of the Lough Neagh and Lough Beg SPA.

Construction disturbance and displacement – waterbird assemblage

4.2.9 Secondly, there is also the potential for construction disturbance through increased noise and vibration which could cause bird species foraging to be temporarily displaced. For birds, disturbance effects would not be expected to extend beyond a distance of c.300m, as noise levels associated with general operational activities would attenuate to close to background levels at that distance. The disturbance zone of influence for waterbirds is based on the relationship between the noise levels generated by general construction traffic/works (BS 5228:2009 Code of Practice for Noise and Vibration Control on Construction and Open Sites – Part 1 Noise) and the proximity of those noise levels to birds – as assessed in Cutts, N. Phelps, A. & Burdon, D. (2009) *Construction and Waterfowl: Defining Sensitivity, Response, Impacts and Guidance*, and Wright, M., Goodman, P & Cameron, T. (2010) Exploring Behavioural Responses of Shorebirds to Impulsive Noise. *Wildfowl* (2010) 60: 150–167. At 300m, noise levels are below 60dB or, in most cases, are approaching the 50dB threshold below which no disturbance or displacement effects would arise. It can therefore be concluded that the proposed works will not result in any disturbance and / or displacement impacts for any SCI species associated with Lough Neagh.

Species mortality as a result of hydrological and hydrogeological impacts – waterbird assemblage

4.2.10 In addition, the baseline surveys also identified that no internationally important numbers of wintering birds and pre-migrating terns have been recorded within the site itself or those habitats adjacent to the works and no habitat identified considered to be functionally linked with the SPA. It can therefore be concluded that the proposal, will not result in any species mortality of SCI species associated with Lough Neagh during construction.

4.2.11 During operation noise levels would be background levels. It can therefore be concluded that the proposal, will not result in any disturbance and / or displacement impacts for any SCI species associated with Lough Neagh.

Lough Neagh and Lough Beg Ramsar

4.2.12 Lough Neagh and Lough Beg Ramsar is approximately 2.1km north of the proposed works. The Ramsar is designated for various criteria including:

- Pollan population

- waterbird assemblage
- largest freshwater lake in the UK supports beds of submerged aquatic vegetation
- supports an important assemblage of breeding birds.

4.2.13 There are various possible impact pathways between the proposed works site and the Ramsar site discussed below.

Habitat Loss and Fragmentation

4.2.14 There is no overlap between the proposed development and any of the national network sites or any land functionally linked to them. It can therefore be concluded that the proposal, will not result in the direct loss or fragmentation of QI habitats associated with Lough Neagh.

Habitat degradation as a result of hydrological and hydrogeological impacts – waterbird assemblage

4.2.15 As mentioned in Section 3, the main impact pathway between the proposed work site and Lough Neagh and Lough Beg Ramsar that has the potential to impact on the bird qualifying species is through habitat degradation through construction phase surface water run-off. In the absence of mitigation, a pollution event during construction or remobilisation of sediment within the River Bann could undermine the conservation objectives of the Lough Neagh and Lough Beg Ramsar.

Construction disturbance and displacement – waterbird assemblage

4.2.16 As with the above discussion around construction disturbance potential for Lough Neagh and Lough Beg SPA, there is also the potential for construction disturbance through increased noise and vibration which could cause bird species foraging to be temporarily displaced at Lough Neagh and Lough Beg Ramsar. However, due to the distance the Ramsar is away from the proposed works and the localised, temporary nature of the construction noise and vibration it is identified that proposed works will not result in any disturbance and / or displacement impacts for any SCI species associated with the Ramsar site.

Habitat Degradation as a Result of Introducing / Spreading non-native Invasive Species – sensitive qualifying habitats

4.2.17 The proposed flood defence works could potentially result in the spread of non-native invasive plant species which occur within the site. Although there is no overlap between the proposed works site and any designated site there remains the potential for the flood defence works to potentially result in the introduction of non-native invasive species (for example from aquatic dispersal caused by disturbance) in the absence of mitigation measures, to Lough Neagh and Lough Beg Ramsar undermining the conservation objectives of the site.

Construction disturbance and displacement – Pollan

4.2.18 Lough Neagh and Lough Beg Ramsar supports a population of pollan *Coregonus autumnalis*, one of the few locations in Ireland. Pollan remains in freshwater throughout its life cycle although it occasionally moves to the Lower River Bann (Ferguson, 2006). The proposed works which are occurring along the river bank of the River Bann have the potential to create a barrier to pollan movement. However, the construction methodology has confirmed that there will be no physical barrier to fish passage.

Species mortality as a result of hydrological and hydrogeological impacts – Pollan

4.2.19 As mentioned above, the Lough Neagh and Lough Beg Ramsar supports a population of pollan. Pollan are threatened by ecosystem changes such as eutrophication. The Lough drains some 40% of Northern Ireland and has been subject to severe eutrophication as a result of increased nutrient inputs (JNCC, 2005). Therefore, there is the potential due to remobilisation of sediment through the works or through a potential

construction pollution event that the lake habitat that pollan uses could be threatened in the absence of mitigation measures.

Operational Effects on Lough Neagh and Lough Beg SPA and Ramsar

4.2.20 As described within Section 2, all elements of the project are outside the boundaries of national network sites and are not associated with any functionally linked land. As a result, there would be no potential impact-receptor pathways (and therefore no adverse effects on the integrity of any national network sites and their ability to meet their conservation objectives) resulting from operational phase of the flood defence such as habitat loss; disturbance/ displacement of SPA qualifying bird species; hydrological/ hydrogeological change; and the introduction or spreading of non-native invasive species. Operation effects have therefore been screened out of this assessment.

Summary

4.2.21 The potential impacts associated with the proposed development have the potential to affect the receiving environment and, consequently, have the potential to affect the conservation objectives supporting the qualifying interest/special conservation interests of a national network site(s) – Lough Neagh and Lough Beg SPA and Ramsar. Therefore, the proposed development could potentially have significant effects on a national network site(s).

4.2.22 As the proposed development itself is likely to affect the QIs/SCIs or conservation objectives of a national network site(s), there is also the potential for other plans or projects to act in combination with it to result in likely significant effects on national network sites.

4.2.23 The potential impacts of the proposed development on the receiving environment, their ZoI, and the national network sites at risk of likely significant effects are summarised in Table 1 below. In assessing the potential for the proposed development to result in a significant effect on any national network sites, any measures intended to avoid or reduce the harmful effects of the project on national network sites are not taken into account.

Table 1 Summary of Analysis of Likely Significant Effects on National Network Sites.

Designated Sites	Potential Direct, Indirect In Combination Effects and the ZoI of the Potential Effects	Are there any national network sites within the ZoI of the proposed development?
Lough Neagh and Lough Beg SPA and Ramsar	<p>Habitat degradation as a result of hydrological and hydrogeological impacts</p> <ul style="list-style-type: none"> Habitats occurring downstream of the proposed development site, connected via surface waters and groundwater, are potentially at risk from significant spillages impacts arising from the flood defence work. 	<p>Yes</p> <ul style="list-style-type: none"> There are national network sites at risk of hydrological and hydrogeological effects associated with the proposed development which are Lough Neagh and Lough Beg Ramsar and SPA. Although there will be significant dilution between the site and Lough Neagh.
Lough Neagh and Lough Beg SPA and Ramsar	<p>Species mortality as a result of hydrological and hydrogeological impacts</p> <ul style="list-style-type: none"> Aquatic flora and fauna occurring downstream of the proposed development site, connected via surface waters and groundwater, are 	<p>Yes</p> <ul style="list-style-type: none"> All proposed works potentially adjacent to or within watercourses pose a risk of the release of other pollutants such as hydrocarbons (spillage of diesel, petrol, oils and lubricants) and concrete slurries associated with plant use, liquid

Designated Sites	Potential Direct, Indirect In Combination Effects and the ZoI of the Potential Effects	Are there any national network sites within the ZoI of the proposed development?
	<p>potentially at risk from spillages impacts arising from the flood defence work.</p>	<p>storage and concrete wall reinforcement. Hydrocarbons can have impacts on fish and aquatic species and on watercourses downstream, causing direct mortality.</p> <ul style="list-style-type: none"> There are SCI aquatic species (such as Pollan at Lough Neagh and Lough Beg Ramsar) at risk of hydrological and hydrogeological effects associated with the proposed works.
<p>Lough Neagh and Lough Beg Ramsar</p>	<p>Habitat degradation as a result of introducing/spreading non-native invasive species</p> <ul style="list-style-type: none"> Habitat areas within, adjacent to, and potentially downstream of the proposed development site. 	<p>Yes</p> <p>There are non-native invasive plant species present on the proposed development site and, therefore, a risk associated with the proposed development to any national network sites from the spread/introduction of non-native invasive species.</p>
<p>Lough Neagh and Lough Beg Ramsar</p>	<p>Disturbance and displacement impacts</p> <ul style="list-style-type: none"> There will be no disturbance and displacement impacts associated with the construction of proposed development. 	<p>No</p> <ul style="list-style-type: none"> The proposal will not result in any disturbance and displacement impacts. Fish passage will be maintained throughout construction and operation.
<p>Lough Neagh and Lough Beg Ramsar</p>	<p>Disturbance and displacement impacts</p> <ul style="list-style-type: none"> There will be no disturbance and displacement impacts associated with the operation of the development. 	<p>No</p> <p>The proposal will not result in any disturbance and displacement impacts during the operation phase.</p>

5. Conclusions of Screening Assessment Process

- 5.1.1 Following an examination, analysis and evaluation of the best available information, and applying the precautionary principle, it can be concluded that there is the possibility for significant effects, in the absence of any mitigation measures, on the Lough Neagh and Lough Beg SPA and Ramsar, as a result of habitat degradation and species mortality arising from hydrological and hydrogeological impacts on sensitive qualifying habitats and habitat degradation as a result of introducing/spreading non-native invasive species.
- 5.1.2 In reaching this conclusion, the nature of the project and its potential relationship with all national network sites within the zone of influence, and their conservation objectives, have been fully considered.
- 5.1.3 Therefore, it is the professional opinion of the authors of this report that the proposed development does require further Stage 2 Appropriate Assessment.

6. Stage 2 – Appropriate Assessment

6.1. Introduction

6.1.1 The main objective of this Appropriate Assessment stage (Stage 2) of the Habitats Regulations Assessment is to determine whether the Proposed Development would result in significant adverse effects on the national network sites with respect to the site's structure, function and/or conservation objectives taking into consideration mitigation measures. The following section therefore looks at the potential impact-receptor pathways from the Proposed Development on the national network sites screened into the Appropriate Assessment.

6.2. Lough Neagh and Lough Beg Ramsar and SPA

Conservation Objectives

6.2.1 The conservation objectives for a national network site are intended to represent the aims of the Habitats Directive and Birds Directive in relation to that site. Habitats and species of European Community importance should be maintained or restored to 'favourable conservation status' (FCS), as defined in Article 1 of the Habitats Directive below:

- The conservation status of a natural habitat will be taken as 'favourable' when:
- Its natural range and the area it covers within that range are stable or increasing;
- The specific structure and functions which are necessary for its long-term maintenance exist and are likely to continue to exist for the foreseeable future; and
- Conservation status of typical species is favourable as defined in Article 1.

6.2.2 The conservation status of a species will be taken as favourable when:

- Population dynamics data on the species concerned indicate that it is maintaining itself on a long-term basis as a viable component of its natural habitats;
- The natural range of the species is neither being reduced nor is likely to be reduced for the foreseeable future; and
- There is, and will probably continue to be, a sufficiently large habitat to maintain its populations on a long-term basis.

Mitigation and Residual Impacts

Construction Phase

6.2.3 The potential impact-receptor pathways identified for the construction phase include the following:

- Habitat degradation and species mortality as a result of hydrological and hydrogeological impacts – potential risk of pollution incidents leading to habitat degradation of nearby SPA habitat.
- Habitat degradation as a result of introducing / spreading non-native invasive species.

Habitat degradation and species mortality as a result of hydrological and hydrogeological impacts

6.2.4 There will be no direct or indirect discharges into the River Bann during the flood defence works. The only potential impact-receptor pathway could occur through pollution incidents from staff welfare facilities and vehicles entering the site and / or the storage on site of materials or liquids. All works will follow best

practice guidance for pollution control as set out in the CIRIA's Control of Water Pollution from Construction Sites – Guide to Good Practice (SP156). In summary, this will include:

- The equipment will be pressure washed in a dedicated washed down area in advance of it working within the watercourse, upon completion of works and prior to demobilisation to help prevent cross contamination;
- Biodegradable fuels/oils will be securely and appropriately stored (i.e. within bunded containers or an impervious sandbag bund) at the site compound located on existing hard standing, approximately 25m from the River Bann;
- Approved spill kits with sand, earth or commercial products for each product used will be stored close-by to each product;
- Staff will be appropriately trained on how to use the spill kits correctly;
- Small plant (including generators, etc.) will be placed within drip-trays/plant nappies;
- Refuelling will only be undertaken at the site compound well away from the edge of watercourses.

6.2.5 Water contamination will be avoided through careful planning of works and avoiding construction activities in periods of prolonged rainy weather. The contractor will monitor water quality / discolouration downstream throughout the works and compare with water samples upstream. Should any pollution incidents occur, the contractor will take remedial action and the DAERA incident response hotline will be called immediately in tandem with dealing with any spillages etc. All vehicles visiting the site will be regularly maintained in good working condition and parked on areas of hard standing away from surface water features.

6.2.6 The above mitigation measures will be implemented in a Construction Environmental Management Plan (CEMP) and will be monitored on a weekly basis by an Ecological Clerk of Works (ECoW) to ensure mitigation measures are in place throughout the construction phase.

6.2.7 Following the implementation of the above mitigation measures it is concluded that:

The proposed flood defence works would not have any adverse effects (in relation to habitat degradation or species mortality as a result of hydrological and hydrogeological change) on the integrity of Lough Neagh and Beg SPA and Ramsar and ability to meet the conservation objectives.

Habitat degradation as a result of introducing / spreading non-native invasive species

6.2.8 To prevent adverse effects, the following will be undertaken to avoid introducing / spreading non-native invasive species:

- In advance of any works commencing on site the Ecological Clerk of works (ECoW) will demarcate the invasive non-native species using barrier tape. This will represent a no-go area for machinery or site workers.
- The induction for the site will include the risks associated with non-native invasive plant species and brief staff re. the requirement for no-go areas.
- Site staff will maintain good hygiene practices / biosecurity measures to avoid spreading non-native species into the habitats on site and vice versa. This will be achieved through:
 - The equipment will be pressure washed in a designated wash down area in advance of working within the watercourse, upon completion of works and prior to demobilisation to help prevent cross contamination
 - Workers arriving at the site compound with clean footwear and vehicles / plant; and

- Ensuring that any accumulated mud on footwear and plant is removed using the appropriate facilities provided at the site compound.
- Where the construction footprint coincides with the areas supporting invasive species, an ECoW will supervise operations and the following measures will be employed so as to avoid the risks associated with invasive species:
 - Boarding or a geotextile will be placed on the ground over the areas supporting invasive species where tracked vehicles are to be used to prevent vehicles tracking through and dispersing soil containing invasive species seed; and
 - To prevent biosecurity risks to fish and aquatic organisms and cross contamination, all site staff will adhere to the Non-Native Species Secretariat's (NNSS) 'Check, Clean, Dry' protocol where working in the watercourse.

6.2.9 Following the implementation of the above mitigation measures it is concluded that:

The proposed flood defence works would not have any adverse effects (in relation to introducing / spreading non-native invasive species) on the integrity of Lough Neagh and Lough Beg SPA and Ramsar and its ability to meet the conservation objectives.

6.3. In-combination Effects

- 6.3.1 The development proposals and plan policies (listed in Appendix B and C), along with other small residential developments, have been identified within 500m of each of the Proposed Development sites. This is to ensure that although a project on its own may not result in significant effects, in combination with other projects, there may arise potential for significant effects on a qualifying feature.
- 6.3.2 From a review of available information online up to the end of 2021, there are a range of developments in and around Portadown, however the types of developments listed are relatively small building extensions/ demolitions with very small, localised impacts and therefore do not involve direct habitat degradation from any national network sites. In addition there is no information to suggest that they would act in combination to produce a likely significant impact in combination with the proposed works impact.
- 6.3.3 In relation to the plans and policies set out in Appendix C, there are no policies within the Armagh Area Plan or the Armagh, Banbridge and Craigavon Local Biodiversity Action Plan which would give rise to adverse in combination effects with the proposed scheme.

6.4. Appropriate Assessment Summary

- 6.4.1 Table 2 provides a summary of the national network sites and the conclusion of the impact-receptor pathways assessed in the Appropriate Assessment.

Table 2. Summary of the national network sites and the Appropriate Assessment Conclusion.

Designated sites	Construction Phase	
	Habitat degradation arising from hydrological and hydrogeological impacts	Habitat degradation as a result of introducing/spreading non-native invasive species
Lough Neagh and Lough Beg SPA	The proposed flood defence work would not have any adverse effects (in relation to habitat degradation arising from hydrological and hydrogeological change) on the integrity of any national network sites. The qualifying features of waterbird assemblage and Pollan would be protected by the pollution prevention measures implemented through the construction CEMP.	The proposed flood defence work would not have any adverse effects (in relation to habitat degradation arising from introducing / spreading non-native invasive species) on the integrity of Lough Neagh and Lough Beg SPA and Ramsar. The mitigation measures will ensure the sensitive qualifying habitats of the Ramsar are protected and not outcompeted by invasive species.
Lough Neagh and Lough Beg Ramsar	The proposed flood defence work would not have any adverse effects (in relation to habitat degradation arising from hydrological and hydrogeological change) on the integrity of any national network sites. The qualifying features of waterbird assemblage and Pollan would be protected by the pollution prevention measures implemented through the construction CEMP.	The proposed flood defence work would not have any adverse effects (in relation to habitat degradation arising from introducing / spreading non-native invasive species) on the integrity of Lough Neagh and Lough Beg SPA and Ramsar. The mitigation measures will ensure the sensitive qualifying habitats of the Ramsar are protected and not outcompeted by invasive species.

7. Overall Conclusion

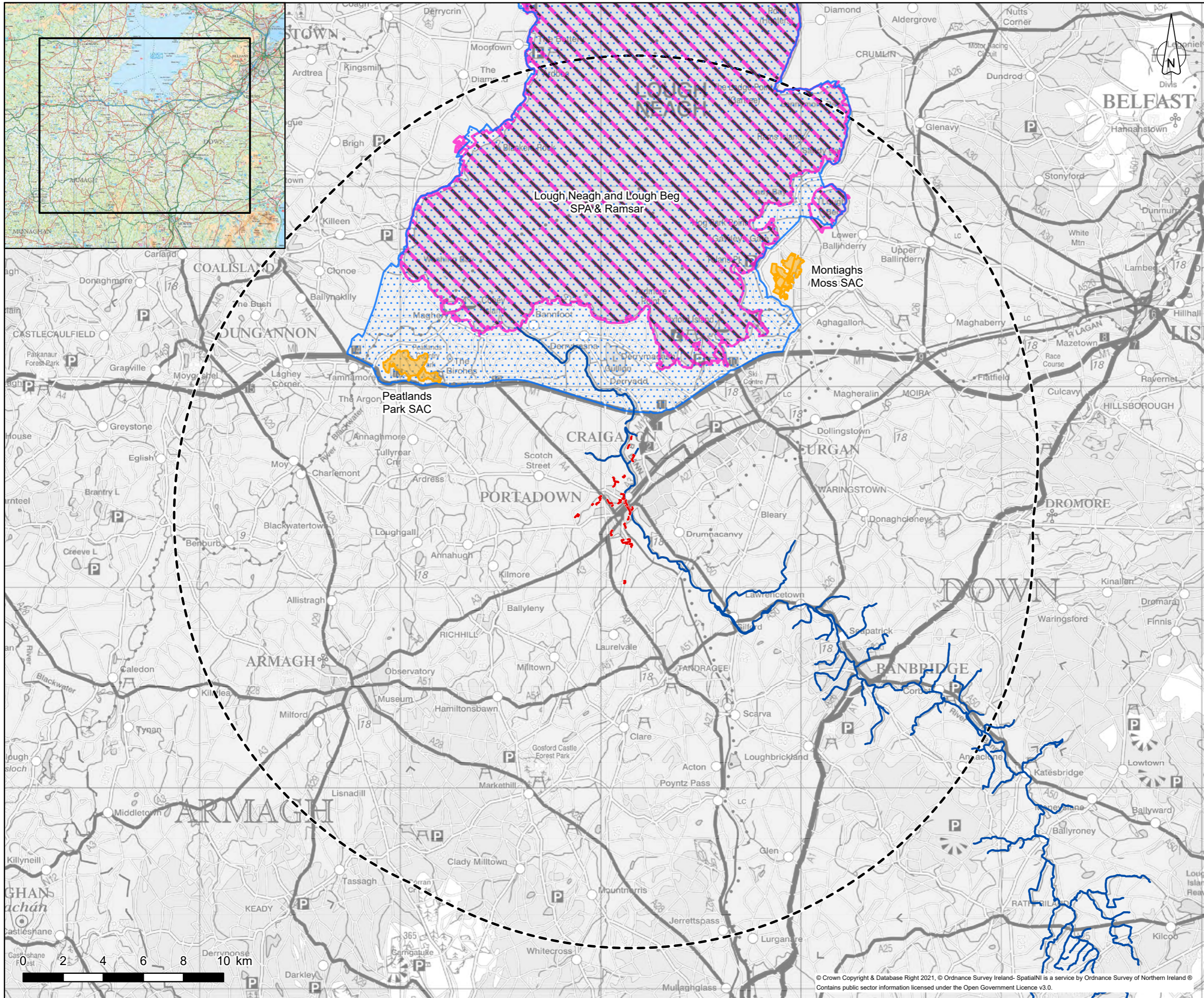
- 7.1.1 The Statement to inform the Habitats Regulations assessment concludes that there would be no adverse effects on the integrity of Lough Neagh and Lough Beg SPA and Ramsar assessed in the Appropriate Assessment as a result of the construction and operation of the flood defences. It is considered that the flood defence work would not be significantly detrimental to the fulfilment of the conservation objectives for the Lough Neagh and Lough Beg SPA, and Lough Neagh and Lough Beg Ramsar nor would it affect the ability of the populations of SCI species, including waterbird assemblage or pollan of these national network sites to survive at their current conservation status.

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[ropean%20Marine%20Sites%20are%20SACs,which%20consist%20of%20marine%20areas](#)(Accessed January 2022).

Figure



- Legend**
- Flood Defences
 - 20km Study Area
 - Upper River Bann
 - Ramsar
 - Special Protection Area (SPA)
 - Special Area of Conservation (SAC)

Rev	Revision details	Drwn	Chkd	Appd	Date
Drawn:	JB				Date: 04/07/2022
Checked:	ACT				Date: 04/07/2022
Reviewed:	HC				Date: 21/07/2022
Approved:	AW				Date: 22/07/2022



Project Name :
Portadown Flood Alleviation Scheme

Drawing Title :
National Network Sites in Vicinity of Proposed Development

Original Drawing Size : A3	Scale: 1:175,000
Dimensions : -	Page 1 of 1

Drawing Status	Suitability
Suitable for Stage Approval	S4

Figure No	Rev
Figure 1	P01

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Appendix A: Conservation objectives and qualifying features

The Qualifying Interests (QIs) and Special Conservation Interests (SCIs) of the national network sites in the vicinity of the proposed scheme (see **Figure 1**).

National Network Site Name [Code] and its Qualifying interest(s) / Special Conservation Interest(s) (*Priority Annex I Habitats)	Location Relative to the Proposed Development Site	Conservation Objectives
Special Protection Area (SPA)		
<p>Lough Neagh and Lough Beg SPA [UK9020091]</p> <p>Common Pochard (<i>Aythya farina</i>) – A059 Tufted Duck (<i>Aythya fuligula</i>) – A061 Common Goldeneye (<i>Bucephala clangula</i>) – A067 Bewick’s Swan (<i>Cygnus columbianus bewickii</i>) – A037 Whooper Swan (<i>Cygnus cygnus</i>) – A038 Common Tern (<i>Sterna hirundo</i>) – A193 Waterbird assemblage – WATR</p> <p>DOENI (2015) Conservation Objectives: Lough Neagh and Lough Beg SPA UK9020091. Version 2.0. Department of the Environment Northern Ireland.</p>	c. 4.5km northeast	<p>To maintain each feature in favourable condition</p> <p>The SPA selection feature objectives are:</p> <ul style="list-style-type: none"> • To maintain or enhance the population of the qualifying species • Fledging success sufficient to maintain or enhance population • To maintain or enhance the range of habitats utilised by the qualifying species • To ensure that the integrity of the site is maintained; • To ensure there is no significant disturbance of the species and • To ensure that the following are maintained in the long term: <ol style="list-style-type: none"> 1. Population of the species as a viable component of the site 2. Distribution of the species within site 3. Distribution and extent of habitats supporting the species <p>Structure, function and supporting processes of habitats supporting the species</p>
Ramsar		
<p>Lough Neagh and Lough Beg Ramsar</p>	c. 2.1km north	

National Network Site Name [Code] and its Qualifying interest(s) / Special Conservation Interest(s) (*Priority Annex I Habitats)	Location Relative to the Proposed Development Site	Conservation Objectives
<p>Criterion 1 - A particularly good representative example of natural or near-natural wetlands. Largest freshwater lake in the UK supports beds of submerged aquatic vegetation fringed by associated species-rich damp grassland, reedbeds, islands, fens, marginal swampy woodland, and pasture</p> <p>Criterion 2 – Supports an appreciable assemblage of rare, vulnerable, or endangered species or sub-species of plant or animal. Including 40 rare vascular plants, and a large number of rare local aquatic and terrestrial invertebrates.</p> <p>Criterion 3 – This site is of special value for maintaining the genetic and ecological diversity of a region because of the quality and peculiarities of its flora and fauna. The site regularly supports substantial numbers of individuals of waterfowl. In addition, this site is of special value for maintaining the genetic and ecological diversity of Northern Ireland.</p> <p>Criterion 4 – This site is of special value as the habitat of plants or animals at a critical stage of the biological cycles. The site supports an important assemblage of breeding birds including the following species which occur in nationally important numbers: great crested grebe, gadwall, pochard, tufted duck, snipe, and redshank.</p> <p>Criterion 5 and 6 - Qualifying species/population (as identified at designation):</p>		

National Network Site Name [Code] and its Qualifying interest(s) / Special Conservation Interest(s) (*Priority Annex I Habitats)	Location Relative to the Proposed Development Site	Conservation Objectives
<ul style="list-style-type: none"> - Bewick's Swan (<i>Cygnus columbianus bewickii</i>) – spring/autumn - Whooper Swan (<i>Cygnus cygnus</i>) – wintering - Common Pochard (<i>Aythya farina</i>) – wintering - Tufted duck (<i>Aythya fuligula</i>) – wintering - Greater Scaup (<i>Aythya marila marila</i>) – wintering - Common Goldeneye (<i>Bucephala clangula clangula</i>) – wintering. <p>Criterion 7. The site supports a population of pollan <i>Coregonus autumnalis</i>, one of the few locations in Ireland and one of the two known locations in the UK.</p> <p>https://www.daera-ni.gov.uk/protected-areas/lough-neagh-and-lough-beg-ramsar-0</p>		
Special Area of Conservation (SAC)		
<p>Peatlands Park SAC [UK0030236]</p> <ul style="list-style-type: none"> • Active raised bogs – for which the area is considered to support a significant presence. • Bog woodland – which is considered to be rare as its total extent in the UK is estimated to be less than 1000 hectares. It is also considered to be one of the best areas in the UK for bog woodland. • Degraded raised bogs still capable of natural regeneration – for which this is considered to be one of the best areas in the UK. 	<p>c. 9.6km west, north-west</p>	<p>To maintain (or restore where appropriate) the</p> <ul style="list-style-type: none"> • Degraded Raised Bog • Bog Woodland • Old sessile oak woods with Ilex and Blechnum in the British Isles • Active Raised Bog <p>to favourable condition.</p>

National Network Site Name [Code] and its Qualifying interest(s) / Special Conservation Interest(s) (*Priority Annex I Habitats)	Location Relative to the Proposed Development Site	Conservation Objectives
<ul style="list-style-type: none"> Old sessile oak woods with Ilex and Blechnum in the British Isles – for which the area is considered to support a significant presence. <p>DOENI (2007) Reasons for designation as a Special Area of Conservation: Peatlands Park [UK0030236]. Department of the Environment Northern Ireland.</p>		
<p>Montiaghs Moss SAC (UK0030214)</p> <p>Marsh fritillary (<i>Eurodryas (Hypodryas) aurinia</i>) – for which this is considered to be one of the best areas in the United Kingdom. Marsh fritillary butterfly frequents damp meadows and, more rarely, chalk grassland, where its larvae feed on devil’s-bit scabious <i>Succisa pratensis</i>.</p> <p>in the UK and has shown a similar decline throughout Europe. The UK, Ireland, and the Iberian peninsula are now its more important strongholds.</p> <p>DOENI (2008) Reasons for designation as a Special Area of Conservation: Montiaghs Moss [UK0030214]. Department of the Environment Northern Ireland.</p>	<p>c. 9.7km north-east</p>	<p>To maintain (or restore where appropriate) the Marsh Fritillary Butterfly <i>Euphydryas aurinia</i> to favourable condition.</p>

Appendix B: Development proposals

Development Proposals Included in the In-Combination Assessment

Work Site	Planning Applications
Ashgrove Road	LA08/2021/1021/O - Lands between No. 80 & 82 Ashgrove Manor, Portadown, BT62 1UB. Site for proposed dwelling and garage. Status: Consultation issued.
	LA08/2021/0682/F - Ballyoran Primary School, Ballyoran Park, Portadown, Armagh, BT62 1JY. Provision of a 26 no. space car park, Status: Permission granted on 18th October 2021.
Corcrair Mews	LA08/2021/0065/F - 1 Selshion Parade, Portadown, Armagh, BT62 4AT. Single storey extension to front of dwelling and level access ramp. Status: Permission granted on 21st June 2021.
	LA08/2021/0054/F - Farm Chemicals Ltd, 80a Charles Street, Portadown, Armagh, BT62 1DQ. Change of use from agricultural chemical/garden supplies retail unit to builders merchant with alterations and extensions to existing building (including part demolition of existing retail unit) and erection of modular builders supplies storage building, retention of existing hardstanding for use as outdoor storage, servicing and parking areas and associated site works. Status: Consultation issued.
	LA08/2020/1523/F - Lands between 80 and 90 Charles Street, Portadown and lands to the rear of 90 - 94 Charles Street, Portadown, Armagh, BT62 1DQ. Erection of 2 No. units (1 No. retail unit for the existing Garden Aids business and 1 No. unit for a Coffee Shop) to include all associated site works. Status: Permission refused on 12th November 2021.
	LA08/2021/0461/F - Lands adjacent to No. 6 Moy Road, Portadown, Armagh, BT62 1QL. Proposed 3G playing pitch with floodlights and fencing. New covered sheltered viewing area, new dugouts and associated groundworks. Status: Consultation issued.
People's Park	LA08/2020/1538/F - 35 Ballyoran Heights, Portadown, Armagh, BT62 1DP. Demolition of existing garage and erection of single storey extension to front, side and rear of dwelling. Status: Permission granted on 15th March 2021.
	LA08/2021/1388/F - 139 Garvaghy Road, Portadown, Armagh, BT62 1EH. Erection of extension to supermarket to provide storage. Status: under consideration.
Rose Cottages	LA08/2021/1608/F - Lands immediately adjacent to and north of Epworth Methodist Church, Montague Street, Portadown, Armagh, BT62 3JR. New single storey stand alone playgroup building, comprising main nursery space (26 child spaces), admin office, kitchen, sensory room, storage, wc's and entrance lobby. External works include hard, soft and covered play areas with paths, perimeter fencing and associated works. Status: Application received on 21st October 2021.

Work Site	Planning Applications
Rose Cottages	LA08/2021/1391/F - 137 Rose Cottages, Portadown, Armagh, BT62 1RU. Proposed single storey domestic garage. Status: Under consideration.
Foundry Street	LA08/2021/0597/F - 9 Bachelors Walk, Portadown, Armagh, BT63 5BQ. Erection of detached garage to include ancillary accommodation at first floor level. Status: Permission granted on 20th July 2021.
	LA08/2021/1495/O – Florencecourt, rear of and North East of 7-21 Watson Street, Portadown, Armagh, BT63 5AQ. Proposed housing development (to provide 9no. town houses and 6no. semi-detached). Status: Under consideration.
Health Centre	LA08/2021/0462/F - 50 Portmore Street, Portadown, Armagh, BT62 3NF. Proposed demolition of existing store and extension to side and rear of existing office premises. Status: Permission granted on 24th May 2021.
	LA08/2021/1065/F . 15 William Street, Portadown, BT62 3NX. Replacement dwelling. Status: under consideration.
	LA08/2021/0524/F - To the rear of 35 Hanover Street and with access unto Carleton Street, Portadown. Erection of building for the storage of classic cars. Status: Permission granted on 1st November 2021.
	LA08/2021/0640/F - 99 Thomas Street, Portadown, Armagh, BT62 3AH. Change of use from dwelling to 5 bedroom house of multiple occupancy (HMO). Status: Under consideration.
	LA08/2021/0083/F - 106 Thomas Street, Portadown, Armagh, BT62 3AG. Change of use of existing dwelling to multiple occupancy living. Status: Under consideration.
Irwins Mill	LA08/2021/0213/F - 115 Thomas Street, Tavanagh, Portadown, Armagh, BT62 3AH. Conversion of dwelling house to 2no. self-contained apartments. Status: Under consideration.
	LA08/2021/0470/F - 15 Gilford Road, Portadown, Armagh, BT63 5EF. Two storey gable extension to dwelling to allow garage & utility on ground floor with bedroom, dressing and en-suite on first floor. Status: Permission granted on 1st July 2021.
	LA08/2021/0407/F - 46 Gilford Road, Portadown, Armagh, BT63 5EF. Proposed single storey extension to rear of existing dwelling, reconfiguration of existing landing window and erection of new fence and gates to boundary with Gilford Road (amended proposal). Status: Permission granted on 14th June 2021.
Annagh Hill Industrial Estate	LA08/2018/0734/F . Lands immediately to the south of 11-17 Roslyn Avenue Edenderry Portadown BT63 5BG. Approximately 40m North-West of Knock Eden and Edenderry Gardens Fold Housing Association. Approximately 90m West of Nos 12-16 Wildwood Levaghery Portadown BT63 5EE and East of R.A Irwin & Co Ltd Goban Street Edenderry Portadown BT63 5AG. Proposed residential development scheme involving the erection of 21 single storey dwellings, comprising of 8 semi-detached and 13 detached unit, proposed new access via Roslyn Avenue, associated domestic garages, public open space, site works and landscaping. Permission approved April 2021.
	LA08/2021/1610/F - Vacant lands immediately South West of 138 Thomas Street, Portadown, BT62 3AN at the juncture with Coronation Street, Portadown, BT62 3BA formally known as 140 Thomas Street, Portadown, Armagh, BT62 3AN. Erection of three storey apartment block comprising

Work Site	Planning Applications
	<p>9No. (1bed) luxury apartments with verandas, gated courtyard accessed from Coronation Street with 9No. car parking spaces, cycle parking spaces, single storey refuse /recycling compound and all associated site works. Status: Application received on 11th November 2021.</p> <p>LA08/2021/0158/F - Presentation Primary School, Thomas Street, Portadown, BT62 3AH. Two storey extension to rear of existing Primary School and internal refurbishment of existing building. Status: Consultations issued.</p> <p>LA08/2021/1096/F - 1 Ridgeway Park South, Portadown, BT62 3DQ. Conversion of existing garage and outbuildings to rear of dwelling to provide additional living and dining space (to include linked single storey extension) (amended description). Status: Permission granted on 11th November 2021.</p> <p>LA08/2021/0588/F - 33 Ridgeway Park North, Portadown, BT62 3DG. Erection of single storey side and rear extension to provide additional living and dining space. Status: Permission granted on 2nd July 2021.</p> <p>LA08/2021/1431/F - 59 Kingsway Drive, Portadown, Armagh, BT62 3DX. Proposed extensions and patio to existing dwelling. Status: Under consideration.</p>
Olde Golf Links	<p>LA08/2021/1449/F - 19 The Olde Golf Links, Portadown, BT62 3BY. Removal of existing roof to existing side gable with new first floor extension (bedroom) over. Status: Under consideration.</p> <p>LA08/2021/1406/F - 36 Huntingdale Lodge, Portadown, Armagh, BT62 3RU. Side extension over existing attached garage to provide bedroom and en-suite on 1st floor. Status: Pre-decision resolution of issues.</p>
Derryvore Lane	<p>LA08/2021/1337/F - 39 Seagoe Industrial Estate, Portadown, Armagh, BT63 5QE. The proposal is situated within the compound of the existing treatment plant at the rear of the factory. The proposal consists of extension to the existing treatment plant with the addition of a secondary treatment stage to produce a higher quality effluent that is capable of being used for recycling in 'grey' water applications. Works consist of erection of an anaerobic reactor and associated tanks and plant room. The scheme is an environmentally friendly green project utilising the methane gas produced to provide green energy and be carbon neutral. Status: Consultations issued.</p> <p>LA08/2021/0580/F - Almac Building 16, 20 Seagoe Industrial Estate, Portadown, BT63 5QD. Proposed construction of new single storey flat roof extension at Level 1 and construction of new 3 storey extension at Level 1. Status: Permission granted on 25th June 2021.</p> <p>LA08/2021/1022/F - NIE Networks Ltd, 4 Annagh Drive, Carn Industrial Estate, Craigavon BT63 5QJ. Application Proposed for variation to Condition 7 on LA08/2020/1455/F, (Erection of a replacement office building)- removing the requirement for hard surface works to be completed prior to the proposed replacement office building becoming operational. Status: Permission granted on 4th October 2021.</p>
Ripley Mews	<p>LA08/2021/0482/F - 5 Ripley Crescent, Portadown, Armagh, BT62 3JW. Proposed garage and garden store. Status: Permission granted on 1st July 2021.</p>

Work Site	Planning Applications
	<p>LA08/2020/1545/F - 7 Ripley Crescent, Portadown, Armagh, BT62 3JW. Proposed single storey extension to side and rear of existing dwelling. Status: Permission granted on 19th April 2021.</p> <p>LA08/2021/0171/F - 10 Dorchester Drive, Portadown, Armagh, BT62 3DY. Proposed replacement porch together with a ground floor living room extension. Status: Permission granted on 17th May 2021.</p> <p>LA08/2021/1434/F - Brownstown Park Sports Ground, Portadown, Armagh, BT62 3QJ. Erection of new club house, separate toilet block with food kiosk, installation of 3no. prefabricated spectator stands and formation of new synthetic training pitch with associated perimeter fence. Status: Under consideration.</p> <p>LA08/2021/1009/F - 17 Fitzgerald Park, Portadown, Armagh, BT62 3QR. Front single storey porch and rear single storey bathroom extension plus rendering to existing concrete brickwork throughout. Status: Permission granted on 11th October 2021.</p>
Corcullentagh Road	<p>LA08/2021/0539/O - 80m North East of 120 Loughgall Road, Portadown, Armagh, BT62 4EG. Erection of dwelling. Status: Consultation issued.</p> <p>LA08/2021/0978/F - 30m North East of 93a Loughgall Road, Portadown, BT62 4EG. Proposed tea room and associated ancillary space for sale of farm products, including production/store area with customer parking and site works. Status: Under consideration.</p>
Corcrair Drive	<p>LA08/2021/0228/F - 30 Hartmore Gardens, Portadown, Armagh, BT62 4DS. Proposed roof space conversion including provision of dormer window to front elevation. Status: Permission granted on 1st July 2021.</p> <p>LA08/2021/0065/F - 1 Selshion Parade, Portadown, Armagh, BT62 4AT. Single storey extension to front of dwelling and level access ramp. Status: Permission granted on 21st June 2021.</p> <p>LA08/2021/0497/F - Site 78m North West of No. 47 Ballybay Meadows Off Loughgall Road, Portadown, Armagh, BT62 4DY. Housing development consisting of eight 3 bedroom semi-detached dwellings. Status: Consultations issued.</p> <p>LA08/2021/0287/F - Land immediately adjacent to and south of No's 1-9 Ashton Hall, Loughgall Road, Portadown, BT62 4EF and 200m SW of Brownstown Business Centre including lands opposite / North of Tullyroan Drive, Portadown. Proposed housing development of 13no. dwellings (1no. detached and 12no. semi-detached) with associated garages, estate roadway and site works. Status: Under consideration.</p> <p>LA08/2021/0978/F - 30m North East of 93a Loughgall Road, Portadown, BT62 4EG. Proposed tea room and associated ancillary space for sale of farm products, including production/store area with customer parking and site works. Status: Under consideration.</p>

Appendix C: Plans and policies for in-combination assessment

Plan and Policies Included in the In-combination Assessment.

Plans	Information considered in the in-combination assessment
Armagh City, Banbridge and Craigavon Borough Council's Local Development Plan 2030 (preferred options paper)	<p>The purpose of the Armagh City, Banbridge and Craigavon Borough Council's Local Development Plan (LDP), comprising the Plan Strategy and Local Policies Plan, is to inform the general public, statutory authorities, developers and other interested bodies of the policy framework and land use proposals that will guide development decisions within the Borough up to 2030. The Council have a number of policies and objectives relating to the protection, conservation and restoration natural heritage sites including specific objectives as described below:</p> <ul style="list-style-type: none"> ▪ To conserve, protect and where possible enhance the natural and built environment to improve biodiversity, achieve quality design and promote health and well-being; ▪ To prevent inappropriate new development in areas known to be at risk of flooding or that may increase the flood risk elsewhere and put in place measures to assist in flood risk management; ▪ To safeguard unique sensitive landscapes from inappropriate development.
Armagh, Banbridge and Craigavon Local Biodiversity Action Plan 2014	<p>The overall aim for this Biodiversity Action Plan is; Preventing any further loss of Biodiversity. The relevant key objectives of the Armagh, Banbridge and Craigavon Local Biodiversity Action Plan are:</p> <ul style="list-style-type: none"> ▪ To identify key species and habitats that are under threat in the area. To identify and target key actions which will conserve and enhance the environment and wildlife of the area for the benefit of locals and visitors alike.