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Marine Strategy and Licensing Team

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17-25 Great Victoria Street
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BELFAST
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Telephone: (028) 9041 6703

:

Email: Annalouise.jellie@doeni.gov.uk

Our reference: ML 33/12

01 February 2013

Dear Aideen

**Marine Works (Environmental Impact Assessment) Regulations 2007
Greencastle to Greenore Ferry.**

With reference to the above project and letter of 05 December 2012 from RPS acting on behalf of it's client, Rooskey Frazer & Co., a Scoping Opinion has been requested from the Department under Regulation 13 of the Marine Works (EIA) Regulations, please see below the Department's considered opinion.

As per Schedule 4; paragraph 6 of the Marine Works (EIA) Regulations, the Department has consulted with those bodies as it considers appropriate, and has included those responses in it's Scoping Opinion.

Scoping Opinion

In reaching its Scoping Opinion the Department has considered; the information received from its consultees, the nature, purpose and specific characteristics of the project, and those environmental features likely to be affected by the project. The following areas must be fully considered and included when compiling the Environmental Statement for the above mentioned project.

1. Water and Sediment Quality
2. Coastal Processes and Hydrodynamics
3. Navigation (inc Aids to Navigation)
4. Marine Ecology (inc marine mammals)
5. Fisheries and Aquaculture
6. Ornithology
7. Marine Archaeology

Each subject area should be addressed as follows

Responses to our consultation are listed below, comments have been taken into account in the list above:

Rivers Agency

The proposal does not affect any Designated Watercourses or any Rivers Agency assets.

Department of Culture Arts and Leisure

The nature and location of the proposed development is noted. The Loughs Agency is the lead body for provision of advice regarding impacts to salmonid and inland fisheries within the watersheds of Lough Foyle and Carlingford Lough. Consequently, said agency should be consulted in relation to this application. DCAL will continue to provide fisheries advice for those areas outside of the catchments of Foyle and Carlingford Loughs.

Maritime & Coastguard Agency

We cannot see any objections to this proposal (works in tidal waters – the new slipway) "from a navigational point of view", however this may change when we examine the EIA. Obviously the CIL and the Carlingford Lough Commissioners should be consulted, as should the appropriate fishermen organisations.

There are a number of mussel and oyster cultivation sites in the area – I suggest that the Fisheries Division of DARDNI are consulted on this issue. They can then consult with licensees.

I note from the plans submitted that there is no mention, nor sight of security fencing for maritime security purposes. As this will be a cross border/international development, the Department for Transport Maritime Security Branch (ex TRANSEC) in London will need to be consulted. Their contact is Mr Steve Hilton on 02079445874 who can advise on the requirements of "The Ship and Port Facility (Security Regulations 2004" as they pertain to this case.

NB. (Marine Division is waiting on a response from Department for Transport Maritime Security Branch).

Centre for Maritime Archaeology

This is to confirm that I've read through the attached letter and documentation and given that it specifically mentions "potential impacts on terrestrial, inter-tidal and sub-tidal archaeology", I am satisfied with the proposed scope of the ES from a marine archaeological point of view.

Commissioners of Irish Lights

Both Greenore and Greencastle slipways will run to the sea beyond the Low Water Mark and accordingly the seaward dolphins will need to be marked appropriately.

I note from the proposal that the seaweed piles in both locations will have a "single navigation light".

The establishment of any navigation light (correct term is *aid to navigation*) will require statutory sanction from Irish Lights. The SS form is available on our website www.cil.ie. Other information is available on the website to help the developer.

To avoid delays the completed statutory sanction form should be accompanied by a large scale scanned admiralty chart showing the exact positions of the slipways and the aids to navigation (lights) and details of the light characteristics.

15 January 2013



Anna Louise Jellie
Marine Licensing Section
Marine Division
Millenium House
17-25 Great Victoria Street
BELFAST
BT2 7BN

Dear Madam

**RE: GREENCASTLE TO GREENORE FERRY TERMINAL ENVIRONMENTAL STATEMENT SCOPING
OPINION
OUR CLIENT: THE CROWN ESTATE**


I refer to your email of 11 December 2012 to my colleague Fraser McConnell attaching letter relating to a planning application from RPS for the construction of a ferry terminal at Greencastle, County Down.

At this stage we have no comment to make other than to confirm that the proposals will affect the sea-bed owned by The Crown Estate. We will progress negotiations with RPS on this matter in due course.

If you require any further information please do not hesitate to contact the undersigned.

Yours faithfully


CAROLINE McKILLEN MRICS
For McConnell Chartered Surveyors

cc. RPS – Aideen McCabe 



Planning Application Number:

P/2011/0910/PREAPP

Date of return

26/10/2011

- 1 Is consent necessary in relation of Water and Sewerage Services?

YES

Water Supply Service

- 2 Is a public water supply in close proximity to the proposal?

Public water supply within 20m of your proposal, consultation with NIW is required to determine how your proposals can be served. Application to NIW is required to obtain approval to connect.

Sewerage Service

- 3 Is a public foul sewer in close proximity to the proposal?

No Foul sewer within 20m of your proposal, you may wish to apply to NIW to requisition a foul sewer to serve your proposal if it will serve more than 1 property. The use of a Septic Tank, (on the basis of one for each dwelling) is subject to the written consent being obtained from Northern Ireland Environment Agency and the approval of the local District Council Environmental Health section. Where approval to use a septic tank disposal system is granted and the applicant wishes NIW to provide a periodic desludging service the applicant must complete the necessary 'Form of Agreement' and adhere to the construction conditions contained therein. Further information is available on www.niwater.com or call 09457 440088

- 4 Is a public surface water sewer in close proximity to the proposal?

No surface water sewer within 20m of your proposal, you may wish to apply to NIW to requisition a surface water sewer to serve your proposal if it will serve more than 1 property to discharge roof drainage

- 5 Status of receiving Waste Water Treatment Works / Sewer Network.

N/A

- 6 Is the proposed development in close proximity of a Waste Water Treatment Works?

N/A

SOUTHERN DIVISION

Development Control Section
Rathkeltair House
Market Street
DOWNPATRICK
BT30 6AJ

Planning Service
Marlborough House
Craigavon

Your P/2011/0918
Date:07/11/2011

Before Roads Service can comment on this application can you please ask the applicant to submit a Transport Assessment Form for this proposal

Sean Milligan



Department for
**Regional
Development**
www.rnd.gov.uk

PLANNING RESPONSE

Planning Ref: P/2011/0918/PREAPP
NIEA Ref: HB16/04/021

Address: Vehicle ferry across Carrlingford Lough between Greenare in Co Louth and Greencastle in Co Down

Subject: Construction of a slipway, berthing facility, a ticket office and off road queuing area

Date Consulted: 25th October 2011
Date of Response: 14th November 2011

Given the information provided to date NIEA/HBU would object to this proposal under BH11 of PPS6 in that the proposal will affect the setting of the listed Pier.

Reason: Its proximity to the listed Pier, the size and massing of the proposal and impact of associated car park, ticket office and lighting etc.

To permit further assessment NIEA/HBU would request 3rd's which would be useful in understanding the impact of the proposal on the listed Pier. NIEA/HBU would wish to see the Environmental Statement addressing the wider setting from both land and sea.

Given the proximity of the proposal in relation to the Castle, NIEA/HBU also request that NIEA/ Historic Monuments Unit be consulted.

Issued on behalf of
NIEA: Historic Buildings Unit



An Agency of the Department of the
Environment
www.doe.ni.gov.uk



**INVESTORS
IN PEOPLE**



**Northern Ireland
Environment
Agency**

Trudy Chapman
Southern Area Planning Office
Marlborough House
Central Way
CRAIGAVON
Co. Armagh
BT64 1AD

028 92633499

14 November 2011

Your Ref: P/2011/0916/P
Our Ref: WMU/PC/19571-1

Dear Trudy Chapman

Type: Pre-application Enq

RE: Construction of a slipway berthing facility, a ticket office and off-road queuing area.

Location: Vehicle ferry across Carlingford Lough between Greenore in Co Louth and Greencastle in Co Down

The response from the Water Management Unit (WMU) of Northern Ireland Environment Agency to the above planning application is as follows:

NIEA is the Licensing Authority in Northern Ireland controlling construction/deposition or removal of materials below the Mean High Water Spring tide mark, under Part 4 (Marine Licensing) of the Marine and Coastal Access Act 2009.

NIEA Marine Licensing will be working alongside DOE Planning Division to produce an overall Environmental Statement scoping opinion for this proposal (is for both land and water based construction). A Marine Construction License will be required for this proposal.

The applicant should contact NIEA Marine Assessment and Licensing Team, 17 Antrim Road, Lisburn, Co. Antrim, BT28 3AL, as soon as possible to discuss the matter further.

From the point of view of Water Quality for land based construction, NIEA WMU would be interested to see the following points addressed in any Environmental Statement. WMU have provided the following list of issues in addition to those mentioned in the Regulations. Please note that not all issues mentioned may be relevant to this particular proposal:

If there is discharge of any effluent e.g. foul sewage or site drainage (from the land), to the water environment (either during the construction phase or thereafter) then discharge consent under the Water (Northern Ireland) Order 1999 will be required from WMU.

An application form for consent to discharge effluent under the Water (NI) Order 1999 can be obtained by contacting NIEA WMU at the above address, or by visiting our web site at:-

http://www.ni-environment.gov.uk/water-home/regulation_of_discharges_industrial/industrial_and_private_sewage_2.htm

Discharge consent can also be applied for online at the following address:

http://www.doeni.gov.uk/niea/apply_online.htm

If there is an intention to abstract or impound water, a licence may be required under the Water Abstraction and Impoundment (Licensing) Regulations (Northern Ireland) 2006 and the Water (Northern Ireland) Order 1999. Further information on this can be obtained by contacting our Abstraction Licensing Team on (028) 92633462.

1. Hydrology

- a) identification of nearby watercourses
- b) likely impact of proposals on surface water with details of methods to prevent contamination
- c) estimated flow of pumped or gravity discharge of storm water
- d) method of diverting surface water to reduce contaminated volume

2. Hydrogeology

- a) geological structures involved
- b) associated ground water regime
- c) likely impact on groundwater
- d) direction/volume of flows
- e) location of wells/drinking water supplies likely to be affected by the proposal
- f) description of local soils and geology

3. Treatment

- a) the number of discharge points and their positions
- b) the location, size and design of treatment facilities
- c) details of sampling facilities for discharge considering safety and access for sampling officer
- d) whether a wheel wash or weighbridge will be required and treatment for resulting effluent
- e) any other discharge e.g. septic tank

4. Site Management / pollution prevention

- a) control of storm runoff from spoil or working areas
- b) any dust suppression facilities and runoff collection/treatment
- c) details of storage/bunding of oil and chemicals on site
- d) contingency plan in the event of spillage

The applicant should comply with all the relevant Pollution Prevention Guidelines in order to minimise the impact of the project on the environment, paying particular attention to:

- PPG 01 - General guide to pollution prevention
- PPG 02 - Above ground oil storage
- PPG 05 - Works In, near or liable to affect watercourses
- PPG 06 - Working at demolition and construction sites
- PPG 21 - Incident Response Planning

These PPG's can be accessed by visiting the NetRegs website at:

<http://www.environment-agency.gov.uk/netregs/links/107968.aspx>

Hard copies are available from NIEA WMU upon request.

WMU also recommends the following measures be incorporated:

The storm drainage of the site, during both the construction and operational phases of the development, should be designed to the principles of Sustainable Drainage Systems (SuDS) in order to minimise the polluting effects of storm water on waterways.

To: Trudy Chapman | Date: 10/11/11
From: Áine Monaghan | Ext: 31322
Application Reference: P/2011/0918/PREAPP Reconsultation? No

Location: Vehicle ferry across Carlingford Lough, between Greenore in Co Louth and Greencastle in Co Down

Proposal: Construction of a slipway, berthing facility, a ticket office and off road queuing area

This assessment is confined to the Banbridge / Newry and Mourne Area Plan and prematurity considerations, which are material considerations to be taken into account alongside development plan and all other material considerations in the determination of the application.

The development proposal has been assessed against paragraphs 19-24 of the Joint Ministerial Statement (JMS) dated 31 January 2005 "Development Plans and implementation of the Regional Development Strategy" which clarifies the weight that should be accorded, in making planning decisions, to the provisions of an emerging development plan drawn up within the context of the new directions set out in the RDS and other prevailing regional planning policy including the circumstances when it is appropriate to refuse planning permission on the grounds of prematurity.

Banbridge / Newry and Mourne Area Plan Proposals:

The Plan Proposals which are in particular relevant to the site are as follows:

Designations, Proposals and Zonings

The site lies inside the following designations, proposals and zonings:

- Designation GE 02 Local Landscape Policy Area, Greencastle BNMAP 2015 Draft Plan, August 2006, Volume 3 – Newry and Mourne District Proposal
- Designation NC 11 Coastal Policy Area BNMAP 2015 Draft Plan, August 2006, Volume 3 – Newry and Mourne District Proposal
- Designation NC 12 Area of Constraint on Mineral Developments BNMAP 2015 Draft Plan, August 2006, Volume 3 – Newry and Mourne District Proposal

Construction of SuDS should comply with the design and construction standards as set out in the Construction Industry Research and Information Association (CIRIA) manual C697. A separate site handbook (C698) for the construction of SuDS has also been produced by CIRIA.

The applicant should be made aware of the Control Of Pollution (Oil Storage) Regulations (NI) 2010. A key requirement of the Regulations is that oil storage containers must have a secondary containment system (a bund, which is an outer wall or enclosure designed to contain the contents of an inner tank, or a drip tray) to ensure that any leaking oil is contained and does not enter the aquatic environment. Guidance on how the forthcoming Regulations will apply to your development can be found at: <http://www.environment-agency.gov.uk/notregs>

WMU holds a variety of water quality related information. We would be happy to supply this to the applicant to help them compile their Environmental Statement.

Can you please inform the applicant if they require any water related information they should first check our website at:-

www.ni-environment.gov.uk/index.htm

If the required information is not available on the website the applicant should then email the details of their specific water related information request including our ref number stated above to:-

waterinfo@dooni.gov.uk

The applicant should be informed that it is an offence under the Water (Northern Ireland) Order 1999 to discharge or deposit, whether knowingly or otherwise, any poisonous, noxious or polluting matter so that it enters a waterway or water in any underground strata. Conviction of such an offence may incur a fine of up to £20,000 and / or three months imprisonment.

The applicant should ensure that measures are in place to prevent pollution of surface or ground water as a result of the activities on site, both during construction and thereafter.

**Issued on behalf of NIEA
Water Management Unit**

Planning Service Ref: P/2011/091&PREAPP
NIEA: HMU ref.: SM11/1 Dow 57:1-3 (SC) (S)
Site: Vehicle ferry across Carlingford Lough between Greenor Co. Louth and Greencastle Co. Down. Slipway, barking facility, ticket office and off road queuing area.
Date: 28/11/2011

The application site lies in an area where several archaeological sites and monuments are presently known. These include the State Care 13th century Castle c. 250m to the north of the application site, a Scheduled ecclesiastical site to the North West and a Scheduled Anglo-Norman Motte to the west. These monuments are of regional importance and are afforded protection under the Historic Monuments and Archaeological Objects Order (Northern Ireland) 1985 and also under the provisions of Policy BH 1 of PPS 6.

The protection afforded to these monuments under Policy BH 1 also extends to their setting. The State Care Castle is of regional importance and the views to and from this monument are integral to its setting within the historic landscape. The proposed development is located to the south of the Castle within an area of open space which marks one of the last open views to and from the Castle across Carlingford Lough.

Greencastle was carefully sited by the original builders for several reasons, including defensive purposes, allowing for control of Carlingford Lough and to visually dominate the local area, both in terms of the castle being seen and for the lord to look out from the castle over their dominion. Consequently views of and from the castle are important in terms of functional setting.

NIEA: Historic Monuments Unit would have concerns in respect of any development within this area which would have an adverse visual impact upon the views of and from the castle or upon its setting. Consequently if a Full or Outline application is submitted in respect of this development further information as per Policy BH 3 of PPS 6 in the form of a visual impact assessment, to include photomontages, would be requested in order to clarify any potential adverse visual impact.

Additionally the known sites and monuments in this area are indicative of human activity and settlement in this area from at least 1500 years ago. Our experience has been that coastal sites such as this were also or me settlement areas for even earlier human occupation dating from pre history. Consequently there is the potential for the survival of previously unrecorded below ground archaeological remains within the application site and some uncertainty with regard to the potential impacts of development on sub-surface archaeological remains. An archaeological evaluation would be requested to as per Policy BH 3 of PPS 6 to allow an informed and reasonable planning decision to be made. This evaluation should include an assessment of the foreshore and maritime environment for the presence of maritime archaeological remains which may be impacted upon by this proposal.

Issued on behalf of

NIEA: Historic Monuments Unit



Trudy Chapman
Planning Service
Marlborough House
Central Way
CRAIGAVON
Co. Amag. n.
BT64 1AD

Date: 30 January 2012
Telephone: 028 905 69615
Your Ref: P/11/0918
Our Ref: 18678-1

Pre-application Enq

RE: Construction of a slipway, berthing facility, a ticket office and off road queuing area
Location: Vehicle ferry across Carlingford Lough between Greenore in Co Louth and Greencastle in Co Down

Dear Ms Chapman

I refer to your consultation letter for the above planning application which was received in this office on 25 October 2011.

Northern Ireland Environment Agency (NIEA), Natural Heritage, does hold some site specific information at this time - see below. I would also advise that the applicant should be advised to carry out a search for information on the recommended websites, details attached, which may contain relevant information. We consider that the broad topics of concern have been outlined in Aídeen McCabe's (of RPS) letter dated 17th October 2011; however we have detailed some particular concerns below, which should be addressed during the Environmental Assessment.

The Environmental Statement produced should be as comprehensive as possible, covering all of the points outlined below. This will reduce the possibility of further environmental information being requested which could delay the processing of the planning application.

Marine mammals

Carlingford Lough provides a haul out and breeding location for NI's largest population of Common (Harbour) seal. The Common (Harbour) seal and Grey seal area protected under Article 10 of the Wildlife (Northern Ireland) Order 1985 (as amended).

In addition to the proposed field survey for birds, we consider that a survey for Grey and Common seal should be carried out adjacent to the proposed development and ferry route, including Green Island. The study should include the behaviour of seals in those locations and any existing disturbance occurring and consider the impacts of disturbance and propeller collision risk.



Birds

The proposed ferry terminal is located partially within the Carlingford Lough SPA/ASSI. This SPA is designated for wintering Pale-bellied Brent Geese and breeding terns. ASSI features include several wintering waterfowl and wader species. The development site lies approximately 700m from the Green Island which holds almost all breeding terns within Carlingford Lough. Methods for proposed bird survey methodology and assessment have previously been agreed via direct email correspondence between the Department's ornithology team and Mr James McCrory of RPS. We are content that the proposed measures are satisfactory to our requirements.

In addition to this we consider that an assessment of potential impacts on the tern islands should be carried out to include disturbance, erosion and ferry wash.

Designated sites

- A landscape assessment of the potential impacts on the Mounse AONB should be carried out.
- An assessment on the potential impacts to the Carlingford Lough ASSI feature of Invertebrate assemblage should be carried out.
- A construction method statement detailing all the mitigation measures that will be put in place to prevent pollution events during construction and operation should be submitted to the department.

Marine and Coastal Access Act 2009 (MCAA) Part 4 Marine Licensing

The applicant should be made aware that A Marine License will be required to carry out any works below the HMWS mark. For further details contact the NIEA Water Management Unit (WMU) Tel. 028 92 623156 or 028 92 833440

For a list of Licensable Marine Activities please see <http://archive.defra.gov.uk/environment>

Extended Phase 1 Habitat Survey

We consider that particular attention should be applied to otter activity within the intertidal area.

If you have any queries, or would like to discuss any of this advice, please contact us on the number above, quoting the NIEA reference number CB18678. Specifications for surveys can be found on our website (see below) or provided on request.

Yours sincerely

Development Management Team



Additional sources of information

1. The NIEA website <http://www.doeni.gov.uk/niea/> includes:
 - Details of all regional, national and international designated sites in Northern Ireland
 - Northern Ireland Biodiversity Strategy
 - Northern Ireland Habitat and Species Action Plans
 - Areas of Outstanding Natural Beauty
 - Landscape Character Areas
 - Environmental Legislation
2. Useful information on planning and natural heritage, including survey specifications, can be found on the NIEA website at <http://www.doeni.gov.uk/niea/lanco-home/plan.htm>
3. Information on the flora, fauna and geology of Northern Ireland can be obtained from the Habitats website: <http://www.habitats.org.uk/>
4. Site specific environmental data (e.g. species records) can be obtained from the Centre for Environmental Data and Recording (CEDaR). These can be accessed by contacting CEDaR, National Museums NI, 153 Bangor Road, Cultra, Holywood, BT18 9EU. Website: <http://www.nmni.com/cedar>

NIEA, Natural Heritage promotes the submission of biodiversity data to CEDaR, and recommends that species records generated as part of the EIA process are submitted to CEDaR by going to: <http://www.nmni.com/urn/Collections/CEDaR/Recording/Submitting-your-records>

General Scoping Guidance

Guidance on the scoping stage of Environmental Impact Assessment (EIA) and on the information to be included in an Environmental Statement (ES) is provided by the European Commission and can be found at: <http://ec.europa.eu/environment/eia/eia-support.htm>.

NIEA recommends "*Guidelines for Ecological Impact Assessment in the UK*" produced by the Institute of Ecology and Environmental Management (IEEM). This provides best practice guidance for assessing the ecological impact of projects and plans. The document can be downloaded from <http://www.ieem.net/ecia/index.html>

NIEA would emphasise the following:

- The ES should describe both habitats and species of flora and fauna present. It should cover both the proposed site and the surrounding area. It should include any designated sites and protected species which may be affected.
- Proposals which may impact on a European site, however distant (i.e. Special Areas of Conservation and Special Protection Areas), will require a Habitats Regulations



Assessment (HRA). Sufficient information must be provided to the competent authority to enable them to complete this.

- The topography, geology, soils and water environment of the site and surrounding area should be described.
- The ES should include a description of the likely significant effects, both positive and negative, at all stages of the development to include direct, indirect, secondary and cumulative effects in the short, medium and long term. A description of the forecasting methods used to predict these effects should also be included.
- A description of proposed measures to prevent, reduce or offset any significant adverse effects on the environment (i.e. Avoidance, Mitigation, Compensation, and Enhancement) must be included.
- An indication of any difficulties encountered during the EIA process, limitations of surveys and any uncertainties in the data must be included.
- The different chapters of the ES should be inter-related and the ecology chapter should be cross referenced where appropriate.

Flora and Fauna

- The ecological baseline of the site must be characterised. Following from this, the extent and nature of any further survey work that may be required should be identified. Surveys must cover flora and fauna present in all seasons.
- A habitat survey (i.e. JNCC Phase 1) should be carried out to map the habitats on site and identify areas which are likely to be of high nature conservation value or particularly vulnerable to impact from the proposed development. Areas thus identified should be subject to more detailed survey, i.e. National Vegetation Classification (NVC).
- Faunal surveys should include a full breeding bird survey and protected species surveys. The timing of surveys is critical and they must be carried out at appropriate times of year.
- Surveys should highlight any Northern Ireland or European priority habitats and species which may be present on the site or surrounding area.
- Baseline surveys conducted over a short period may not identify long term trends and reference should be made to previous records.
- Protected species surveys should be carried out to NIEA, Natural Heritage specifications. Note that these may be updated in the light of new knowledge at any time. Therefore it is advised to check the NIEA website for the most up to date specifications immediately prior to commencement of surveys.
- Full survey reports should be included in the appendix of the ES. All maps and diagrams should be of an appropriate scale for interpretation.
- **NIEA reserve the right to determine whether the survey information submitted is adequate or when additional information is required.**

Landscape (include if in AONB and significant or Claire says to include)

NIEA may need to comment on proposals with the potential to significantly affect an Area of Outstanding Natural Beauty (AONB). The landscape chapter of the ES should:

- Establish the current landscape designation and policies covering the site and its surroundings.
- Assess the direct effects on landscape and public perception of change.
- Describe the landscape character of the site and its surroundings.



- Describe where the potential zone of theoretical visibility for the development and its associated infrastructure will extend to, including combination effect with established development.
- Establish the potential key landscape issues and the areas requiring further investigation during the baseline studies (See 'Guidelines for Landscape and Visual Impact Assessment', The Landscape Institute and the Institute of Environmental Management and Assessment, Spon Press, London 2002).

Water and Hydrology

- A description of the water environment of the area - running and static surface waters, groundwaters, estuaries, coastal waters and the sea, including run-off and drainage.
- A description of the hydrology, water quality and use of any water resources that may be affected by the development (e.g. water supply, fisheries, angling, bathing, amenity, navigation, effluent disposal).
- The consequences of changes to the hydro-geological system of the area on peatland, rivers, streams, flushes and wetland habitats should be described.

Mitigation Measures

A description of the measures proposed to prevent, reduce or offset any significant adverse effects on the environment caused by the development must be included in the ES. These measures can be summarised as:

- **Avoidance:** Priority should be given to avoiding negative impacts, especially those that could be significant. Consideration should be given to alternative strategies or locations, changes to the project design and layout, changes to methods and processes, changes to implementation plans and management practices including regulating the timing of activities.
- **Mitigation:** Opportunities should be sought, wherever possible, to reduce negative impacts on the environment, ideally to the point where they are no longer significant.
- **Compensation:** Where avoidance or mitigation of negative impacts is not practicable measures to compensate for impacts should be proposed.
- **Enhancement:** Opportunities should be sought in every new development to deliver net ecological gain rather than just limiting environmental damage. Enhancement measures may lead to an increase in the biodiversity of a site.

Mitigation measures should be incorporated into the design of a project from the outset and included on plans and drawings where appropriate. **Mitigation which simply comprises a list of recommendations will generally not be acceptable.**

Other recommendations include:

- A description of the criteria used to establish the magnitude and significance of environmental impacts. A tabular presentation should be used to summarise key direct and indirect impacts.
- The mitigation proposed should be clearly described and its effect on the magnitude and significance of these impacts should be assessed and clearly explained.



- Any uncertainty in the effectiveness of proposed mitigation measures should be explained and, where appropriate, evidence should be provided of successes from other similar projects.
- The implementation of proposed mitigation should be clearly described and, if necessary, arrangements for monitoring the implementation and success of mitigation measures should be stated.

Environmental Management Plan

An Environmental Management Plan (EMP) should be produced to detail the construction phase of the project and the implementation of the mitigation measures described in the ES. It will provide the management framework for the planning and implementation of construction activities and describe how working practices will avoid or minimise impacts to the environment at all stages of the development. It should provide details of procedures for monitoring and reporting the environmental effects of the development during construction. It should include the following information:

- Pre construction site conditions should be described to establish a baseline against which construction effects can be assessed.
- A site plan to show the location of construction activities, access routes, the storage of materials, the position of plant and the location of any sensitive receptors (e.g trees, peat, watercourses).
- A detailed programme of the work to be carried out including timing and sequencing of works.
- Methods of construction and working practices should be specified, including equipment and materials to be used.
- Details of how mitigation measures will be implemented should be clearly stated.
- Details of procedures for monitoring and reporting the environmental effects of the development during construction and in the operation phase.

A **Habitat Management Plan** should form part of the EMP. This should show how the habitats, flora and fauna of the site will be protected during and after construction. It should include a long term plan for the management of the site for nature conservation and, if appropriate, show details of compensation measures such as habitat creation. It should also include details of how the ecology of the site will be monitored to show the success of mitigation measures and may include species specific monitoring requirements.



RPS
 Elmwood House
 74 Boucher Road
 BELFAST
 BT12 6RZ

12th December 2012

Dear Ms McCabe

Proposal: Vehicle Ferry across Carlingford Lough, between Greenore Co Louth and Greencastle in Co Down comprising the construction of a slipway, berthing facility, a ticket office and an off-road queuing area

Location: Lands at Greencastle, between 80-88 Greencastle Pier Road, fronting onto the existing beach

I note that you have notified Planning Service that you will be preparing an environmental impact statement under the The Planning (Environmental Impact Assessment) Regulations (Northern Ireland) 1999. You will appreciate that while NIEA – HBU does not have the staff to undertake specialist searches for individual projects, information which may be relevant to your researches may be available on consultation through our Monuments and Buildings Record here at Hill Street or on our website at www.ni-environment.gov.uk

The Monuments and Building Record provides a starting point for archaeological or built heritage research or impact assessment which, in the case of development, would also need to take account of potential for 'new' (previously unknown) remains being uncovered during any earth-moving. It may be appropriate to provide for the identification and recording of such discoveries in any proposed programme of works

Yours Sincerely

Helen Hossack

Helen Hossack
 NIEA Historic Buildings Unit
 5-33 Hill Street
 BELFAST BT1 2LA

RPS		RECEIVED	
		14 DEC 2012	
BELFAST		P.D.	
F.A.O.	RECEIPT	F.A.O.	RECEIPT
P.M.		<i>Am'S</i>	
Job No.			

Ms. A. McCabe
RPS
Elmwood House
74 Boucher Road
Belfast BT12 6RZ

Northern Ireland Environment Agency
Natural Heritage
Klondyke Building
Cromac Avenue
Gasworks Business Park
Lower Ormeau Rd
Belfast BT7 2JA

Your Ref: NI 1328
Our Ref:
Telephone: 028 9056 9598
eric.mcauley@doeni.gov.uk

10/12/2012

Dear Ms. McCabe,

RE: Vehicle Ferry across Carlingford Lough located on lands at Greencastle, between 80-88 Greencastle Pier Road, fronting onto existing beach.

Thank you for your letter of 5/12/12 which was received in this office on 10/12/2012.

The content of your correspondence has been noted and any follow up action which may be required will be carried out as soon as possible.

Yours sincerely

E. McAuley

Eric McAuley
Countryside and Coast

RPS		RECEIVED	
		12 DEC 2012	
BELFAST		P.D.	
F.A.O.	RECEIPT	F.A.O.	RECEIPT
P.M.		Amc	
Job No.			

Mr Nigel McMahon
Chief Environmental Health Officer



Room C3.19
Castle Buildings
Stormont
BELFAST BT4 3SQ

Tel: 028 9052 0552
Fax: 028 9052 0725
Email: nigel.mcmahon@dhsspsni.gov.uk

Your Ref: NI 1328
Our Ref:
Date: 14 December 2012

Aideen McCabe
Associate Director
RPS Planning & Environment
Elmwood House
74 Boucher Road
BELFAST
BT12 6RZ

Dear Ms McCabe

LANDS AT GREENCASTLE – VEHICLE FERRY ACROSS CARLINGFORD LOUGH

Thank you for your correspondence of 5th December, received by the Department of Health, Social Services and Public Safety, in relation to the above proposal and the requirement for the applicant to produce an Environmental Statement. I have been asked to reply.

The consideration of any local population health issues relevant to development proposals should include referral to the relevant public health bodies, in this case, the Public Health Agency and the Environmental Health Departments of the relevant district councils. If it is not already the case, I recommend that the Public Health Agency be consulted in relation to the proposal.

Yours sincerely

NIGEL McMAHON
Chief Environmental Health Officer

RPS		RECEIVED	
		17 DEC 2012	
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F.A.O.	RECEIPT	F.A.O.	RECEIPT
P.M		Amc	
Job No.			

Infrastructure Planning
Westland House
Old Westland Road
Belfast
BT41 6TE

Tel: 028 90354813 Ext 20646
www.niwater.com



Aideen McCabe
RPS
Elmwood House
74 Boucher Road
Belfast
BT12 6RZ

Your Ref: NI 1328

Our Ref: IP 1319

Date: 20 February 2013

Dear Aideen

Vehicle Ferry across Carlingford Lough, between Greenore in Co Louth and Greencastle in Co Down, comprising the construction of a slipway, berthing facility, a ticket office and an off-road queuing area

I refer to your letter dated 5 December 2012 regarding the above proposal and apologise for the delay in responding to your enquiry.

Please note that this proposed development will have no significant impact on existing NI Water infrastructure. I have attached for your information a site plan indicating our existing infrastructure at the Greencastle site. Please note there are no public sewers within the vicinity of this site.

It is noted that the proposed works will include an upgrade and widening to parts of the Greencastle Pier Road to provide an improved access. This work may result in some minor water infrastructure alterations i.e. relocation of existing service connection boundary boxes etc. Consultation with NI Water is therefore required at an early design stage to identify and quantify any required alterations.

If you require any further information or clarification regarding any of the above please feel free to contact me at your convenience.

Yours sincerely

A handwritten signature in blue ink that reads "Alan Moore".

Alan Moore
Infrastructure Planning

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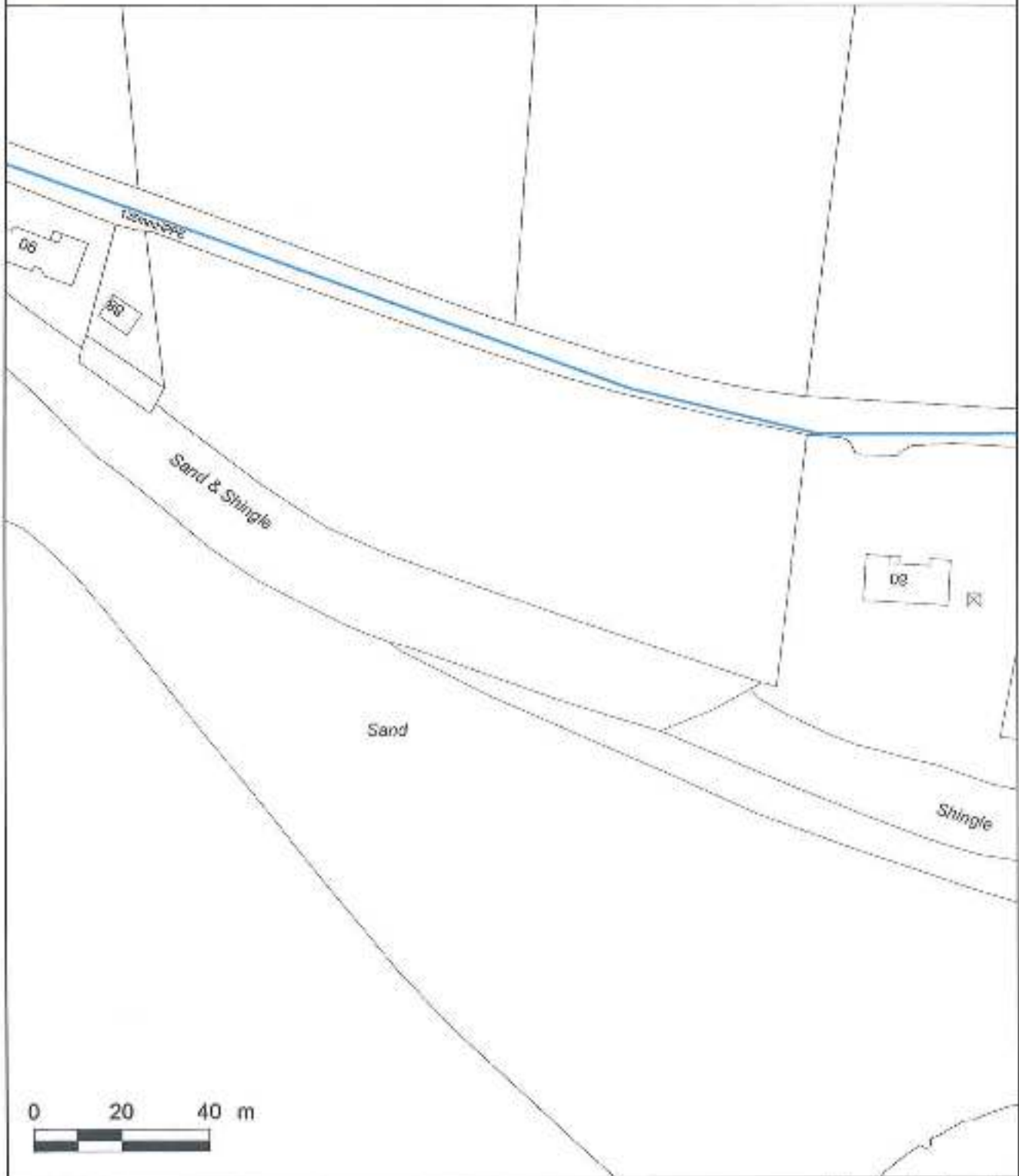
CARtomap

Enabling the Capacity Asset Register through GIS

General Plot

Joint

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Title : Carlingford Ferry
Note : Existing NI Water infrastructure
Center X-Y : 324649.0 - 311585.3 Scale : 1:1250
Date : 20th February 2013 Time : 11:10:05 Plotted by : moorea



General/MP.rpx