



**Proposed Draft  
Tallaght Town Centre**  
Local Area Plan  
2020-2026

Appendix 5  
Strategic Environmental  
Assessment  
Environmental Report  
Prepared under SI 426/2014

## Non Technical Summary of the draft Environmental Report

Tallaght Town Centre Local Area Plan 2020-2026

Strategic Environmental Assessment  
Environmental Report prepared under the  
Planning and Development (Strategic  
Environmental Assessment) Regulations 2004.  
(S.I. 436/2004)

September 2019

## Contents

<b>1.1 Purpose of the Non- Technical Summary.....</b>	<b>1</b>
<b>1.2 Background and Context.....</b>	<b>1</b>
<b>1.3 Plan Structure and Summary.....</b>	<b>3</b>
<b>2 Contents of SEA Environmental Report.....</b>	<b>5</b>
<b>2.1 Approach to the SEA. ....</b>	<b>5</b>
Stage of SEA.....	5
Plan .....	5
<b>2.2 Relationship to other relevant plans and programmes. ....</b>	<b>5</b>
<b>2.3 Current Environmental Baseline.....</b>	<b>6</b>
<b>2.3.1 Baseline overview .....</b>	<b>6</b>
<b>3 Strategic environmental objectives and consideration of alternatives.....</b>	<b>18</b>
<b>3.1 Strategic Environmental Objectves .....</b>	<b>18</b>
<b>3.2 Consideration of Alternatives .....</b>	<b>19</b>
<b>4 Assessment of significant environmental effects and mitigation measures. ....</b>	<b>22</b>
<b>4.1 Approach.....</b>	<b>22</b>
<b>5 Monitoring Measures.....</b>	<b>26</b>
<b>6 Conclusion .....</b>	<b>36</b>

## **1.1 Purpose of the Non- Technical Summary**

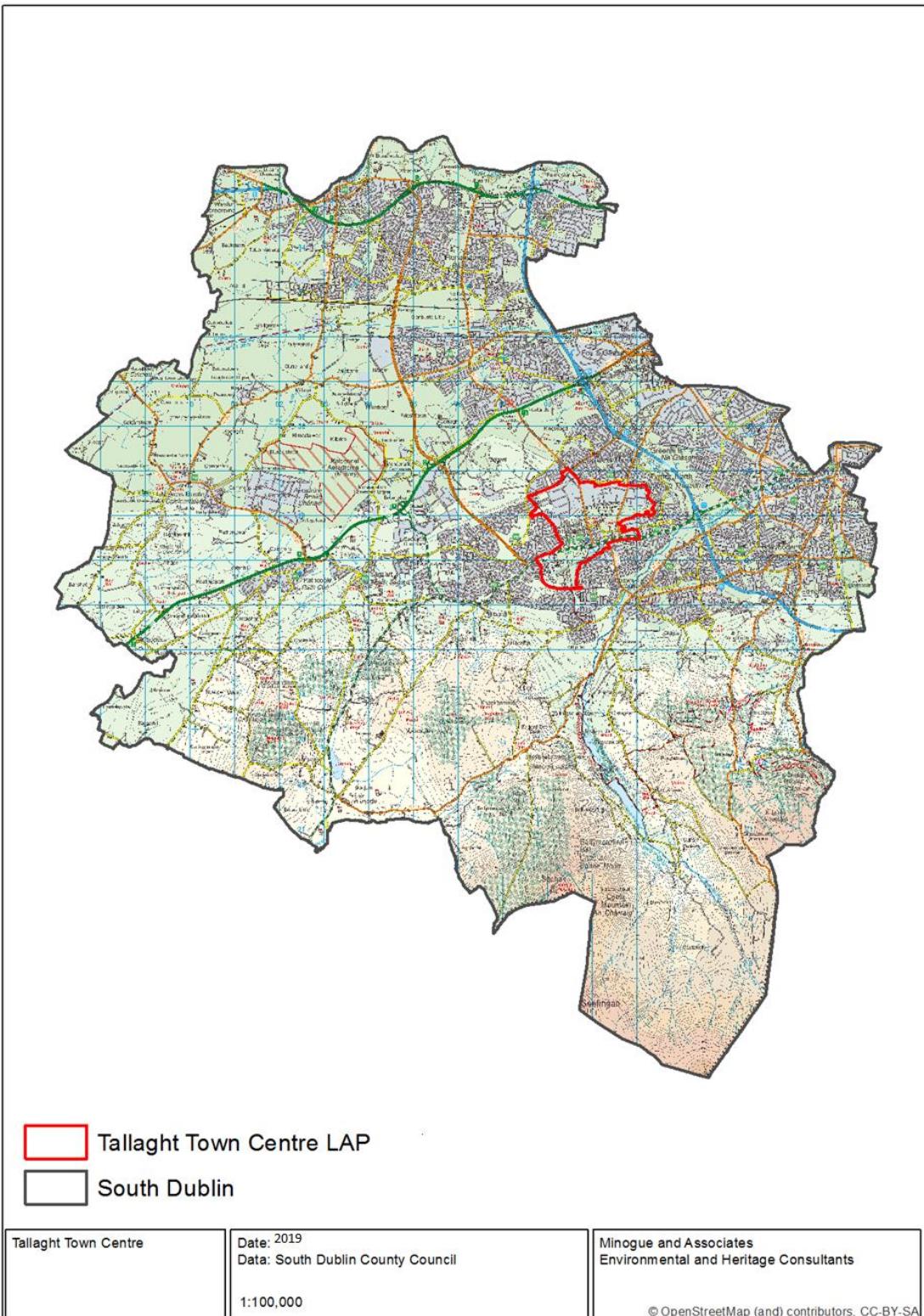
This is the Non- Technical Summary of the environmental report for the Strategic Environmental Assessment (SEA) of the draft Tallaght Town Centre Local Area Plan 2020-2026 (the plan). The purpose of the SEA is to formally and systematically assess the likely significant effects of implementing a plan or programme, in this instance the Tallaght Town Centre plan.

The Environmental Report identifies the significant environmental effects of the plan on the environment and where significant effects are identified, recommends appropriate measures to avoid or reduce such effects. As the plan is being prepared the SEA identifies and influences proposals, particularly through avoiding areas of greatest environmental sensitivity. This Environmental Report forms part of the SEA process, documents the SEA process and is the key consultation document in the SEA process as it facilitates interested parties to comment on the environmental issues associated with the plan itself. This Environmental Report has been prepared under the Planning and Development (Strategic Environmental Assessment) Regulations 2004 (S.I 436 of 2004).

## **1.2 Background and Context**

Figure 1 below shows the outline of the Tallaght Town Centre LAP within the wider context of South Dublin County.

**Figure 1 Location of Tallaght Local Area Plan within context of South Dublin County**



### 1.3 Plan Structure and Summary

South Dublin County Council (SDCC) has prepared a draft Local Area Plan for the Tallaght Town Centre. The Proposed Draft Plan seeks to establish South Dublin County Council's vision and ambition for the Tallaght Town Centre within the planning framework of the South Dublin CDP. The vision of this Local Area Plan is for Tallaght to be:

*"An inclusive and vibrant Town Centre, a connected and accessible place with an attractive built environment for families of all kinds, workers, visitors and tourists. A place where people can live, work, visit and have fun in lively and liveable spaces."*

Section 2.1 of the LAP provides the following Overarching Objectives for the plan:

- To direct land uses and intensity of development in a manner that creates a sustainable urban form, based on the integration of land use and transport planning (Objective UF1);
- To promote a mix of uses in a manner that creates a sustainable and active area (Objective UF2);
- To ensure that development is carried out in a design led manner that prioritises place making and accords with the core principles of urban design and the creation of integrated streets (Objective UF3);
- To ensure that development is laid out in a series of blocks and plots that are legible, permeable and appropriate in land use, scale, building height, street widths, urban grain and street frontages (Objective UF4);
- To upgrade existing and design new streets using an integrated approach to pedestrian, cyclist and vehicular movement and ensure that the movement function of each street is reflected by an appropriate design response and design speed (Objective UF5);
- To provide attractive, interesting and well used public realm and open spaces using place making and urban design principles, creating a pedestrian centred environment with active, inviting public space and parks (Objective UF6); and
- To protect, enhance and develop an interconnected green and blue infrastructure network of parks, open spaces, hedgerows, grasslands, rivers and streams for amenity and recreation, biodiversity protection, flood management and adaptation to climate change (Objective UF7);

The Draft Plan comprises a series of chapters and objectives with landuse zonings unchanged from those within the South Dublin County Development Plan 2016-2022. The chapters are as follows:

Chapter One: Introduction and Context

Chapter Two: Urban Framework

Chapter Three: Neighbourhoods

Chapter Four: Economic Development and Regeneration

Chapter Five: Residential and community

Chapter Six: Heritage and Conservation

Chapter Seven: Climate Change: Mitigation and Adaptation

Chapter Eight: Implementation and Sequencing

Chapter Nine: Tallaght Specific Development Standards

**Environmental Assessments: Natura 2000 and Environmental Reports**

Strategic Environmental Assessment (SEA) Environmental Report

Appropriate Assessment Screening Report

Natura Impact Report

## 2 Contents of SEA Environmental Report

### 2.1 Approach to the SEA.

The SEA has been carried out alongside the plan preparation. Table 1 below sets out the stages in the SEA process and how these relate to the plan preparation so far.

**Table 1 Stages in the SEA and Plan preparation process**

Stage of SEA	Plan
<b>Stage 1 Screening</b>	Screening is the first stage of SEA to determine if the plan requires full SEA. As the population of the plan area exceeds 5,000 persons, SEA is mandatory under the regulations; the SEA proceeded to scoping stage.
<b>Stage 2 Scoping</b>	The purpose of this stage is to work out what environmental topics and issues should be included in the SEA. The Scoping report was issued to statutory bodies including the Environmental Protection Agency and National Parks and Wildlife Service to discuss the potential environmental issues, baseline information, and approach to the SEA.
<b>Stage 3 Environmental Report-Current Stage</b>	<i>This is the current stage of the SEA and the draft plan. The Environmental Report tells the story of the plan and how environmental considerations have been addressed and included during the draft plan preparation process. The habitats directive assessment is also discussed in the Environmental Report.</i> <i>This report is the main consultation document of the SEA process and hence is on display alongside the plan along with supporting reports.</i> <i>Following the public display period there may be changes to the plan and the SEA will also assess these and update the Environmental Report as required.</i>
<b>Stage 4 SEA Statement</b>	This stage is the final output of the SEA process and tells the story of the SEA process. It is prepared once the plan is finalised and adopted.

### 2.2 Relationship to other relevant plans and programmes.

Under the SEA Directive, the relationship between the plan and other relevant plans and programmes must be taken into account. A review of the relevant plans and programmes can be found in Annex B of the SEA ER and a list of same is presented in Chapter 3 of the SEA ER.

The preparation of the plan must be considered within the context of a hierarchy of policies, plans and strategies which include international, national, regional and local level policy documents. These documents set the policy framework within which the plan will operate.

The draft plan has been prepared having regard to the environmental protection objectives contained within the South Dublin County Development Plan 2016-2022. In addition, the plan has been designed and developed with the aim of sustainable development so during the plan preparation process areas of particular environmental sensitivity have been avoided where possible. The plan also contains a number of provisions and environmental protection and enhancement measures that will also apply during implementation.

### 2.3 Current Environmental Baseline.

Baseline information was gathered during the preparation of the plan. An overview of the key environmental baseline is presented below whilst Chapter 4 of the SEA ER provides greater detail and figures for this information.

#### 2.3.1 Population and Human Health

The 2016 census data shows that the South Dublin area grew by more than 5% in the period 2011 to 2016, reflecting the growth also recorded in the commuter belt counties of Laois and Meath. The Table below shows the population data for the Electoral Districts relevant to the plan area:

ED Name	Total Population 2016	Deprivation Score 2016	Population Change 2016	Unemployment rate-Male 2016	Unemployment rate-Female 2016	Total Households 2016
Tallaght-Glenview	1934	-1.18	0.12	15.37	14.15	758
Tallaght-Kingswood	3996	-1.09	0.04	12.41	10.29	1411
Tallaght-Oldbawn	4579	-3.45	0.01	12.27	11.06	1603
Tallaght-Springfield	11012	-2.72	0.27	19.53	17.83	3676
Tallaght-Tymon	4956	-11.30	0.02	20.33	16.89	1816

In the context of Tallaght Town Centre LAP, existing roads operate as the greatest noise generators. In the context of the LAP, existing roads operate as the greatest noise generators. The N81, M50 and regional roads R113 and R819 frequently exceed desirable sound levels for nighttime. The noise monitoring at County Hall regularly exceeds the 55db/day desirable day levels. The noise levels here peak around 7-8am and 1-2pm. Air Quality is generally good within the area based on real time monitoring.

### **2.3.2 Biodiversity, Flora and Fauna.**

Much of the LAP lands can be classified as Built Land and Artificial Surfaces. In turn, this makes the areas of open space and water courses potentially important as green corridors and stepping stones for biodiversity.

As part of the LAP preparation process, a Phase I habitat survey was undertaken of the existing public open space within the LAP boundary and potential open green spaces within 5km of the LAP boundary was mapped to assist with identifying potential areas for ecological corridors and enhancement.

### **2.3.3 Water Resources including surface water management and flood risk.**

Water resources and their quality have a clear interaction and impacts with other environmental parameters, therefore its protection and enhancement is of particular importance. The subject lands are located within the Liffey and Dublin Bay catchment and the Dodder sub-catchment. According to the EPA's online Map Viewer, the nearest known rivers are the Dodder River which runs southeast of the Plan area; a tributary of the Dodder (Whitestown stream-no data ) runs through the Sean Walsh Memorial Park.

The River Poddle runs north of the plan area and is unassigned on the catchments.ie website, with no recent data available for this river. Groundwater within the plan area is classified as good.

The Planning System and Flood Risk Management, Guidelines for Planning Authorities, 2009, issued by the DoEHLG and undertaken in conjunction with the OPW, requires Planning Authorities to prepare a Strategic Flood Risk Assessment (SFRA). A Strategic Flood Risk Assessment (SFRA)<sup>1</sup> was prepared for the Draft Local Area Plan in accordance with the requirements of the DoEHLG and OPW Planning Guidelines, *The Planning System and Flood Risk Management*. The latest Catchment Flood Risk Assessment and Management(CFRAM) maps available show fluvial flood zones within the LAP area.

### **2.3.4 Soil and Geology**

The northern half of South Dublin including the Tallaght LAP area, is formed of Carboniferous Limestone rocks deposited in a deep marine basin. These rocks were formed around 340 million years ago and are faulted against the older rocks along the base of the Dublin Mountains. The limestone deposited in this basin is a muddy limestone with few fossils, as it was generally a deeper water environment. Whilst much of the LAP lands are classified as urban according to the Teagasc soil map, reflecting the built up character of much of the LAP, the remaining soils are identified in the luvisol group; these are soils with

clay enriched subsoil and classified as the Elton Subseries of soils, defined by fine loamy drift with limestones.

### **2.3.5 Climate Change and Energy**

The context for addressing climate change and energy issues in South Dublin County, are set within a hierarchy of EU and National Legislation and Policy. At a European level these directives include, the EU Climate and Energy Package 2008, EU Renewables Directive 2009/28/EC and EU Energy Efficiency Directive 2012/27/EU.

The EU Climate Change and Energy Package 2008 resulted in the 2020 EU wide '20-20-20' energy targets as follows:

- a 20% reduction in EU greenhouse gas emissions from 1990 levels; raising the share of EU energy consumption produced from renewable resources to 20%; and
- a 20% improvement in the EU's energy efficiency.

Under the EU Energy Efficiency Directive 2009/28/EC, each Member State has been assigned a legally binding individual renewable energy target. The Directive's target for Ireland is that 16% of the national gross final consumption of energy will comprise renewable energy sources by 2020, across the electricity, heat and transport sectors.

The Climate Change and Low Carbon Development Act 2015 now provides a statutory, overarching basis for climate change in Ireland. It provides structures to transition to a low carbon economy through the following:

- a national mitigation plan (to lower Ireland's level of greenhouse emissions);
- a national adaptation framework (to provide for responses to changes caused).

The Climate Change Action Plan for South Dublin 2019-2024 is now approved and provides a series of actions with targets across climate change adaptation and mitigation. This action plan forms part of a wider Dublin Region Climate Change Action Plan.

The Tallaght LAP has a range of transport provisions. For public transport these include the Luas Red Line and public bus routes. The M50 is located to the east from the town centre, and the N81 bisects the southern part of the LAP. Regional roads are generally orientated north south and include the R113 and R819 and the R838 (east-west orientation). Promoting a modal shift in transport patterns, along with energy efficiency are key measures to assist in reducing Greenhouse Gas Emissions.

### 2.3.6 Material Assets

The EPA SEA Process Draft Checklist (2008) defines material assets as the critical infrastructure essential for the functioning of society such as: electricity generation and distribution, water supply, wastewater treatment, transportation, etc. An overview is provided below.

#### Public Transport

The Tallaght LAP has a range of transport provisions. For public transport these include the Luas Red Line and public bus routes. The M50 is located to the east from the town centre, and the N81 bisects the southern part of the LAP. Regional roads are generally orientated north south and include the R113 and R819 and the R838 (east-west orientation).

The Tallaght Town Centre Movement Plan in conjunction with the National Transport Authority (NTA) also progressed a series of actions that aimed to provide physical measures on key streets and junctions within the Town Centre, to calm traffic, enhance pedestrian and cyclist safety and improve the urban setting and sense of place.

As part of the LAP review, an analysis of the existing transport provision is being undertaken, key points are as follows:

- There are numerous bus services converging on the Town Centre. Many serve the outlying areas of Tallaght.
- Bus services terminating in The Square include 56A, 75, 76 and 76A.
- Bus services connect Tallaght with Dublin City Centre, Dun Laoghaire, Chapelizod, Blanchardstown, City West, Kiltipper and Blessington.
- The LUAS Red Line connecting with Connolly Station/Docklands) terminates at The Square (including Belgard, Cookstown, Hospital and Tallaght stops).
- LUAS services outbound from the City branch off for City West after Belgard Station
- Much of the area is theoretically within the walkband of LUAS, but lack of permeability due to inadequate route structure, means that much of this walkband is currently not available.

#### Water Services

The treatment of wastewater is governed by the Urban Waste Water Treatment Directive (91/271/EEC) (amended by Directive 98/15/EEC) transposed into Irish law by the Urban Waste Water Treatment Regulations 2001 (SI 254 of 2001) and the Urban Waste Water

Treatment (Amendment) Regulations 2004 (SI 440 of 2004). The Directive aims to protect the environment from the adverse effects of the wastewater discharges by ensuring that wastewater is appropriately treated before it is discharged to the environment. The treatment of wastewater is relevant to the Water Framework Directive which requires all public bodies to coordinate their policies and operations so as to maintain the good status of water bodies which are currently unpolluted and bring polluted water bodies up to good status by 2027.

### **Wastewater**

Almost all of the waste water in South Dublin is currently treated in Ringsend Wastewater Treatment Works which discharges into Dublin Bay. The treated waters are treated to a Tertiary standard, which is in compliance with the Urban Wastewater Treatment Directive. The quality of the discharged waters is within the requirements of the Urban Waste Water Treatment Directive.

The Greater Dublin Drainage Scheme will represent a significant wastewater infrastructure development for the Greater Dublin Regional area which will allow for an underground orbital sewer and two pumping stations, a new wastewater treatment plan at Clonshaugh (in Fingal County) and an outfall pipe located 6km out to sea from Baldoyle Bay. A planning application accompanied by an Environmental Impact Statement (EIS) and Natura Impact Statement (NIS) has been submitted in 2018.

### **Water**

Tallaght Town Centre LAP is located within the Greater Dublin Water Supply Area (GDWSA).

The GDWSA is served by 5 major water treatment plants, Ballymore Eustace, Srowland, Leixlip, Ballyboden and Vartry, and a number of smaller sources. The total capacity of current sources and treatment plants is 598ML/day and based on proposed capital investment between 2017 and 2021 this water available from existing sites will increase to 656ML/day. It is anticipated that Dublin will need a new major water source by 2025, based on projection of growth in the Greater Dublin Area. Irish Water is currently planning the development of a new major water source for the East and Midlands which will include supplying projected demand in the GDA water supply area. Irish Water is also currently implementing a major water conservation programme in order to maximise the availability of treated water from current sources.

### **Waste Management and IPPC**

The Regional Waste Management Plan 2015-2021 for the Eastern-Midlands Region encompasses the local authorities: Dublin City, Dún Laoghaire- Rathdown, Fingal, South

Dublin, Kildare, Louth, Laois, Longford, Meath, Offaly, Westmeath and Wicklow. The regional plan provides the framework for waste management for the next six years and sets out a range of policies and actions in order to meet the specified mandatory and performance targets.

The Waste Framework Directive"(WFD) has incorporated previous separate directives that addressed waste oils and hazardous waste. Principles in relation to waste prevention, recycling, waste processing and the polluter pays principle are included within this Directive.

South Dublin County Council will be committing a certain amount of waste to the thermal treatment plant in Ringsend within Dublin City Councils administrative area, the construction and use of which forms a part of the waste management strategy for the Greater Dublin Area. There are also a number of licensed waste facilities within the LAP area which operate under license from the EPA. The

### **2.3.7 Cultural Assets**

St Maelruain founded Tallaght in the eighth century, c.769<sup>2</sup> and Tallaght continued to be a place of settlement into the later medieval period (see below). Several medieval enclosures are retained in later walls or boundaries of graveyards as at Tallaght. It has been suggested that Kilnamanagh, to the northeast of Tallaght was itself an early monastery, Cell Manach Eascrach.<sup>3</sup>. The following figures present the zone of archaeological potential in Tallaght and the sites and monuments records for the LAP area.

The County Development Plan 2010-2016 designated five Architectural Conservation Areas (ACA) in South Dublin. Part of Tallaght is designated as an ACA. An assessment carried out in relation to the ACA designation provides the following overview of more recent built heritage as it relates to Tallaght:

*Tallaght House was built in 1820 on the site occupied in earlier times by Tallaght Castle and later by the Archbishop's palace. In 1855 the Dominicans purchased the lands and buildings from a Mr Lentaigne and founded the Priory of St. Mary. They lived in Tallaght House and a surviving towerhouse of Tallaght Castle. In 1864 they opened the present priory building, adding extensions in 1901 and 1957. The village was connected to Dublin by tram in the 1890s and this led to considerable redevelopment in Tallaght. The character of Main Street today is largely defined by the attractive and substantially intact early twentieth century houses in the village. The Dominican Retreat House, built in the 1960s incorporates the 19th century Tallaght House which is concealed within the modern fabric.*

---

<sup>2</sup> See [www.southdublinhistory.ie/area.aspx?area=Tallaght](http://www.southdublinhistory.ie/area.aspx?area=Tallaght) with references.

<sup>3</sup> Ball 1905, 3, 2001.

In addition to these identified areas, numerous additional structures worthy of preservation are located within the older village; such buildings or structures are noted within the RPS. Protected Structures are defined as structures, or parts of structures that are of special interest from an architectural, historical, archaeological, artistic, cultural, scientific, social or technical point of view.

### **2.3.6 Landscape**

The Landscape Character Assessment of South Dublin identified the Tallaght area as LCA Suburban South Dublin with the following key characteristics:

- Built – up urban area with extensive housing estates and industrial /commercial parks. Variety of house styles and layouts dating from the late 19th century to late 20th century
- Settlements of Rathfarnham, Templeogue and Clondalkin with important historical legacy and remnants
- Major traffic corridors with M50 traversing north- south through the area, and LUAS line travelling north from Tallaght, parallel to the M50, to city centre
- Corridors of natural and semi natural vegetation, notably along the River Dodder (a linear park) and the Camac River
- Grass open spaces in gardens, industrial parks, golf courses, school playing fields, and miscellaneous spaces in housing areas
- Street trees planting
- Recreational facilities – public parks and golf courses - provide amenities and ecological resources

The area extends east from Tallaght/Oldbawn to Rathfarnham, and north/ north- west along the county boundary to Clondalkin.

Tallaght has functioned as a settlement since the early medieval period and until the 20<sup>th</sup> century remained a village within a predominantly agricultural landscape. The proximity to the Dublin Mountains has ensured these views of the hill and foothills provide a key landscape setting to the village looking south, and contrast with the generally lowlying, undulating topography north and west.

As part of the LAP review, an analysis of urban function and form has been undertaken and key findings are presented below:

### ***Urban Function***

Generally, large scale, land use segregation – basic separation of industry, retail, industry and open space.

- Large functional areas bordered by arterial and primary routes (e.g. N81, Belgard and Greenhills Road and Cookstown Way)
- Mixed use, retail and service functions confined to the Village and the urban core around The Square and the connection between them. Some expansion of retail north to Belgard Road.
- Institutional uses (The Priory and ITT) located centrally in an enclave.
- Large industrial and distribution uses developed in meandering industrial estates.
- Suburban, residential neighbourhood units located on the fringe of the plan area.

The urban centre is, in essence, the core of the town centre and it is centred on the civic and business functions and The Square.

- The Village remains a distinct entity, despite efforts to link with the urban core.
- The hospital is an enclave with relatively weak relationships with surrounding areas.
- The Institutional area sits in the heart of the plan area, with potential to influence the development of surrounding areas.
- There are four distinct, larger industrial areas (Cookstown, Broomhill, Greenhills and Whitestown). Their extent is defined by arterial and primary routes and their impermeable boundaries).
- Sean Walsh Park and Bankcroft Park have a distinctive open space character.
- The surrounding areas are all residential neighbourhoods, some of which have small focal spaces or hubs (which are not linked with the Town Centre).

#### **2.3.7 Key Environmental Issues for SEA Topics**

Table 2 summarises the key environmental issues identified for each SEA topic:

**Table 2 Key Environmental issues for SEA Topics**

Topic	Key Environmental Issue
Population and Human Health	<ul style="list-style-type: none"> <li>• Provision of community facilities, public open space, housing and design;</li> <li>• Transport Network and Public Transport;</li> <li>• Environmental Health relating to noise and air quality in particular.</li> </ul> <p>The SEA ER of the SDCDP 2016-2022 identifies traffic emissions</p>

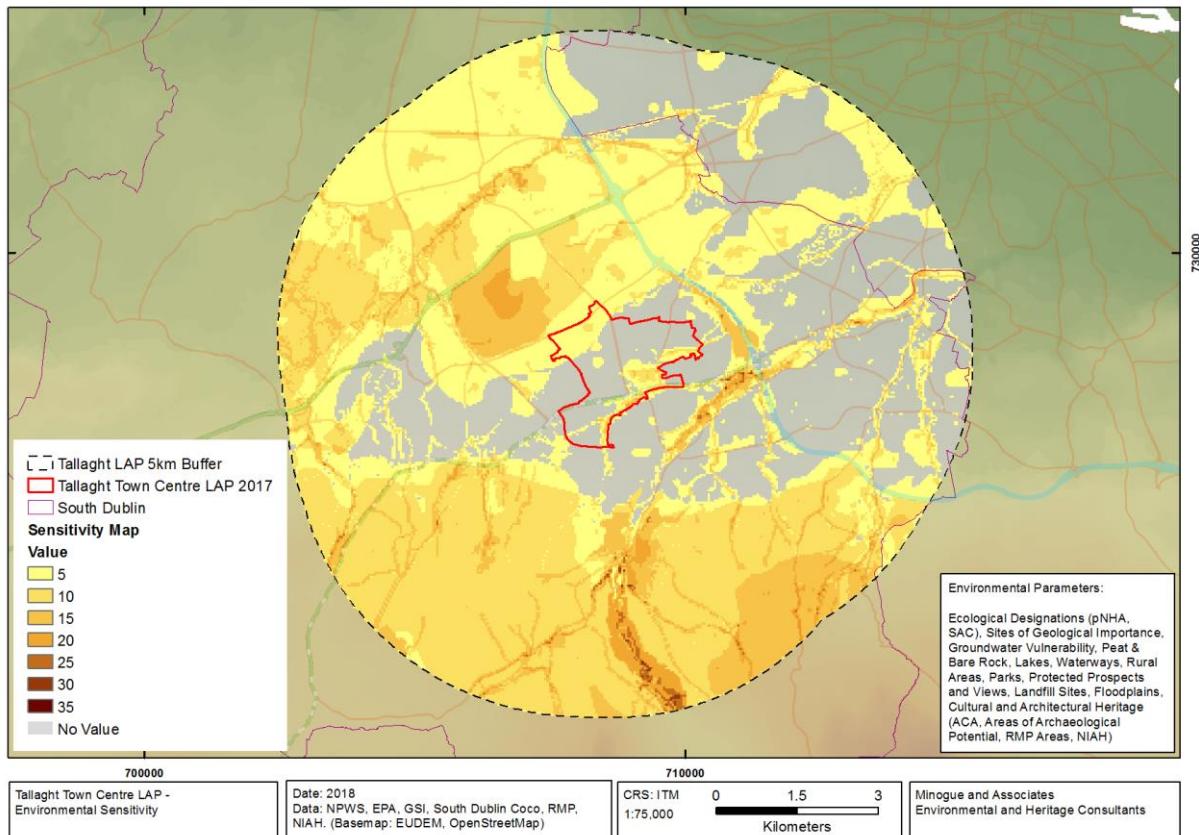
	<p>as the main area of concern in relation to air pollution; and this is also reflected in the Noise Mapping undertaken as part of the Dublin Agglomeration Action Plan that indicated traffic congestion and movement were the issues of concern regarding noise pollution.</p>
Biodiversity Flora and Fauna	<p>Key issues relate to the following:</p> <ul style="list-style-type: none"> <li>• Enhancing existing ecological resources</li> <li>• Promoting and facilitating ecological connectivity</li> <li>• Enhancing ecological considerations</li> </ul>
Water Resources	<p>Key issues include:</p> <ul style="list-style-type: none"> <li>• Maintaining and enhancing water quality-both surface water and groundwater</li> <li>• Ensuring no further deterioration in surface water</li> <li>• Avoiding the spread of alien and invasive species</li> <li>• Ensuring flood risk is fully considered and embedded in the LAP.</li> <li>• The potential use of the Cookstown Reservoir (covered) as an amenity space.</li> </ul> <p>Ensuring that water quality is maintained and enhanced is particularly important. Groundwater in South Dublin currently meets the standards of the WFD, however, it is noted in the Greater Dublin Strategic Drainage Study (GDSDS) that there is a likely possibility of the groundwater in the urbanised northern section of the County being at risk from diffuse sources including inadequate urban sewerage systems and point sources including some contaminated land. This section of the County is classified as being 'at significant risk' of failing to achieve the WFDs objective of 'Good' water status by 2027.</p>
Soil and Geology	<ul style="list-style-type: none"> <li>• Maintaining and enhancing soil function and its carbon storage role where possible.</li> <li>• Retention of areas of greenfield in terms of open space, green infrastructure and biodiversity considerations.</li> <li>• Addressing potential historical landuses around Cookstown</li> </ul> <p>Because of the complex interrelationship between water, air and soil, declining soil quality can contribute to negative or declining water or air quality and function.</p>
Air Quality and Climate	<ul style="list-style-type: none"> <li>• Planning for and adapting to climate change.</li> <li>• Sectoral policies can assist in this including transport and energy.</li> </ul>

	<ul style="list-style-type: none"> <li>• Measures including carbon sequestration in existing soils and additional appropriate vegetation planting associated with green infrastructure and ecological corridors.</li> </ul>
Material Assets	<p>Key issues to consider for material assets include:</p> <ul style="list-style-type: none"> <li>• Planning and ensuring sufficient water services and capacity for the Tallaght LAP</li> <li>• Encouraging sustainable use of resources</li> <li>• Reducing reliance on private transport</li> <li>• Workable alternatives to private transport and future public transport services and infrastructure in the area</li> <li>• The future road layout in the areas</li> </ul>
Cultural Heritage	<p>Key issues include:</p> <ul style="list-style-type: none"> <li>• Potential for additional archaeological resources</li> <li>• Enhancing and linking cultural heritage of the area</li> <li>• Conservation of Tallaght Village ACA</li> <li>• Promotion of heritage features as tourist attractions</li> <li>• Use of heritage design statements to address streetscape, materials and features in new developments.</li> <li>• Extent of ACA area.</li> <li>• Archaeological input on the archaeological implications of any new development proposed in the Local Area Plan</li> </ul>
Landscape	<p>Key issues for landscape include the following</p> <ul style="list-style-type: none"> <li>• Enhancing existing landscape features and elements that contribute to local landscape character</li> <li>• Integrate green infrastructure considerations where possible.</li> <li>• Enhancing the public realm and connectivity around the plan area.</li> <li>• Potential for allotments for apartment dwellers</li> <li>• Amenities and services including open space and play areas.</li> <li>• Landscaping in the Cookstown area.</li> <li>• Greening the existing grey infrastructure</li> <li>• Enhanced planting of Sean Walsh Park and potential designation as a green flag site.</li> <li>• Promotion of farmers market with sheds on village green a potential site for such activities along with arts, craft artisanal activities.</li> </ul>

---

	<ul style="list-style-type: none"><li>• Views to the Dublin Mountain and potential links to same, as well as tourism potential.</li></ul>
--	---

The map Figure 2 shows the overall environmental sensitivity for the plan area and follows the same approach (ie: ranking of environmental parameters) as that used in the South Dublin CDP 2016-2022 SEA process. Grey areas are of lesser overall environmental sensitivity, whilst orange to red show areas of greater overall environmental sensitivity.



**Figure 2 Environmental Sensitivity and Tallaght Town Centre LAP**

### 3 Strategic environmental objectives and consideration of alternatives

#### 3.1 Strategic Environmental Objectives

These are the criteria against which the elements of the LAP are assessed. They are derived from the South Dublin County Development Plan 2016-2022 where possible, with some specific SEOS developed or amended for the Tallaght Town Centre LAP.

**Table 3 Strategic Environmental Objectives**

SEA Topic	Strategic Environmental Objectives
<b>Biodiversity</b>	To avoid loss of habitats, geological features, species or their sustaining resources in designated ecological sites
<b>Flora and Fauna</b>	To avoid significant adverse impacts, including direct, cumulative and indirect impacts, to habitats, geological features, species or their sustaining resources in designated ecological sites by development within or adjacent to these sites
	To sustain, enhance or - where relevant - prevent the loss of ecological networks or parts thereof which provide significant connectivity between areas of local biodiversity
<b>Population and human health</b>	To protect human health from hazards or nuisances arising from traffic and incompatible landuses <i>in particular noise and light pollution</i>
<b>Noise</b>	
<b>Water</b>	To maintain and improve, where possible, the quality of rivers, lakes and surface water.
	To prevent pollution and contamination of ground water
	To prevent development on lands which pose - or are likely to pose in the future – a significant flood risk
<b>Soil and Geology</b>	<b><i>To conserve soil resources where possible</i></b>
<b>Material Assets</b>	To maintain and improve the quality of drinking water supplies
	To serve new development under the CDP with appropriate waste water treatment
	To reduce car dependency within the <b><i>Tallaght LAP</i></b> by way of, inter alia, encouraging modal change from car to more sustainable forms of public transport and encouraging development which will not be dependent on private transport
	To minimise waste production and reduce the volume of waste to landfill and to operate sustainable waste management practices.
<b>Air Quality and Noise</b>	<b><i>To minimise air, noise and light pollution where possible.</i></b>
<b>Cultural Heritage</b>	To protect the archaeological heritage of <b><i>the Tallaght LAP</i></b> with regard to entries to the Record of Monuments and Places - including Zones of Archaeological Potential - and the context of the above within the surrounding landscape where relevant

	To preserve and protect the special interest and character of <b>Tallaght LAP</b> architectural heritage with regard to entries to the Record of Protected Structures, Architectural Conservation Areas, and their context within the surrounding landscape where relevant
<b>Landscape</b>	To protect and avoid significant adverse impacts on the landscape, landscape features and designated scenic routes; especially with regard to areas of high amenity.
<b>Climate Change and energy</b>	<i>To integrate climate change adaptation to the Tallaght LAP process</i>
<b>Green Infrastructure</b>	<i>To support green infrastructure measures through the Tallaght LAP where possible.</i>

### 3.2 Consideration of Alternatives

One of the critical roles of the SEA is to facilitate an evaluation of the likely environmental consequences of a range of alternative development scenarios, in this case the Tallaght Town Centre LAP 2019-2025. These alternative development scenarios should meet the following considerations:

- Take into account the geographical scope, hierarchy and objectives of the plan –be realistic
- Be based on socio-economic and environmental evidence – be reasonable
- Be capable of being delivered within the plan timeframe and resources –be implementable
- Be technically and institutionally feasible – be viable

A workshop was held with SDCC and Loci Urban designers on 29th September 2017. The workshop reviewed the former LAP and then discussed key challenges and opportunities around the town centre. This was followed by group work to identify key landuse areas within the town boundary, identify movement and permeability in and around the town centre and opportunities for green infrastructure. In turn a key vision and objectives were developed for each alternative. The alternatives developed by the groups were then drawn up as schematic designs by Loci consultants and have been used to inform the SEA consideration of alternatives.

Following publication of the Guidelines Sustainable Urban Housing: Design Standards for New Apartments: Guidelines for Planning Authorities (2018), a further alternative was considered and assessed as part of the SEA process. The alternatives are presented below:

## OPTION 1

### VISION:

- » TO ENSURE THAT TALLAGHT TOWN CENTRE IS A PLACE PEOPLE WANT TO BE
- » THE GATEWAY TO THE MOUNTAINS AND THE CULTURAL,CIVIC AND EDUCATIONAL HUB FOR SOUTH DUBLIN



### OBJECTIVES:

1. Enhanced Green Infrastructure
2. Focus Development Along the Luas
3. Expanded 10m Mixed Use Area
4. Improved Permeability
5. Employment Hub, Retail and Development

## OPTION 2

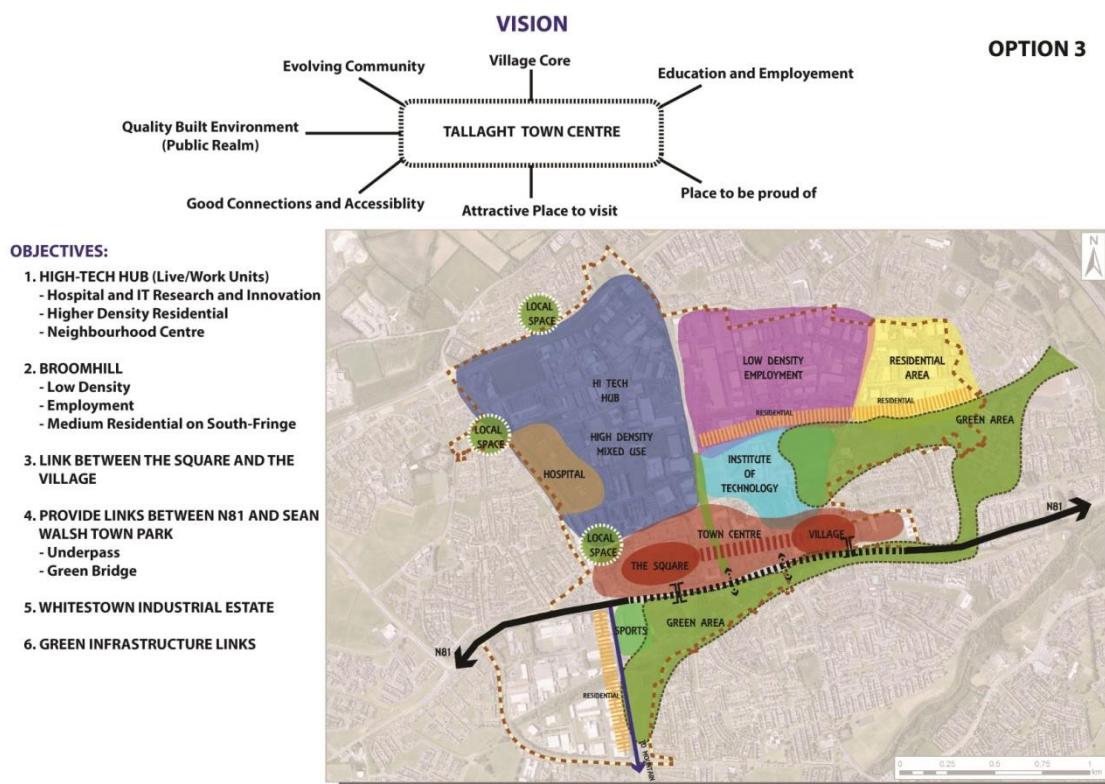
### VISION:

- » A Humane and Livable Place
- » Socially Inclusive and Integrated Uses
- » Make Tallaght a Desirable Place and Destination
- » Energy Leader and Environmentally Friendly
- » Capitalise on Key Resources

### OBJECTIVES:

1. Town Centre expanding into Cookstown 'REGENERATION';
2. Develop Green Infrastructure and Open Space Strategy;
3. Enhancing Permeability and Connectivity;
4. Capitalise on Institutional and Heritage Assets;
5. Re-envision Town Centre Space (The Square, Rua Red, Theatre to cluster of Cultural Uses - Town Centre as a "Destination").





#### Alternative 4: Application of Guidelines



### **3.3 Preferred Alternative**

In terms of population, human health, material assets and landscape, Alternative 3 combined with elements of Alternative 1 is identified as creating most positive interactions with these SEOs. This consolidates a range of institutional uses such as education and health and importantly allows for a substantial residential function around Cookstown, which is adjacent to the Luas Line. Other measures including enhancement of recreation and amenity functions at the public parks, enhances human health SEOs and contributes to landscape SEOs also.

Key elements of this alternative are as follows;

- Extensive areas of mixed use.
- Consolidation of the hospital/health function.
- Consolidation of the industrial and distribution functions at Whitestown, Broomhill and Greenhills.
- Consolidation of the institutional uses at ITT and The Priory.
- Enhancement of the recreational and amenity functions at Sean Walsh and Bankcroft Parks.
- Substantial new residential function in Cookstown (northern sector).

## **4 Assessment of significant environmental effects and mitigation measures.**

### **4.1 Approach**

As the plan process has been ongoing and an iterative process with the SEA, areas of particular environmental sensitivity have been avoided in the first instance where possible, and the plan elements as they have evolved have been amended during the process.

### **4.2 Identification of significant environmental effects**

The promotion of sustainable development by balancing complex sets of environmental, social and economic goals in planning decisions can deliver positive effects for population and human health. The LAP promotes the town centre, brownfield development, integrated transport and land use, environmental enhancement measures through Green Infrastructure and provides for adaptation to climate change plus energy efficiency and innovation. Overall, the LAP is likely to improve the status of the SEO's on population and human health.

The promotion of a compact, sustainable town centre, reuse of brownfield sites, integrating land use and transport, green infrastructure and ecological corridors all strengthen overall protection of biodiversity resources and the Biodiversity SEOs. However, to improve biodiversity in the plan area, mitigation measures are recommended for a number of

policies and objectives to further enhance biodiversity protection including. *3.2 Urban Function.*

The LAP includes a range of provisions and measures to address and minimise the above effects, including measures around green infrastructure, flood risk management and proposals relating to the Poddle River, and Sean Walsh memorial park.

The most significant potential soil and geology effect identified relates to new built development on greenfield lands. Soil sealing and increased risk of surface run off are addressed largely by identification of brownfield regeneration areas, and the Neighbourhood proposals which promote an increase in residential areas and densities for example at Cookstown. The reuse of existing buildings creates positive effects for Geology and Soil SEOs, see for example Architectural Heritage Objectives in Chapter Five.

Overall the LAP will contribute positively to climate change adaptation through the following:

- Integration of land use and transport (such as increased residential at Cookstown between the two Luas stops)
- Promotion of public and non-vehicular transport (N81 Frontage project);
- Design measures to enhance walking and cycling around the LAP (Section 3.3 Access and Movement)
- Blue and green infrastructure giving rise to increased surface water storage and potential carbon sequestration
- Focus on energy efficiency and innovation as seen through Chapter Six Climate Change Adaptation and mitigation (for example Section 6.4 Energy policy), and
- Longer term positive effects in relation to air quality, population and human health and water.

Overall the impacts of the LAP are long term and positive in relation to cultural heritage due to the recognition of the value of cultural heritage and the range of cultural heritage features including built heritage, natural heritage and public realm. The identification of neighbourhoods and specific proposals for enhancement of each is important in this regard as this identifies character areas and interventions which relate to existing built environment and for the old town, significant built heritage.

Potential cultural heritage impacts arise once more in relation to built development, though existing development management control and policies/objectives of the LAP will ensure sufficient protection and oversight.

Chapter Seven *Heritage and Conservation* contains specific measures to minimise adverse effects and promote reuse of architectural features for example: New development within Architectural Conservation Areas and Archaeological Objectives.

For transport, provisions including those in Chapter Three and Chapter Four are of particular relevance. These are identified as generating positive impacts for a number of SEOs including population and human health, air quality and climate and sustainable transport. Several transport measures (in particular public transport, walking and cycling) create positive impacts as they support more sustainable transport options with cumulative and in combination positive impacts relating to human health, biodiversity and air quality.

Objectives and policies which promote employment and residential uses within the town centre, and key infrastructure developments support the Material Assets SEOs as they can reduce the unsustainable commuting patterns, and promote integration of land use and transport; as well as providing for service led development. Examples include *2.2 Access and Movement*, *Section 2.6 Intensity of Development*, and *Section 3.5. Broomhill*. These measures promote employment and enterprise within the LAP, higher residential densities and enhanced public transport (through the proposed Transport Hub at the Square Tallaght). These can promote a model shift for those living within and close to the lands; this generates positive direct permanent impacts for sustainable transport if it reduces car dependency and increases viability of public transport options. Indirect long term positive effects are identified for Population and Human health SEOs also.

Water supply and wastewater capacity and demands are addressed in conjunction with Irish Water. The key element in relation to this is ensuring the implementation of the LAP is in line with capacity to treat wastewater and water supply services. Policies and objectives in the *South Dublin County Development Plan 2015-2022* are of particular relevant in this regard.

Additionally, provision is made in the LAP for water conservation measures including water recycling (Chapter Nine Guidelines and Standards). Application of Flood Risk guidelines is consistent with SEOS and avoids potential adverse effects arising from in appropriate development and land use activities.

Green and blue infrastructure provisions as detailed in LAP contribute to positive landscape effects associated with the implementation of the LAP. In particular, key interventions and aims of the *Green Infrastructure Strategy and Heritage and Conservation* are very positive in

relation to townscape and landscape SEOS as they address public realm, greening of the LAP and interventions that will enhance the natural heritage of the LAP. Additional mitigation measures are recommended to further strengthen these proposals including incorporation of urban greening measures and pollinator friendly plantings.

Other effects relating to landscape and townscape include the public realm enhancement measures of which several are included in the draft LAP; examples include *Section 1 Vision Statement* and *Overarching Objectives*.

#### 4.3 Mitigation Measures

Examples of mitigation measures that included additional SEA text are provided below; new wording from the SEA process are shown in **green, bold** font; some of these measures were also identified through the appropriate assessment process.

Reworded/additional text	In LAP?
<p>1.3.3 Cookstown</p> <p>Cookstown, final objective: Utilising location as source of River Poddle, incorporating it into public realm and open space <b>and green/blue infrastructure strategies.</b></p>	Yes
<p><b>7.2.6 Green Infrastructure Strategy</b></p> <p><b>Any future developments within Regeneration zones that have been identified as having the potential to result in a deterioration to surface or groundwater quality will be required to undertake an assessment to determine the effect of the development on surface water and groundwater quality. Such an assessment will be required to identify the materials and activities associated with the development that could result in pollution to surface waters, the pathways that could convey surface water from the development site to European Sites and the qualifying features of interest of European Sites that could be at risk of experiencing adverse effects in the event of the release of polluted surface water from the development site.</b></p> <p><b>During the construction phase of developments facilitated by the draft plan, where applicable all relevant best practice guidelines shall be adhered to. Examples of these guidelines include:</b></p> <ul style="list-style-type: none"> <li>• <b>Guidelines on Protection of Fisheries during Construction Works in and Adjacent to Waters (Inland Fisheries Ireland, 2016);</b></li> <li>• <b>Guidelines for the Crossing of Watercourses during the Construction of National</b></li> </ul>	Yes

<p><b>Road Schemes (National Roads Authority, 2008);</b></p> <ul style="list-style-type: none"><li>• <b>CIRIAC648: Control of water pollution from linear construction projects: Technical Guidance</b></li><li>• <b>CIRIAC649: Control of water pollution from linear construction projects: Site guide</b></li></ul> <p><b>A Pollution Prevention Plan (PPP) and Construction and Environmental Plan (CEMP) will be required to accompany future Regeneration developments in zones that have been identified as presenting a risk of likely significant effects to European Sites.</b></p> <p><b>Measures will be required to be included in the design of a proposed development that will safeguard water quality from operation phase surface water emissions and wastewater emissions. These design elements will include the inclusion of adequate wastewater treatment facilities/connection to wastewater treatment plants, the implementation of surface water management measures such as swales, interceptors, hydrobrakes and attenuation tanks etc.</b></p>	
--	--

By complying with appropriate mitigation measures - including those which have been integrated into the LAP - potential adverse environmental effects which could arise as a result of implementing this scenario would be likely to be avoided, reduced or offset.

## 5 Monitoring Measures

It is proposed, in accordance with Article 10 of the SEA Directive, to base monitoring on a series of indicators which measure changes in the environment, especially changes which are critical in terms of environmental quality, for example water pollution levels. Monitoring will focus on the aspects of the environment that are likely to be significantly impacted upon by the implementation of the Tallaght Town Centre LAP.

The targets and indicators are derived from the Strategic Environmental Objectives (SEOs) discussed in Chapter Five. The target underpins the objective whilst the indicators are used to track the progress of the objective and targets in terms of monitoring of impacts.

The monitoring programme will consist of an assessment of the relevant indicators and targets against the data relating to each environmental component. Similarly, monitoring will be carried out frequently to ensure that any changes to the environment can be identified.

South Dublin County Council are responsible for the implementation of the SEA Monitoring Programme including:

- Monitoring specific indicators and identifying any significant effects, including cumulative effects;
- Reviewing the effectiveness of monitoring/mitigation measures during the lifetime of the LAP; and
- Identifying any cumulative effects.

Table 4 below presents the SEA Monitoring Table.

**Table 4 Monitoring Measures**

SEA Topic	Strategic Environmental Objectives	Indicator	Target	Data Source
<b>Biodiversity Flora and Fauna</b>	To avoid loss of habitats, geological features, species or their sustaining resources in designated ecological sites	Percentage of relevant habitats lost as a result of implementation of the LAP	No losses of relevant habitats, species or their sustaining resources in designated ecological sites as a result of implementation of the Tallaght LAP	Designated ecological sites mapping, CORINE Mapping, National Parks and Wildlife Service Records & Development Management Process in SDCC.
	To avoid significant adverse impacts, including direct, cumulative and indirect impacts, to habitats, geological features, species or their sustaining resources in designated ecological sites by development within or adjacent to these sites.	Number of significant adverse impacts, including direct, cumulative and indirect impacts, to relevant habitats, geological features, species or their sustaining resources in designated ecological sites by development within or adjacent to these sites as a result of implementation of the Tallaght LAP.	No significant adverse impacts, including direct, cumulative and indirect impacts, to relevant habitats, geological features, species or their sustaining resources in designated ecological sites by development within or adjacent to these sites as a result of implementation of the Tallaght LAP.	Designated ecological sites mapping, Development Management Process in SDCC Council & Consultation with the National Parks and Wildlife Service Primary ecological corridors mapping, CORINE mapping and Development
	To sustain, enhance or - where relevant - prevent the loss of ecological networks or parts thereof which	Area of Biodiversity Network (County's primary ecological corridors which has	No ecological connectivity provided by the area's primary ecological corridors to be lost without mitigation as a result of implementation of the LAP	Management Process in SDCC.

SEA Topic	Strategic Environmental Objectives	Indicator	Target	Data Source
	provide significant connectivity between areas of local biodiversity.	been lost without mitigation)  Percentage loss of functional connectivity without remediation resulting from development provided for in the LAP.	No significant ecological networks or parts thereof which provide functional connectivity to be lost without remediation resulting from development provided for in the LAP	
Population and human health Noise	To protect human health from hazards or nuisances arising from traffic and incompatible landuses <i>in particular noise and light pollution.</i>	Number of occasions that PM <sup>10</sup> limits have been exceeded in at Air Monitoring stations closest to Tallaght LAP <sup>4</sup> .  <i>Number of complaints from Tallaght LAP re; noise, light and air quality.</i>	Reduce number of people exposed to traffic noise and air quality levels which endanger health and quality of life.	South Dublin County Council, EPA
Air Quality and Noise	<i>To minimise air, noise and light pollution where possible.</i>	<i>Number of air, noise and light pollution measures including in each phase (may be in</i>	<i>Air, noise and light pollution measures designed into Tallaght LAP.</i>	South Dublin County Council

<sup>4</sup> Currently air quality monitoring closest station is at Tallaght.

SEA Topic	Strategic Environmental Objectives	Indicator	Target	Data Source
		<i>conjunction with green infrastructure measures)</i>		
Water	To maintain and improve, where possible, the quality of rivers, lakes and surface water.	Biotic Quality Rating (Q Value) and risk assessment.	<p>To maintain a biotic quality rating of Q4, in line with the requirement to achieve good water status under the Water Framework Directive, <b>by 2027.</b></p> <p>To improve biotic quality ratings, where possible, to Q5.</p>	<p>Environmental Protection Agency.</p> <p>Environmental Protection Agency As noted under Section 2.3.1, data may not be available for this indicator when the monitoring evaluation is being prepared.</p>
	To prevent pollution and contamination of ground water.	Groundwater Quality Standards and Threshold Values under Directive 2006/118/EC.	Compliance with Groundwater Quality Standards and Threshold Values under Directive 2006/118/EC.	SDCC Irish Water EPA
	To prevent development on	<b><i>Implementation and</i></b>	<b><i>No significant flood events associated with</i></b>	Development

SEA Topic	Strategic Environmental Objectives	Indicator	Target	Data Source
	lands which pose - or are likely to pose in the future – a significant flood risk	<i>monitoring of Strategic Flood Risk Assessment for Tallaght LAP</i>	<i>development activities on Tallaght LAP.</i>	Management Process in South Dublin County Council
Soil and Geology	To conserve soil resources where possible.	Area of greenfield land developed.  Number of contaminated sites identified and remediated.  Volume of waste recycled and volume of waste sent to landfill.	S1ii: To reduce the amount of Greenfield lands developed <i>subject to Tallaght LAP Objectives</i>  To meet national and EU targets on the recycling of municipal waste and its diversion from landfill	Development Management Process in SDCC  As above  Environmental Services Dept. SDCC  Annual Waste Arisings Report from Environmental Services Dept. SDCC
Material Assets	To maintain and improve the quality of drinking water supplies.	Drinking water quality standards, (Microbiological, Chemical and Indicator parameters)	To maintain and improve drinking water quality in South Dublin County to comply with requirements of the European Communities (Drinking Water) Regulations 2000	SDCC  Irish Water  EPA
	To serve new development under the LAP with appropriate waste water treatment	<i>Phasing Programme of LAP</i>	All new developments to require appropriate waste water systems.	SDCC  Irish Water  EPA
	To reduce car dependency within the <i>Tallaght LAP</i> by	Extent of developments built	An increase in the percentage of the population within the County travelling to work or school	SDCC  CSO Census

SEA Topic	Strategic Environmental Objectives	Indicator	Target	Data Source
	way of, <i>inter alia</i> , encouraging modal change from car to more sustainable forms of public transport and encouraging development which will not be dependent on private transport.	within Tallaght LAP of high quality public transport accessibility.  Percentage of population within the <b>Tallaght LAP</b> travelling to work or school by public transport or non-mechanical means	by public transport or non-mechanical means. A decrease in the average distance travelled to work or school by the population of the County.	
	To minimise waste production and reduce the volume of waste to landfill and to operate sustainable waste management practices	Volume of waste recycled and volume of waste sent to landfill	To meet national and EU targets on the recycling of municipal waste and its diversion from landfill	Development Management Process in SDCC As above Environmental Services Dept. SDCC Annual Waste Arisings Report from Environmental Services Dept. SDCC
Cultural Heritage	To protect the archaeological heritage of <b>Tallaght LAP</b> with regard to entries to the Record of Monuments and Places - including Zones of Archaeological Potential - and the context of the above	Percentage of entries to the Record of Monuments and Places - including Zones of Archaeological Potential (and the context of the above within the surrounding landscape where relevant)	Protect entries to the Record of Monuments and Places - including Zones of Archaeological Potential (and their context of the above within the surrounding landscape where relevant)	SDCC Development Control

SEA Topic	Strategic Environmental Objectives	Indicator	Target	Data Source
	within the surrounding landscape where relevant.	context of the above within the surrounding landscape where relevant) - protected  <i>Number of archaeological surveys required as part of planning applications</i>  <i>Conditions attached to permissions on archaeological monitoring during excavations.</i>	<b><i>Protect unknown archaeological resources within LAP area.</i></b>	
	To preserve and protect the special interest and character of <b><i>Tallaght LAP</i></b> architectural heritage with regard to entries to the Record of Protected Structures, the Architectural Conservation Area and their context within the surrounding landscape where relevant.	Percentage of entries to the Record of Protected Structures (and/or their context within the surrounding landscape where relevant) protected.  Number of architectural condition surveys attached to	Protect entries to the Record of Protected Structures (and/or their context within the surrounding landscape where relevant)  <b><i>Renovate and reuse architectural heritage structures and features</i></b>	SDCC

SEA Topic	Strategic Environmental Objectives	Indicator	Target	Data Source
		planning applications.		
Landscape	To protect and avoid significant adverse impacts on the landscape, landscape features and designated scenic routes; especially with regard to areas of high amenity.	<p>The creation of a sense of place and coherence/appreciation for the overall setting and context of Tallaght LAP.</p> <p>Number of development applications with landscape and habitat plans and Design Statements.</p> <p>Amount of land allocated to temporary greening measures.</p>	<p>Creation of sense of place with all phases of development associated with Tallaght LAP.</p>	SDCC
Climate Change and energy	<i>To integrate climate change adaptation to the Tallaght LAP process</i>	<i>Number of SUDs measures included and developed as part of Tallaght LAP.</i>	<i>Integrated blue and green infrastructure through the Tallaght LAP.</i>	<i>SDCC</i>

---

SEA Topic	Strategic Environmental Objectives	Indicator	Target	Data Source
		<i>Number/extent of additional tree planting as part of applications.</i>		
Green Infrastructure	<i>To support green infrastructure measures through the LAP where possible.</i>	<i>Extent of new/replacement hedge and tree planting per development.</i>  <i>Number of Blue infrastructure features included in development.</i>	<i>Integration of blue and green infrastructure measures including in approved planning applications within Tallaght LAP.</i>	<i>SDCC</i>

## 6 Conclusion

This SEA Environmental Report demonstrates how environmental parameters have been addressed in the plan preparation process. Consultation has been undertaken for the Scoping of this Environmental Report and a further opportunity to comment on the Tallaght Town Centre LAP 2020-2026, and environmental assessments including the SEA ER will be available over the public display period.

date.

The SEA and Habitats Directive Assessment has been undertaken in line with the Planning and Development (Strategic Environmental Assessment) Regulations 2004 to 2011 (as amended). Subject to the full and proper implementation of the mitigation measures outlined in this SEA Environmental Report and the Tallaght Town Centre LAP including detailed design at planning application stage, it is considered that significant adverse impacts on the environment will be avoided.

## Environmental Report

### Tallaght Town Centre Local Area Plan 2020-2026

Strategic Environmental Assessment  
Environmental Report prepared under the  
Planning and Development (Strategic  
Environmental Assessment) Regulations 2004.  
(S.I. 436/2004)

September 2019

# Glossary of Terms and Acronyms

Term	Description
Alternatives	(Reasonable) Alternatives should take into account the objectives and geographical scope of the Plan or project (P/P). There can be different ways of fulfilling the P/P objectives, or of dealing with environmental problems. The alternatives should be realistic, capable of implementation and should fall within the legal and geographical competence of the authority concerned.
Appropriate Assessment	An assessment of the effects of a plan or project on the Natura 2000 network. The Natura 2000 network comprises Special Protection Areas under the Birds Directive, Special Areas of Conservation under the Habitats Directive and Ramsar sites designated under the Ramsar Convention (collectively referred to as European sites).
Baseline environment	A description of the present state of the environment of the P/P area. Baseline Survey Description of the existing environment against which future changes can be measured
Biodiversity and Flora and Fauna	Biodiversity is the variability among living organisms from all sources including <i>inter alia</i> , terrestrial, marine and other aquatic ecosystems and the ecological complexes of which they are a part; this includes diversity within species, between species and of ecosystems' (United Nations Convention on Biological Diversity 1992). Flora is all of the plants found in a given area. Fauna is all of the animals found in a given area
Biotic Index Values (Q Values)	The Biotic Index Values, or Q values, are assigned to rivers in accordance with biological monitoring of surface waters - low Q ratings, as low as Q1, are indicative of low biodiversity and polluted waters, and high Q ratings, as high as Q5, are indicative of high biodiversity and unpolluted waters. Good status as defined by the Water Framework Directive equates to approximately Q4 in the national scheme of biological classification of rivers as set out by the Environmental Protection Agency.
Birds Directive	Council Directive of 2nd April 1979 on the conservation of wild birds (79/409/EEC).
Built Environment	Refers to both architectural heritage and archaeological heritage
Cumulative Effects	Effects on the environment that result from incremental changes caused by the strategic action together with other past, present, and reasonably foreseeable future actions. These effects can result from individually minor but collectively significant actions taking place over time or space Data Includes environmental data, proxy data, any other relevant statistical data
Ecology	The study of relationships between living organisms and between organisms and their environment (especially animal and plant communities), their energy flows and their interactions with their surroundings
Environmental Assessment	The preparation of an environmental report, the carrying out of consultations, the taking into account of the environmental report and the results of the consultations in decision-making and the provision of information on the decision (in accordance with Articles 4 to 9 of the SEA Directive).
Environmental Impact Assessment (EIA)	An ordered exercise designed to enable the environmental impacts of a proposed development/project to be anticipated before the project is carried out
Environmental Impact	A statement of results from the ordered exercise which focuses on anticipating all environmental impacts of significance of a proposed development, prior to

Term	Description
Assessment Report (EIAR)	implementation or construction, and which specifies those measures which should be taken to eliminate or mitigate such impacts to an acceptable level.
Environmental indicator	An environmental indicator is a measure of an environmental variable over time, used to measure achievement of environmental objectives and targets
Environmental objective	Environmental objectives are broad, overarching principles which should specify a desired direction of environmental change
Environmental problems	Annex I of Directive 2001/42/EC of the European Parliament and of the Council of Ministers, of 27 June 2001, on the assessment of the effects of certain plans and programmes on the environment (the Strategic Environmental Assessment Directive) requires that information is provided on 'any existing environmental problems which are relevant to the plan or programme', thus, helping to ensure that the proposed strategic action does not make existing environmental problems worse. Environmental problems arise where there is a conflict between current environmental conditions and ideal targets. If environmental problems are identified at the outset they can help focus attention on important issues and geographical areas where environmental effects of the plan or programme may be likely.
Environmental Receptors	Include biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage (including architectural and archaeological) and landscape as listed in the SEA Directive. This list is not exhaustive, and can include other receptors which may arise for a particular P/P.
Environmental Report (ER)	A document required by the SEA Directive as part of an environmental assessment which identifies, describes and evaluates the likely significant effects on the environment of implementing a plan or programme
Environmental Targets	A target usually underpins an objective often having a time deadline that should be met and should be accompanied by limits or thresholds
Evolution of the Baseline	A description of the future state of the baseline in the absence of a plan or programme assuming 'business as usual' or 'do nothing' scenarios, depending on which is more reasonable for the P/P being proposed
Geographical Information System	(GIS) is a computer system that collects, stores, views and analyses geographical information and commonly creates maps as an output
Geology	Science of the earth, including the composition, structure and origin of its rocks
Habitat	Area in which an organism or group of organisms live
Habitats Directive	Council Directive 92/43/EEC of 21 May 1992 on the conservation of natural habitats and of wild fauna and flora
Habitats Directive Assessment	An assessment of the effects of a plan or project on the Natura 2000 network. The Natura 2000 network comprises Special Protection Areas under the Birds Directive, Special Areas of Conservation under the Habitats Directive and Ramsar sites designated under the Ramsar Convention (collectively referred to as European sites)
Hierarchy of Plans	Both higher and lower level P/P relevant to the P/P being assessed
Indirect effect	Any aspect of a P/P that may have an impact (positive or negative) on the environment, but that is not a direct result of the proposed P/P. May also be referred to as a secondary effect.
Interrelationships	Associations or linkages, related to environmental impact of the proposed P/P usually on environmental receptors

Term	Description
Issues Paper	Paper produced as part of the consultation process, usually for Land Use Plans, to facilitate consultation with stakeholders on key issues
Key environmental issues	Those significant environmental issues, which are of particular relevance and significance within a P/P area and/or the zone of influence of that P/P. These issues should be identified during SEA Scoping process.
Key environmental receptors	Aspects of the environment likely to be significantly impacted by the proposed P/P.
Material Assets	Critical infrastructure essential for the functioning of society such as: electricity generation and distribution, water supply, wastewater treatment transportation etc.
Member States	Those countries that belong to the European Union
Mitigate	To make or become less severe or harsh
Mitigation Measures	Mitigation measures are measures envisaged to prevent, reduce and, as fully as possible, offset any significant adverse impacts on the environment of implementing a human action, be it a plan, programme or project. Mitigation involves ameliorating significant negative effects. Where there are significant negative effects, consideration should be given in the first instance to preventing such effects or, where this is not possible, to lessening or offsetting those effects. Mitigation measures can be roughly divided into those that: avoid effects; reduce the magnitude or extent, probability and/or severity of effects; repair effects after they have occurred; and compensate for effects, balancing out negative impacts with other positive ones
Monitoring	A continuing assessment of environmental conditions at, and surrounding, the plan or programme. This determines if effects occur as predicted or if operations remain within acceptable limits, and if mitigation measures are as effective as predicted. The primary purpose of monitoring is to identify significant environmental effects which arise during the implementation stage against those predicted during the plan preparation stage.
Monitoring Programme	A detailed description of the monitoring arrangements to be put in place to carry out the monitoring of the impact of the proposed P/P on the environment including; frequency of monitoring, who has responsibility for monitoring, and responses if monitoring identifies significant negative impacts
Natura 2000 Site	Designated European Site. In combination Special Areas of Conservation and Special Protection Areas will constitute Natura 2000 network of protected sites for habitats and species across the EU. Natural Heritage Refers to habitats and species of flora and fauna
Non-technical summary	A summary of the findings of the ER, summarized under the headings listed in Annex 1 of the SEA Directive that can be readily understood by decision-makers and by the general public. It should accurately reflect the findings of the ER
Plan or Programme	Including those co-financed by the European Community, as well as any modifications to them: - which are subject to preparation and/or adoption by an authority at national, regional or local level or which are prepared by an authority for adoption, through a legislative procedure by Parliament or Government, and - which are required by legislative, regulatory or administrative provisions. In accordance with the SEA Directive, P/P that require SEA are those that fulfil the conditions listed in Article 2(a) and Article 3 of the SEA Directive
Post-mitigation	Environmental effects that remain after mitigation measures have been

Term	Description
residual impacts	employed
Protected Structure	Protected Structure is the term used in the Planning Act of 2000 to define a structure included by a planning authority in its Record of Protected Structures. Such a structure shall not be altered or demolished in whole or part without obtaining planning permission or confirmation from the planning authority that the part of the structure to be altered is not protected
Proxy data	Is a measure of activity resulting from a P/P which provides information on environmental impact without the need for a direct measure of an environmental receptor. For example, an increase in the number of vehicles (activity resulting from a P/P) can provide information on the impact on air quality and greenhouse gases without having to measure the concentration of these parameters in the receiving environmental receptor
Public	One or more natural or legal persons and, in accordance with national legislation or practice, their associations, organisations or groups
Recorded Monument	A monument included in the list and marked on the map which comprises the Record of Monuments and Places that is set out County by County under Section 12 of the National Monuments (Amendment) Act, 1994 by the Archaeological Survey of Ireland. The definition includes Zones of Archaeological Potential in towns and all other monuments of archaeological interest which have so far been identified. Any works at or in relation to a recorded monument requires two months notice to the Department of the Environment, Heritage and Local Government under section 12 of the National Monuments (Amendment) Act, 1994
Scoping	The process of deciding the content and level of detail of an SEA, including the key environmental issues, likely significant environmental effects and alternatives which need to be considered, the assessment methods to be employed, and the structure and contents of the Environmental Report.
Screening	The determination of whether implementation of a P/P would be likely to have significant environmental effects on the environment. The process of deciding whether a P/P requires SEA.
SEA Directive	Directive 2001/42/EC 'on the assessment of the effects of certain plans and programmes on the environment'
SEA Statement	. A statement summarising: - how environmental considerations have been integrated into the P/P - how the ER, the opinions of the public and designated authorities, and the results of transboundary consultations have been taken into account - the reasons for choosing the P/P as adopted in the light of other reasonable alternatives
Secondary effect	Effects that are not a direct result of the P/P, same as indirect effect. Sensitivity Potential for significant change to any element in the environment that is subject to impacts. Short-term effects These are typical of those effects that may occur during construction stage of a development, for example, the increased traffic going to and from a site during construction, or, the noise associated with construction activities
Significant effects	Effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors.
SPA	Special Protection Area under Birds Directive (79/409/EEC), designated for bird species listed in Annex I of the Directive, in particular internationally important

Term	Description
	concentrations of migratory and wetland birds. Designation is focused on habitats of these species
Statutory Authority	The authority by which or on whose behalf the plan or programme is prepared
Statutory Instrument	Any order, regulation, rule, scheme or bye-law made in exercise of a power conferred by statute
Strategic Actions	Strategic actions include: Policies, which may be considered as inspiration and guidance for action and which set the framework for plans and programmes; Plans, sets of co-ordinated and timed objectives for the implementation of the policy; and Programmes, sets of projects in a particular area.
Strategic Environmental Assessment (SEA)	Strategic Environmental Assessment (SEA) is the formal, systematic evaluation of the likely significant environmental effects of implementing a plan or programme before a decision is made to adopt it. The objective of this Directive is to provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes with a view to promoting sustainable development, by ensuring that, in accordance with this Directive, an environmental assessment is carried out of certain plans and programmes which are likely to have significant effects on the environment
Strategic Environmental Objective (SEO)	Strategic Environmental Objectives (SEOs) are methodological measures which are developed from international, national and regional policies which generally govern environmental protection objectives and against which the environmental effects of the County Development Plan can be tested. The SEOs are used as standards against which the objectives of the Local Area Plan can be evaluated in order to help identify areas in which significant adverse impacts are likely to occur, if not mitigated.
Synergistic effect	Effects that, when totalled, result in a greater or lesser effect than the sum of the individual effects.
Threshold	Magnitude of a project, which if exceeded, will trigger the requirement for an Environmental Impact Assessment
Transboundary Consultation	If a plan or programme is being prepared that is likely to have significant effects on the environment in another Member State, or where a Member State likely to be significantly affected so requests, the Member State in whose territory the plan or programme is being prepared shall, before the plan or programme's adoption or submission to the legislative procedure, forward a copy of the Plan or programme and the relevant environmental report to the other Member State
Zone of Influence	The area over which a plan can impact on the environment.

## Acronyms

ACA: Architectural Conservation Area

SDCDP: South Dublin County Development Plan

cSAC: Candidate Special Area of Conservation

CSO: Central Statistics Office

EIA Environmental Impact Assessment

ER: Environmental Report

EU: European Union

GIS: Geographical Information Systems

GSI: Geological Survey of Ireland

HDA: Habitats Directive Assessment

IGHP: Irish Geological Heritage Programme

IPCC: Integrated Pollution Prevention and Control

NDP: National Development Plan

NGO: Non Governmental Organisation

NHA: Natural Heritage Area

NIAH: National Inventory of Architectural Heritage

NPWS: National Parks and Wildlife Service

NRA/NTA: National Roads Authority/National Transport Authority

NREAP/ NEEAP National Renewable Energy Action Plan /National energy Efficiency Action Plan

NTS: Non Technical Summary

OPW: Office of Public Works

P/P: Plan/Programme

PE: Population Equivalent

pNHA: Proposed Natural Heritage Area

PRP: Pollution Reduction Programmes

RBD: River Basin District

RBMP: River Basin Management Plans

RMP: Record of Monuments and Places

RPGs: Regional Planning Guidelines

RPS: Record of Protected Structures

S.I. No: Statutory Instrument Number

SAC: Special Area of Conservation

SEA: Strategic Environmental Assessment

SEO: Strategic Environmental Objective

SFRA:Strategic Flood Risk Assessment

SPA:Special Protection Area SuDS Sustainable Drainage Systems

WFD: Water Framework Directive

WMU :Water Management Units

WSIP :The Water Services Investment Programme

WWTP: Waste Water Treatment Plant

## Contents

<b>1.0 Introduction</b> .....	1
<b>1.2 SEA Environmental Report</b> .....	1
<b>1.3 Scale, nature and location of development</b> .....	2
<b>1.4 Report Preparation</b> .....	5
<b>2.0 Methodology</b> .....	6
<b>2.1 Introduction</b> .....	6
<b>2.2 Stages in the SEA Process</b> .....	6
<b>2.2.1 Screening</b> .....	7
<b>2.2.2 Scoping</b> .....	7
<b>2.3 Baseline Data</b> .....	8
<b>2.4 Consideration of alternatives</b> .....	8
<b>2.5 Approach to assessment of significant environmental impacts</b> .....	9
<b>2.6 Mitigation</b> .....	9
<b>2.7 Monitoring</b> .....	10
<b>2.8 Strategic Flood Risk Assessment</b> .....	10
<b>2.9 Habitats Directive Assessment</b> .....	11
<b>2.10 Data Gaps</b> .....	11
<b>3.0 Relationships to Plans, Policies and Programmes</b> .....	12
<b>3.1 Introduction</b> .....	12
<b>3.2 Relevant Plans, Policies and Programmes</b> .....	12
<b>3.2.1 International</b> .....	12
<b>3.2.2 National</b> .....	13
<b>3.2.3 Regional and County</b> .....	14
<b>3.3 Key principles identified from review</b> .....	14
<b>4.0 Environmental Baseline</b> .....	17
<b>4.1 Introduction</b> .....	17
<b>4.2 Population and Human health</b> .....	17
<b>4.2.2 Human Health</b> .....	19
<b>Human Health and Noise</b> .....	20
<b>Human Health and Air Quality</b> .....	22
<b>Radon</b> .....	23
<b>4.2.3 Existing issues Population and human health.</b> .....	23
<b>4.4.3 Biodiversity, Flora and Fauna</b> .....	23

<b>4.3.1 Designated Nature Conservation Areas.....</b>	24
<b>4.3.2 Ecological Corridors and Stepping Stones.....</b>	25
<b>4.3.3 Green Infrastructure.....</b>	29
<b>4.3.4 Species recorded within the LAP area .....</b>	29
<b>4.3.5 Existing issues Biodiversity, Flora and Fauna.....</b>	36
<b>4.4 Water Resources including surface water management and flood risk.....</b>	0
<b>    4.4.1 Water Framework Directive .....</b>	0
<b>    4.4.2 Surface Water.....</b>	0
<b>    4.4.3 Groundwater.....</b>	1
<b>    4.4.4 Register of Protected Areas (RPA) .....</b>	2
<b>    4.4.5 Flooding and Flood risk .....</b>	2
<b>        4.4.6 Existing issues – Water Resources .....</b>	2
<b>4.5 Geology and Soil .....</b>	3
<b>    4.5.1 Geology .....</b>	3
<b>        4.5.2 Soil .....</b>	5
<b>        4.5.3 Existing issues – Geology and Soil.....</b>	6
<b>4.6 Climatic Factors and climate change .....</b>	6
<b>    4.6.1 Dublin Climate Change Action Plans 2019-2024 (draft).....</b>	6
<b>        4.6.2 Transport Infrastructure:.....</b>	7
<b>        4.6.3 Key Issues for consideration .....</b>	8
<b>4.7 Material Assets .....</b>	8
<b>    4.7.1 Transport.....</b>	8
<b>    4.7.2 Water Services .....</b>	9
<b>    4.7.3 Waste Management and IPPC.....</b>	10
<b>    4.7.4 Key Issues for consideration .....</b>	12
<b>4.8 Cultural Assets – archaeology and built heritage .....</b>	13
<b>    4.8.1 Archaeology .....</b>	13
<b>    4.8.2 Built Heritage .....</b>	15
<b>    4.8.3 Key issues – Cultural Assets.....</b>	17
<b>4.9 Landscape and townscape .....</b>	17
<b>    4.9.1 Urban Function .....</b>	18
<b>    4.9.2 Key issues - Landscape and townscape.....</b>	19
<b>4.10 Likely evolution of the environment in the absence of the Tallaght Town Centre LAP .....</b>	19
<b>4.13 Interrelationship of the above components .....</b>	21
<b>5 Strategic Environmental Objectives .....</b>	22
<b>5.1 Introduction .....</b>	22
<b>6 Consideration of Alternatives .....</b>	24

<b>6.1 Introduction .....</b>	24
<b>6.2 Alternative Scenarios for LAP .....</b>	24
<b>6.3 Alternative number Four.....</b>	28
<b>6.4 Assessment of potential effects for each alternative scenario .....</b>	29
<b>6.5 Preferred Alternative. ....</b>	35
<b>6.5.1 Conclusion.....</b>	36
<b>7 Assessment of Significant effects .....</b>	38
<b>7.1 Introduction .....</b>	38
<b>7.2 Population and Human Health- Significant Effects.....</b>	38
<b>7.3 Biodiversity, Flora and Fauna- Significant Effects.....</b>	39
<b>7.4 Water - Significant Effects .....</b>	40
<b>7.5 Soil and Geology - Significant Effects.....</b>	41
<b>7.6 Climatic Factors and Climate Change - Significant Effects .....</b>	41
<b>7.7 Cultural Assets - Significant Effects .....</b>	42
<b>7.8 Material Assets - Significant Impacts.....</b>	42
<b>7.9 Landscape - Significant Effects .....</b>	43
<b>7.10 Landuse Zoning Significant Effects. ....</b>	43
<b>7.11 In-combination and cumulative significant effects.....</b>	43
<b>7.11.1 Potential cumulative effects from other plans and projects.....</b>	44
<b>8 Mitigation Measures .....</b>	48
<b>8.1 Introduction .....</b>	48
<b>8.2 Environmental Protection Measures in the South Dublin CDP 2016- 2022.....</b>	49
<b>8.3 Reworked Mitigation Measures-.....</b>	63
<b>9 Monitoring Measures.....</b>	65
<b>9.1 Introduction.....</b>	65
<b>9.2 Frequency of Monitoring and Reporting.....</b>	65
<b>9.3 Conclusion .....</b>	75

#### **Annex A Assessment Matrix of LAP**

#### **Annex B Relevant Plans, Policies and Programmes**

<b>Table 1 Information required to be contained in an Environmental Report.....</b>	1
<b>Table 2 Scoping Submissions received. ....</b>	7
<b>Table 3 Principles from plan, policy and programme review. ....</b>	14
<b>Table 4 Electoral Districts 2016 Census Data.....</b>	19
<b>Table 5: Designated Nature Conservation Areas within 15km of the proposed site .....</b>	24
<b>Table 6 Bird Species of Conservation Concern recorded in 2km Grid Square O027 (Biodiversity Ireland database accessed on 05.03.2018).....</b>	31
<b>Table 7 Geological Heritage Sites closest to LAP boundary.....</b>	3
<b>Table 8 Licensed Waste Facilities .....</b>	11
<b>Table 9 Record of Protected Structures Tallaght .....</b>	16

Table 10 Proposed Strategic Environmental Objectives.....	22
Table 11 Potential cumulative and in combination effects .....	44
Table 12 Environmental Protection Measures in South Dublin CDP 2016-2022 .....	49
Table 13 Monitoring Measures.....	67

This report has been prepared by Minogue & Associates with all reasonable skill, care and diligence. Information report herein is based on the interpretation of data collected and has been accepted in good faith as being accurate and valid.

This report is prepared for South Dublin County Council and we accept no responsibility to third parties to whom this report, or any part thereof, is made known. Any such party relies on the report at their own risk.

## 1.0 Introduction

South Dublin County Council has prepared a Local Area Plan (LAP) for Tallaght Town Centre.

This is the Environmental Report for the Strategic Environmental Assessment (SEA) of the Draft LAP. The purpose of SEA is to formally and systematically evaluate the likely significant effects of implementing a plan or programme, in this instance the Tallaght Town Centre LAP. The report identifies the significant environmental effects of the plan on the environment and where significant effects are identified, recommends appropriate mitigation measures to avoid or reduce such effects. SEA is an iterative process and has informed and influenced the preparation of the LAP, particularly through avoiding areas of greatest environmental sensitivity.

This Environmental Report for the Draft LAP, forms part of the SEA process, documents the SEA process and is the key consultation document in the SEA process and facilitates interested parties to comment on the environmental issues associated with the plan. This Environmental Report has been prepared under the Planning and Development (Strategic Environmental Assessment) Regulations 2004 (S.I 436 of 2004).

## 1.2 SEA Environmental Report

Regulations contained in Schedule 2B of Statutory Instrument (S.I.) 436 of 2004(as amended) details the information to be contained in an Environmental Report. The following Table 1 lists the information required and details where this information is contained in this Environmental Report.

Table 1 Information required to be contained in an Environmental Report.

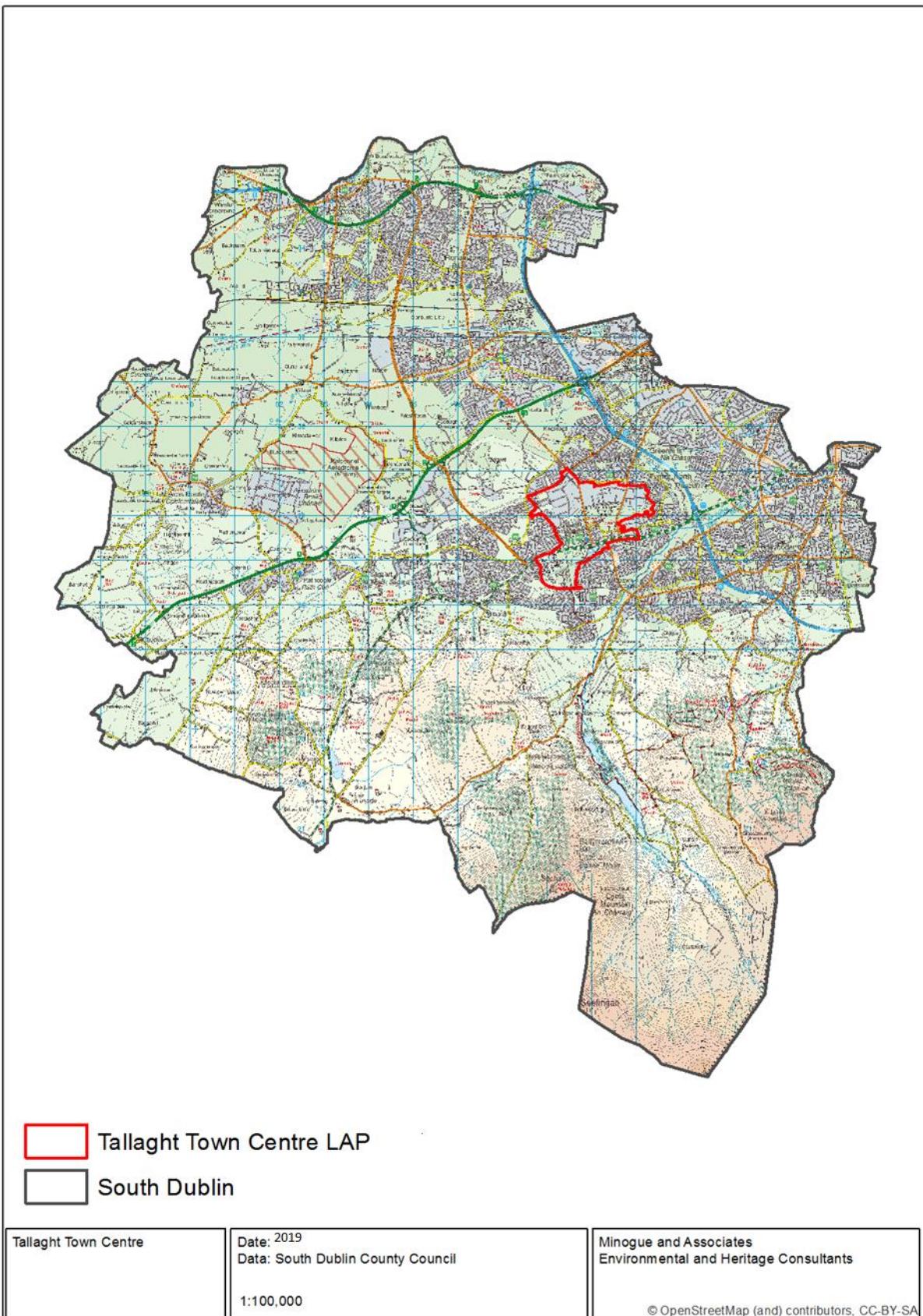
Schedule 2B of Statutory Instrument 436 of 2004	Addressed in this SEA ER
<b>(a) an outline of the contents and main objectives of the plan and relationship with other relevant plans</b>	Chapter One Introduction and Chapter Two Methodology outlines contents and main objectives; Chapter Three details the relationship with other relevant plans
<b>(b) the relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan</b>	Chapter Four Baseline Environment provides this information
<b>(c) the environmental characteristics of areas likely to be significantly affected</b>	Chapter Four Baseline Environment provides this information
<b>(d) any existing environmental problems which are relevant to the plan including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to the Birds Directive or Habitats Directive</b>	Chapter Four Baseline Environment provides this information
<b>(e) the environmental protection objectives, established at international, European Union or national level, which are relevant to the plan</b>	Chapter Five: SEA Objectives provides this information

Schedule 2B of Statutory Instrument 436 of 2004	Addressed in this SEA ER
<p><b>and the way those objectives and any environmental considerations have been taken into account during its preparation</b></p>	
<p><b>(f) the likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors</b></p>	<p>Chapter Seven, Significant Effects on the Environment provides this information</p>
<p><b>(g) the measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan</b></p>	<p>Chapter Eight, Mitigation Measures provides this information</p>
<p><b>(h) an outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information</b></p>	<p>Chapter Six, Alternatives Considered provides this information and difficulties encountered are listed at the end of Chapter Two, Baseline Environment.</p>
<p><b>(i) a description of the measures envisaged concerning monitoring of the significant environmental effects of implementation of the plan</b></p>	<p>Chapter Nine, Monitoring provides this information</p>
<p><b>(j) a non-technical summary of the information provided under the above headings</b></p>	<p>This is provided as a separate document to this Environmental Report but is also available</p>

### 1.3 Scale, nature and location of development

Figure 1 below shows the outline of the Tallaght Town Centre LAP within the wider context of South Dublin County.

**Figure 1 Location of Tallaght Local Area Plan within context of South Dublin County**



The vision of this Local Area Plan is for Tallaght to be:

*“An inclusive and vibrant Town Centre, a connected and accessible place with an attractive built environment for families of all kinds, workers, visitors and tourists. A place where people can live, work, visit and have fun in lively and liveable spaces.”*

Section 2.1 of the LAP provides the following Overarching Objectives for the plan:

- To direct land uses and intensity of development in a manner that creates a sustainable urban form, based on the integration of land use and transport planning (Objective UF1);
- To promote a mix of uses in a manner that creates a sustainable and active area (Objective UF2);
- To ensure that development is carried out in a design led manner that prioritises place making and accords with the core principles of urban design and the creation of integrated streets (Objective UF3);
- To ensure that development is laid out in a series of blocks and plots that are legible, permeable and appropriate in land use, scale, building height, street widths, urban grain and street frontages (Objective UF4);
- To upgrade existing and design new streets using an integrated approach to pedestrian, cyclist and vehicular movement and ensure that the movement function of each street is reflected by an appropriate design response and design speed (Objective UF5);
- To provide attractive, interesting and well used public realm and open spaces using place making and urban design principles, creating a pedestrian centred environment with active, inviting public space and parks (Objective UF6); and
- To protect, enhance and develop an interconnected green and blue infrastructure network of parks, open spaces, hedgerows, grasslands, rivers and streams for amenity and recreation, biodiversity protection, flood management and adaptation to climate change (Objective UF7);

The Draft Plan comprises a series of chapters and objectives with landuse zonings unchanged from those within the South Dublin County Development Plan 2016-2022. The chapters are as follows:

Chapter One: Introduction and Context

Chapter Two: Urban Framework

Chapter Three: Neighbourhoods

Chapter Four: Economic Development and Regeneration

Chapter Five: Residential and community

Chapter Six: Heritage and Conservation

Chapter Seven: Climate Change: Mitigation and Adaptation

Chapter Eight: Implementation and Sequencing

Chapter Nine: Tallaght Specific Development Standards

#### **1.4 Report Preparation**

The SEA Team worked with the SDCC Planning team and other specialists. The following consultants prepared this SEA ER:

- Ruth Minogue MCIEEM, AILI, (BSoc Sc) Social Anthropology, University of Manchester 1996, MA (Econ) Environment and Development, University of Manchester 1998, Dip Field Ecology, University College Cork 2003, ongoing CPD including certificate in Health Impact Assessment (2012) and diploma in Planning and Environmental Law (2017);
- Pat Doherty MCIEEM, MSc in Applied Environmental Science (Ecology), University College Dublin, 2003;BSc (Honours) in Environmental Earth Science, University of Wales, Aberystwyth, 2000; ongoing CDP including Habitat Assessment (NVC) and flora and fauna identification through IEEM;
- Dr Ronan Hennessey, Ph.D Earth & Ocean Sciences, NUI Galway, Higher Diploma in applied Remote Sensing and GIS, NUI Maynooth, B.Sc Earth Sciences, NUI Galway.

## **2.0 Methodology**

### **2.1 Introduction**

This chapter presents the SEA methodology in detail and outlines the steps required for SEA. The methodology used to carry out the SEA of the plan reflects the requirements of the SEA regulations and available guidance on undertaking SEA in Ireland, including:

- SEA Methodologies for Plans and Programmes in Ireland – Synthesis Report Environmental Protection Agency (EPA), 2003;
- Implementation of SEA Directive (2001/42/EC) Assessment of the Effects of Certain Plans and Programmes on the Environment – Guidelines for Regional Authorities and Planning Authorities - published by the Department of the Environment, Heritage and Local Government, 2004;
- Planning and Development (Strategic Environmental Assessment) Regulations 2004 (SI 436 and SI 435 of 2004);
- Planning and Development (Strategic Environmental Assessment) Regulations 2011 (S.I. No. 201 of 2011);
- Planning and Development (Environmental Assessment of Certain Plans and Programmes) (S.I No 200 of 2011);
- SEA Process Checklist Consultation Draft 2008, EPA 2008;
- Circular Letter PSSP 6/2011 Further Transposition of EU Directive 2001/42/EC on Strategic Environmental Assessment;
- Guidance on integrating climate change and biodiversity into Strategic Environmental Assessment European Union 2013;
- SEA Resource Manual for Local and Regional Authorities, Draft Version, 2013;
- Integrating Climate Change into Strategic Environmental Assessment in Ireland – A Guidance Note, EPA, 2015 and
- Developing and assessing alternatives in Strategic Environmental Assessment, (EPA, 2015).

### **2.2 Stages in the SEA Process**

The steps involved in SEA are as follows:

- Screening (determining whether or not SEA is required).
- Scoping (determining the range of environmental issues to be covered by the SEA).

- The preparation of an Environmental Report (***current stage***)
- The carrying out of consultations.
- The integration of environmental considerations into the Plan or Programme.
- The publication of information on the decision (SEA Statement).

### **2.2.1 Screening**

The SEA Regulations state that SEA is mandatory for certain plans while screening for SEA is required for other plans that fall below the specified thresholds. SEA is mandatory for Local Area Plans where the population or target population exceeds 5,000 persons. As this is the case for the Tallaght LAP area, the LAP progressed to the next stage of SEA – Scoping. An overview of this is provided below.

### **2.2.2 Scoping**

The purpose of the SEA Scoping report is to identify the scope of the SEA and ensure that relevant data and environmental topics are included in the SEA. The Scoping report was issued to the statutory environmental authorities consultees on October 2017 for a four week period.

The table below summarises the main issues raised by consultees and the SEA response to same. Please note that pre-draft consultation was also undertaken by SDCC and the list of issues identified through this process also informed the scope of the SEA.

**Table 2 Scoping Submissions received.**

Consultee	Key Issue Raised	SEA Response
Cian O' Mahony, Scientific Officer, SEA Section Office of Evidence and Assessment. Environmental Protection Agency, Regional Inspectorate, Inniscarra, County Cork	Additional policies, plans and programmes recommended for inclusion	These have been included in Chapter Three of this report
Key implications and principles arising from the Plan, Policy and Programme Review	It is useful to review the table in this subsection against the key environmental messages of the EPA State of the Environment Report for 2016. Aspects such as implementation of environmental legislation could also be considered, in addition to the topic specific principles / implications described.  The table could also include additional principles for 'Air Quality' and 'Noise', given that both principles referred to under 'Air Quality and Climate' refer to climate change	Noted, the Table has been updated in Section 3 to align with the EPA State of the Environment Report. Additional principles for Air Quality and Noise have also been included.
	Welcomes commitment to habitat mapping and updating	

of environmental sensitivity mapping
Reference to Scoping Process Guidance and EPA State of the Environmental Report 2016
Reference to webGIS reporting tool.

## 2.3 Baseline Data

The baseline data assists in describing the current state of the environment, facilitating the identification, evaluation and subsequent monitoring of the effects of the plan. It helps identify existing environmental problems in and around the plan area and in turn these can be quantified (for certain environmental parameters) or qualified. This highlights the environmental issues relevant to each SEA parameter and ensures that the plan implementation does not exacerbate such problems. Conversely this information can also be used to promote good environmental practices and opportunities for environmental enhancement, thereby improving environmental quality where possible.

Baseline data was gathered for all parameters. Additional primary research included habitat surveys of public open space at Sean Walsh Memorial Park and Bancroft Park (prepared by Minogue and Associates) and urban design (prepared by Loci). Site visits were undertaken by the SEA team in September 2017. Other data was gathered from the SEA ER of the South Dublin Development Plan 2016-2022, Irish Water, the EPA, Met Eireann and other sources as appropriate. Footnotes throughout the document, particularly in Chapter Four present the reference and source.

The SEA has also used a Geographical Information System (GIS) in the following ways:

- To provide baseline information on a range of environmental parameters;
- To assist in assessment of alternatives;
- To help assess in-combination or cumulative impacts, and
- To provide maps to illustrate environmental parameters in the SEA Environmental Report.

The SEA Directive requires that information be focused upon **relevant aspects** of the environmental characteristics of the area likely to be **significantly affected** by the plan and the likely change, both positive and negative, where applicable.

## 2.4 Consideration of alternatives

The SEA assessed a number of alternative development scenarios during the plan preparation process. Three emerging scenarios were initially subject to a workshop that assessed each of the scenarios through posing key questions in relation to potential environmental effects associated with same. A further Alternative was added for consideration on foot of new guidelines (2018) from the Department of Housing,

Environment and Local Government. Further information is provided in Chapter Six, Consideration of Alternatives.

## **2.5 Approach to assessment of significant environmental impacts**

The assessment described within this Environmental Report aims to highlight the potential conflicts, if they are present, between the aims and proposals contained in this draft LAP with the Strategic Environmental Objectives. Furthermore the assessment examines the potential impact arising from the plan's implementation on sensitive environmental receptors.

Key to assessing the above is setting a specific set of environmental objectives for each of the environmental topics. The objectives are provided in Chapter Five and include all aspects of the environment such as Cultural heritage, Population and Human health, and Biodiversity, Flora and Fauna.

The SEA, Habitats Directive Assessment process and LAP formulation is an iterative process and environmental considerations have informed all stages of the preparation of the plan, in order to avoid or minimise significant adverse environmental impacts. However, where the environmental assessment identifies significant adverse effects, consideration is given in the first instance to preventing such impacts; where this is not possible for stated reasons, to lessening or offsetting those effects.

In accordance with SEA guidelines the assessment identifies 'impact' under three headings.

- Quality of Impact
- Significance of Impact
- Duration of Impact.

This initial stage aims to ascertain the quality, if any, of the potential impact. Each of the Plan's aims and proposals have been assessed for their impact and where a neutral impact is noted no further discussion is provided within this report. In this manner, the ER focuses on the negative and positive impacts and proceeds to a commentary on their significance and duration. Thus it is a more robust, more focused approach to understanding the potential impacts associated with the Tallaght Town Centre LAP.

Secondly, where a potential impact is noted, either positive or negative, the significance of impact is addressed. Significance is assessed in terms of the type/scale of development envisaged by the plan and the sensitivity/importance of the receiving environment. Finally where it has been determined that elements of the LAP may potentially result in a negative impact on an environmental receptor appropriate level mitigation measures are proposed.

## **2.6 Mitigation**

Section (g) of Schedule 2B of the SEA Regulations requires information on the mitigation measures that will be put in place to minimise/eliminate any significant adverse impacts due to the implementation of the LAP. Chapter Eight of this SEA ER highlights the mitigation

measures that will be put in place to counter identified significant adverse impacts due to the LAP's implementation.

The LAP has been prepared having regard to the environmental protection objectives contained within the South Dublin County Development Plan 2016-2022. However, some unavoidable residual issues may remain and therefore mitigation measures are required. Chapter Eight details the mitigation measures necessary to prevent, reduce and, as fully as possible, offset any significant adverse impacts on the environment of implementing the LAP.

## **2.7 Monitoring**

Article 10 of the SEA Directive sets out the requirement that monitoring is to be carried out of the significant environmental effects of the implementation of the LAP in order to identify at an early stage any unforeseen adverse effects and to be able to undertake appropriate remedial action. Chapter Nine presents the monitoring requirements for the plan, aligned where possible with those of the SEA of the South Dublin CDP 2016-2022.

## **2.8 Strategic Flood Risk Assessment**

The Planning System and Flood Risk Management Guidelines (DoEHLG 2009) provide a methodology to incorporate flood risk identification and management into land use strategies. It also requires the alignment and integration of flood risk into the SEA process. The core objectives of the Guidelines are to:

- Avoid inappropriate development in areas at risk of flooding;
- Avoid new developments increasing flood risk elsewhere, including that which may arise from surface water run-off;
- Ensure effective management of residual risks for development permitted in floodplains;
- Avoid unnecessary restriction of national, regional or local economic and social growth;
- Improve the understanding of flood risk among relevant stakeholders; and
- Ensure that the requirements of EU and national law in relation to the natural environment and nature conservation are complied with at all stages of flood risk management.

Potential flood issues in the plan area are an important consideration in the preparation of the LAP. Therefore the plan has been guided by the information on flood risk currently available and has been subject to a Strategic Flood Risk Assessment by specialist consultants. These findings have been integrated into the LAP and this SEA ER (See Chapters Four and Seven in particular).

## **2.9 Habitats Directive Assessment**

A screening statement in support of Appropriate Assessment was prepared as part of the plan preparation process. This determined the potential of likely significant effects on the conservation Management Objectives of a number of European Sites within the LAP's sphere of influence. Therefore it proceeded to Stage II Appropriate Assessment, and a Natura Impact Report (NIR) accompanies this LAP. Findings and measures from the NIR have been considered and integrated into the SEA ER.

## **2.10 Data Gaps**

Undertaking the SEA of the LAP has required additional primary research to address data gaps, in particular Phase 1 Habitat Surveys of the public open space – this has assisted and contributed to green infrastructure considerations in the plan area.

Data gaps are present in terms of human health and population; however the Census 2016 Small Area Population statistics will address some of these data gaps.

### **3.0 Relationships to Plans, Policies and Programmes.**

#### **3.1 Introduction**

Under the SEA Directive, the relationship between the LAP and other relevant plans and programmes must be taken into account. A review of the relevant plans and programmes can be found in Appendix A.

The LAP must be considered within the context of a hierarchy of policies, plans and strategies which include international, national, regional and local level policy documents. These documents set the policy framework within which the plan will operate. The South Dublin County Development Plan 2016-2022 (SDCDP 2016-2022) operates as the primary land use framework for the County. The LAP has been prepared having regard to the policies and objectives outlined within the South Dublin County Development Plan 2016-2022. The key environmental protective objectives and policies of the LAP are consistent with the County Development Plan.

A list of the key relevant international, national, regional and county policies included in the review are provided below in Section 3.2; Section 3.3 identifies key principles that have informed the SEA process arising from this review.

#### **3.2 Relevant Plans, Policies and Programmes**

##### **3.2.1 International**

- UN Convention of Biological Diversity, 1992
- The Convention on Wetlands of International Importance (The Ramsar Convention) 1971 and subsequent amendments
- EU Environmental Action Programme to 2020
- SEA Directive - Assessment of the effects of certain plans and programmes on the Environment, (2001/42/EC) 2001
- Environmental Impact Assessment Directive (85/337/EEC) (97/11/EC), 1985 and Environmental Impact Assessment Directive (2014/52/EC)
- EU Biodiversity Strategy to 2020
- EU Directive on the Conservation of Wild Birds, (2009/147/EC) 1979. Known as the Birds Directive
- EU Directive on the Conservation of Natural Habitats and of Wild Flora and Fauna, (92/43/EEC), 1992 known as the Habitats Directive
- European Communities (Birds and Natural Habitats) Regulations 2011
- EU Green Infrastructure Strategy 2013
- The Stockholm Convention 2001
- EU Soil Thematic Strategy
- Water Framework Directive (2000/60/EC) as amended
- Floods Directive (2007/60/EC)
- The Drinking Water Directive (DWD), (98/83/EC) 1998
- Groundwater Directive, (2006/118/EC) 2006
- EC Bathing Water Quality Directive, (2006/7/EC) 2006
- Paris (Climate Change) Agreement
- Kyoto Protocol

- The Ambient Air Quality and Cleaner Air for Europe (CAFE) Directive
- EU Directive on Waste, (2006/12/EC), 2006
- EU Directive on Waste (2008/98/EC), 2008
- EU Urban Waste Water Treatment Directive (91/271/EEC), 1991
- Directive 2009/28/EC on the promotion of the use of energy from renewable sources
- European Convention on the Protection of the Archaeological Heritage, 1992 (The Valletta Convention)
- Convention for the Protection of the Architectural Heritage of Europe, 1985 (Granada Convention)
- The European Landscape Convention 2000
- The Aarhus Convention
- Environmental Liability Directive 2004/35/EC

### **3.2.2 National<sup>1</sup>**

- National Planning Framework 2018
- Water Framework Directive River Basin Management Plans 2018
- National Mitigation Plan
- Draft National Adaptation Framework
- Sectoral Climate Adaptation Plans 2018
- Local Authority Adaptation Strategy Development Guidelines, EPA 2016
- National Clean Air Strategy (in preparation)
- Our Sustainable Future A framework for sustainable development in Ireland (2012)
- The National Spatial Strategy 2002 -2020
- National Landscape Strategy (2015-2025)
- 3<sup>rd</sup> National Biodiversity Action Plan, 2017-2021
- The Wildlife Acts 1976 to 2012
- National Heritage Plan (2002)
- Irish Water's Capital Investment Programme
- Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (Cities, Towns & Villages) (2009)
- Geological Heritage Sites Designation (under the Wildlife Amendment Act 2000)
- Water Services Act (2007)
- Water Services (Amendment) Act (2012)
- Irish Water Services Strategic Plan SEA and AA (2015)
- Irish Water Capital Investment Programme (2017-2021) including forthcoming planning application for Ringsend WWTP upgrade.
- Waterways Ireland Heritage Plan 2014-2020
- The Planning System and Flood Risk Management Guidelines (and Technical Appendices) for Planning Authorities (DoEHLG, OPW), 2009
- National Climate Change Strategy (2007-2012)
- Review of Ireland's climate change policy and Climate Action and Low Carbon Bill 2013

---

<sup>1</sup> Some of these plans and programmes were added on foot of the submission by the EPA at SEA Scoping stage

- Smarter Travel, A Sustainable Transport Future, A New Transport Policy for Ireland 2009-2020
- Spatial Planning and National Roads Guidelines
- National Transport Strategy for Greater Dublin Area 2016-2023
- National Monuments Act 1930 with subsequent amendments
- Architectural Heritage Protection - Guidelines for Planning Authorities (2011)
- National Inventory of Architectural Heritage (NIAH)
- Draft Landscape and Landscape Assessment Guidelines, (2000)
- Planning and Development Act 2000 (as amended).
- Planning Policy Statement, 2015
- Guidelines Sustainable Urban Housing: Design Standards for New Apartments: Guidelines for Planning Authorities.

### **3.2.3 Regional and County**

- Eastern and Midland Regional Spatial and Economic Strategy 2019-2031
- Eastern-Midlands Regional Waste Management Plan 2015
- Greater Dublin Area Transport Strategy 2016-2035
- South Dublin County Development Plan 2016-2022
- South Dublin Local Economic and Community Plan 2016
  - South Dublin Climate Change Action Plan 2019-2024
- South Dublin Local Biodiversity Action Plan 2010 – 2015 (replacement plan in preparation).

### **3.3 Key principles identified from review.**

Following the review of the relationship between the above plans, policies and programmes (see also Appendix A), the following key principles have been identified and these have been considered through the SEA and helped to inform the LAP development.

**Table 3 Principles from plan, policy and programme review.**

SEA Topic	Principles/Implications for the LAP and SEA	EPA State of Irelands Environment 2016 Key Issues
Biodiversity, Flora and Fauna	<ul style="list-style-type: none"> <li>• Conserve and enhance biodiversity at all levels</li> <li>• Avoid and minimise effects on nationally and internationally rare and threatened species and habitats through sensitive design and consultation, recognising ecological connectivity where possible</li> <li>• Facilitate species and habitat adaption to climate change</li> <li>• Avoid and minimise habitat</li> </ul>	<ul style="list-style-type: none"> <li>Implementation of legislation</li> <li>Climate change</li> <li>Environment and health and well being</li> <li>Nature and wild places</li> </ul>

SEA Topic	Principles/Implications for the LAP and SEA	EPA State of Irelands Environment 2016 Key Issues
	<ul style="list-style-type: none"> <li>fragmentation and seek opportunities to improve habitat connectivity</li> <li>Ensure careful consideration of non-native invasive and alien species issues</li> </ul>	
<b>Population and Human Health</b>	<ul style="list-style-type: none"> <li>Provide for sustainable communities with key services</li> <li>A high quality environment to live, work and play in</li> <li>Avoid pollution and environmental health impacts (noise and air quality) through mitigation and design</li> </ul>	Environment and health and well being Implementation of legislation Climate change Community engagement Sustainable economic activities
<b>Water</b>	<ul style="list-style-type: none"> <li>Maintain and improve water quality</li> <li>Avoid and minimise effects on natural processes, particularly natural flood management and catchment processes through sensitive design and consultation</li> <li>Adapt and improve resilience to the effects of climate change, particularly flood risks associated with extreme weather</li> <li>Minimise water consumption/ abstractions</li> <li>Design SUDS to facilitate ecological improvement/ enhancement where possible</li> </ul>	Restore and protect water quality Implementation of legislation Climate change Environment and health and well being
<b>Soil and Geology</b>	<ul style="list-style-type: none"> <li>Conserve soil resources where possible and avoid waste of soil resources</li> <li>Maintain productive capacity and prevent erosion of soils</li> <li>Ensure careful consideration of non-native invasive and alien species issues</li> </ul>	Climate change Environment and health and well being Sustainable economic activities
<b>Material Assets</b>	<ul style="list-style-type: none"> <li>Avoid and minimise waste generation</li> <li>Maximise re-use of material resources and use of recycled materials</li> <li>Minimise energy consumption and encourage use of renewable energy</li> <li>Promote sustainable transport patterns and modes where possible.</li> <li>Plan and provide for sustainable water management and wastewater</li> </ul>	Restore and protect water quality Implementation of legislation Climate change Environment and health and well being Sustainable economic activities

SEA Topic	Principles/Implications for the LAP and SEA	EPA State of Irelands Environment 2016 Key Issues
Air Quality and Climate	<p>treatment</p> <ul style="list-style-type: none"> <li>• Adapt and improve resilience to the effects of climate change</li> <li>• Encourage reduction in greenhouse gases through transport, energy, built development.</li> <li>• <i>Minimise adverse impacts associated with air and noise quality</i><sup>2</sup></li> </ul>	<p>Climate change</p> <p>Implementation of legislation</p> <p>Environment and health and well being</p>
Cultural Heritage	<ul style="list-style-type: none"> <li>• Conserve, preserve and record architectural and archaeological heritage</li> <li>• Avoid and minimise effects on historic environment features through sensitive design and consultation</li> </ul>	<p>Environment and health and well being</p> <p>Sustainable economic activities</p>
Landscape	<ul style="list-style-type: none"> <li>• Enhance the landscape character of the area through design</li> <li>• Integrate green infrastructure considerations</li> <li>• Improve landscape connectivity to surrounding area</li> </ul>	<p>Environment and health and well being</p> <p>Nature and wild places</p>
Climate change and sustainability	<ul style="list-style-type: none"> <li>• Adapt and improve resilience to the effects of climate change</li> <li>• Promote local/ sustainable sourcing of materials</li> <li>• Promote sustainable design and innovation to reduce material consumption</li> </ul>	<p>Environment and health and well being</p> <p>Sustainable economic activities</p> <p>Climate change</p> <p>Implementation of legislation</p>
Inter-relationships	<ul style="list-style-type: none"> <li>• Maintain and improve the health of people, ecosystems and natural processes</li> <li>• Minimise effects on landscape and historic environment features</li> <li>• Adapt and improve resilience to climate change and extreme weather events</li> <li>• Actively seek to integrate opportunities for environmental enhancement</li> </ul>	<p>Environment and health and well being</p> <p>Sustainable economic activities</p> <p>Climate change</p> <p>Implementation of legislation</p> <p>Nature and wild places</p> <p>Restore and protect water quality</p> <p>Community engagement</p>

<sup>2</sup> Additional principle inserted on foot of EPA Scoping Submission

## **4.0 Environmental Baseline**

### **4.1 Introduction**

Article 5 of the SEA Directive states that the environmental report shall include the information that may reasonably be required taking into account:

- Current knowledge and methods of assessment;
- The contents and level of detail in the plan or programme and its stage in the decision-making process; and
- The extent to which certain matters are more appropriately assessed at different levels in that process in order to avoid duplication of the assessment.

Whilst undertaking new research is not required under the SEA Directive, a number of additional studies have underpinned this baseline description and include the following:

- Phase 1 Habitat survey of open space/park within the LAP area
- Eco-health research project (University College Dublin)
- Urban Design and Form (Loci Consultants)

In addition, particular issues as they relate to the environment have been identified through the pre-draft submission process, as well as the responses to the SEA Scoping Report; these are summarised in the relevant section of this chapter.

### **4.2 Population and Human health**

This section provides information on the current population, demographic trends and changes in the LAP area adjacent DEDs between 2011 and 2016 Census. In addition, information is provided on economic and human health trends in the County. Impacts can arise on people's health and quality of life from a range of environmental factors, often through a combination of environmental impacts such as landuse, water quality, air quality, noise and transport patterns.

Figure 2 below presents the LAP boundary and Census Data (2016) for Electoral Districts within the plan boundary. Figure 3 shows population density for the LAP.

#### **4.2.1 Current Population Trends**

##### **Population, Families, Nationalities and Housing Tenure Today**

Tallaght is a cosmopolitan town and is designated as a metropolitan consolidation town, within the South Dublin Settlement Hierarchy. In the long run, this designation could see Tallaght expand to a population of 100,000 in a planned and phased manner. The current population of Tallaght Town Centre is 10,122 persons.<sup>3</sup>

---

<sup>3</sup> Extracts from CSO Small Area Population Statistics (SAPS), 2016, or part thereof, boundary of the LAP area as set out in Chapter 1, Figure 2 of this document.

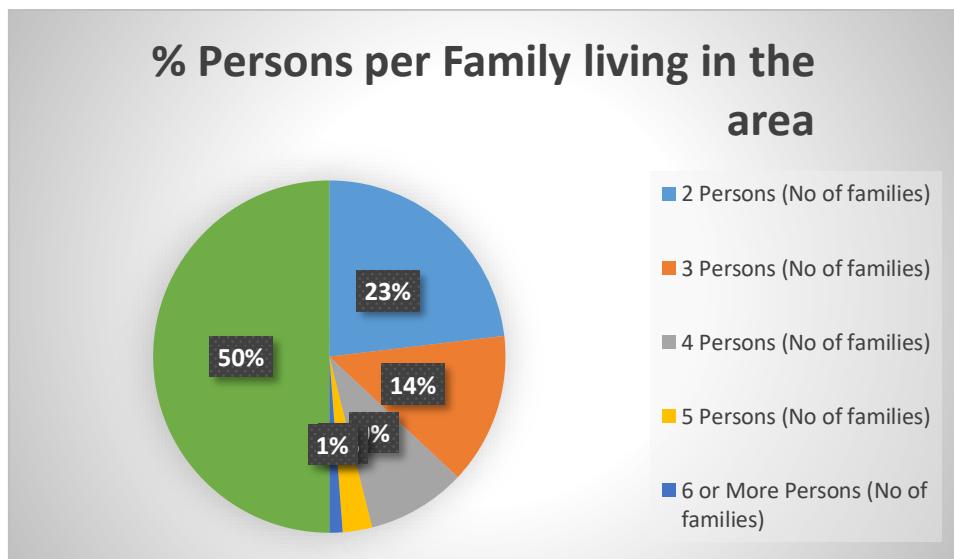
Tallaght has its own vibrant Retail, Health, Education and Cultural Quarter. It is the County Town and the administrative capital of South Dublin County. It is also identified as a Level 2 Retail Centre.

### **Population**

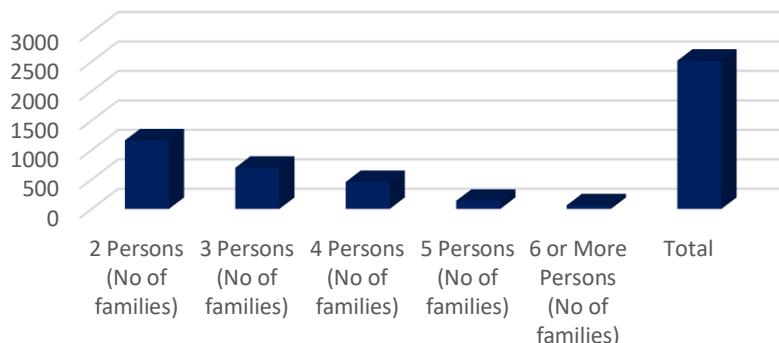
The CSO Census 2016 small area statistics records the population of Tallaght Town Centre Core Area as 10,122 persons. This area experienced rapid growth in population over the period 2011-2016, from approximately 8,035 persons in 2011 to 10,122 in 2016. This represents a population growth of 26%.

### **Families**

There are 2,515 families living in the area, an increase of 24% from the Census 2011, there are 1,102 children under the age of 15 living in the area, representing an increase of 40% since the previous census in 2011.

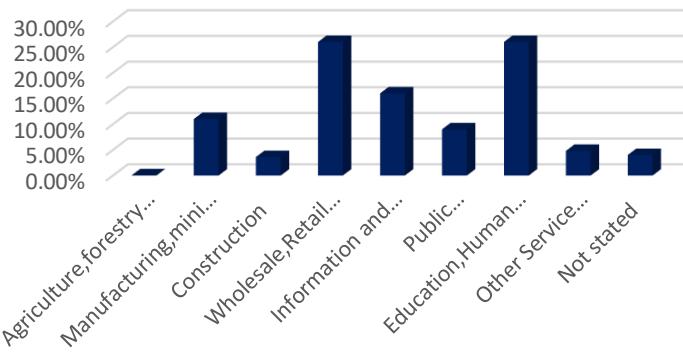


### Number of Families living in the LAP area



### Employment

#### Employment Sectors



The 2016 Census of Population indicates the total number of persons employed in Tallaght is 17,995.<sup>4</sup> By far the most significant employment sectors are education and health, followed closely by retail, information technology and finance.

#### 4.2.2 Human Health

Human health can be determined by social, environmental and economic factors, among others. Human health may be impacted upon in a variety of ways and by a number of environmental receptors such as water, biodiversity, climate, flooding, air and major accidents, etc. The exposure to contaminants or pollutants can have serious implications for human health. Potential impacts on population and human health include inadequate water and wastewater and waste infrastructure, contamination of soils, excessive noise, flooding and poor air quality in areas where there are large volumes of traffic.

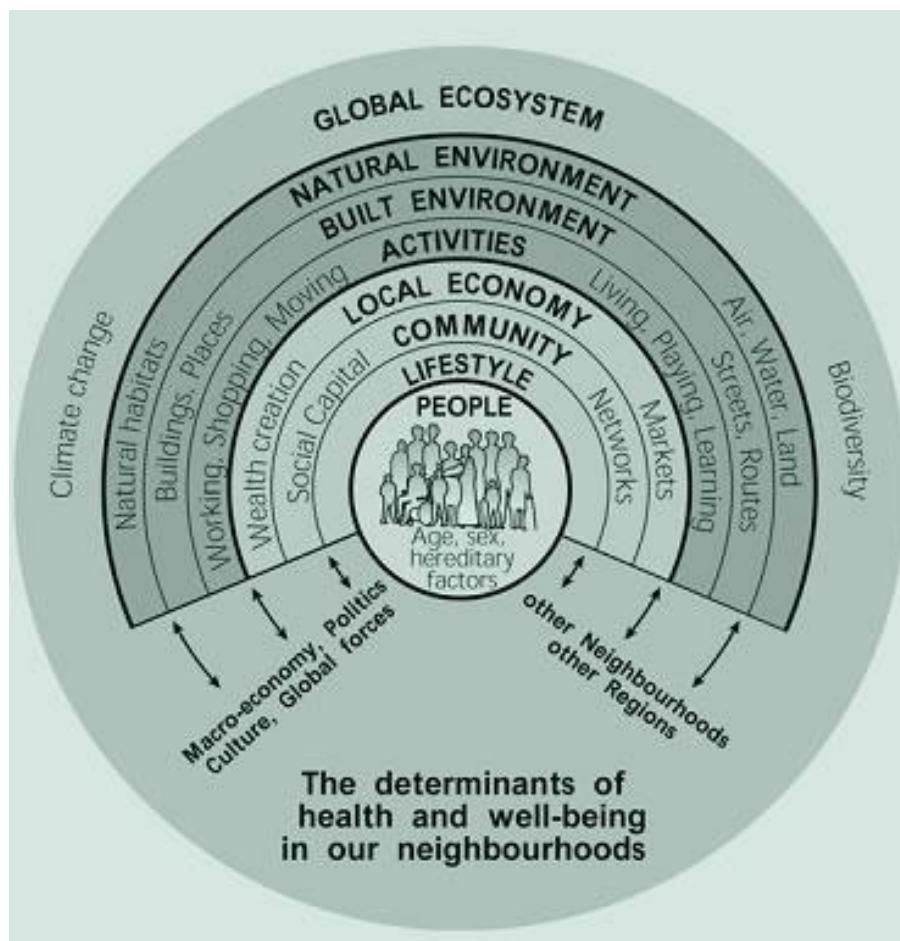
The Institute of Public Health states:

<sup>4</sup> Insert footnote: extracted from CSO 2016 (daytime population figures).

*'Where people live affects their health. There are a number of elements of the living environment that influence health including the built environment, travel choices and the communities in which people live. The design, maintenance and location of buildings influence health. Similarly, public spaces and transport networks can facilitate health by providing opportunities for physical activity, social interaction and access to social goods'.*

Disadvantaged people are more likely to live in poor quality built environments and have limited access to transport and local amenities supporting healthy choices. Figure 4 below identifies key factors that contribute to human health. This is followed by a summary of the key environmental factors that can effect human health as identified through the SEA Scoping process.

**Figure 2 the determinants of health and well being<sup>5</sup>**



### Human Health and Noise

Environmental noise is treated in a different way to noise nuisance. A nuisance noise is something that occurs from time to time and is not usually considered to be a feature of life in the local area. For example, a noisy dog or late night parties are short term occurrences. Even if they happen regularly, they are not caused by any long term activities and so they

<sup>5</sup> The determinants of health and well-being (Barton & Grant 2006)

are thought of as nuisance noise. Environmental noise is from long term or permanent sources, like major transport routes and factories. Noise from these sources has a different effect on people and is managed in a different way. The Environmental Noise Directive was written into Irish law in 2006, through the Environmental Noise Regulations (Statutory Instrument No. 140 of 2006). This law relates to the assessment and management of environmental noise. They provide for a common approach intended to avoid, prevent or reduce the harmful effects, including annoyance, due to exposure to environmental noise. These regulations do not apply to nuisance noise which can be dealt with under the Environmental Protection Agency Act.

Noise Action Plans are required under the Environmental Noise Directive (EU 2002/49/EC) transposed in to Irish law by SI 140 of 2006. South Dublin in conjunction with the other three Dublin local authorities have prepared a plan for 2013-2018 and establishes the measures that the councils intend to take to manage environmental noise exposure. The plan also contains an assessment of possible noise hotspots throughout the area.

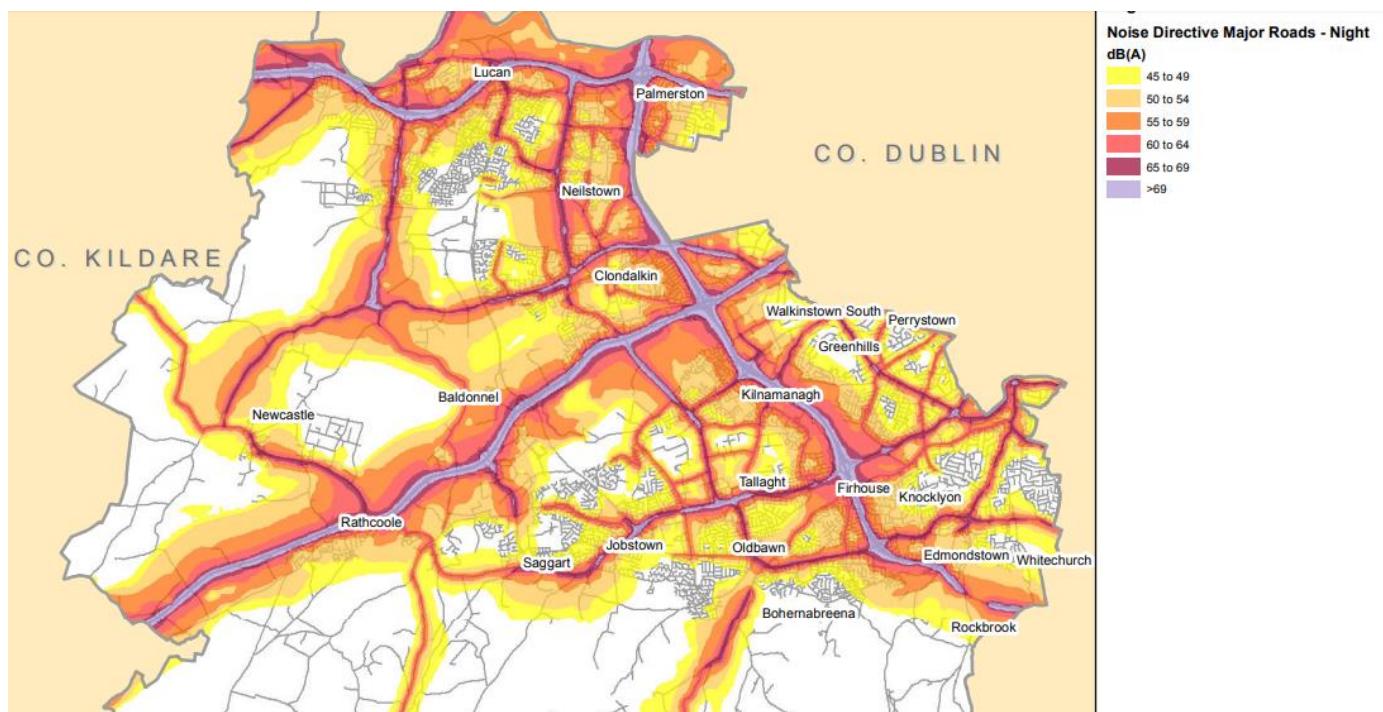
In the context of the LAP, existing roads operate as the greatest noise generators.

Thresholds for desirable low and undesirable high sound levels in the Noise Action Plan are as follows:

- Desirable Low Sound levels • < 50 dB(A) Lnight • < 55 dB(A) Lday
- Undesirable High Sound levels • > 55 dB(A) Lnight • > 70 dB(A) Lday

The map below shows noise mapping for major roads in South Dublin; the deeper colours (purple to orange) representing undesirable sound levels for nighttime (greater than 55db). As the map shows the N81, M50 and regional roads R113 and R819 all exceed desirable sound levels for nighttime. The 24 hour mapping for major roads reinforced this finding.

**Figure 3 Night Time Levels Major Roads**



Within the plan area, there are 2 noise monitoring locations:

1. County Hall. Environmental noise here is from urban traffic in and around Belgard Square and the N81 road nearby.
2. Tallaght Leisure Centre: Traffic noise here comes from the N81 and R136 routes.

The noise monitoring at County Hall regularly exceeds the 55db/day desirable day levels.

The lowest level recorded for February was 67.2db (Sunday 4<sup>th</sup> Feb 2018) and highest to date is 71.7db (Wed 14<sup>th</sup> Feb). The noise levels here peak around 7-8am and 1-2pm.

The second location is Tallaght Leisure Centre which generally records slightly lower levels, with a high to date of 62.3 (Friday 3<sup>rd</sup> Feb 2018) and high of 66.4db (Tuesday 14<sup>th</sup> Feb).

The location of new residential properties, mixed residential/commercial use buildings or noise sensitive premises such as schools or hospitals, adjacent to existing roads, railways, airports, industry or recreational activities can result in significant noise management issues. Noise sensitive locations such as those above have particular requirements for low level noise environments in order to be able to function effectively. A high standard of insulation can be applied to improve noise attenuation in these buildings but this measure is rendered relatively ineffective when windows are opened. It also does not protect the external environment around the noise sensitive location from community/environmental noise.

### **Human Health and Air Quality**

The Air Framework Directive 96/62/EC (CEC, 1996) details how ambient air quality should be monitored assessed and managed. This Directive requires that member states divide their territory into zones for the assessment and management of air quality. South Dublin as part of the Dublin City agglomeration is designated as a Zone A.

The Air Quality Index of health<sup>6</sup> is based on hourly monitoring data from sites around Ireland and is based on measurements of five air pollutants all of which can harm health. The five pollutants are:

- Ozone gas
- Nitrogen dioxide gas
- Sulphur dioxide gas
- PM2.5 particles and
- PM10 particle

South Dublin is located within the 'Dublin City' region and achieved an air quality rating of '3 – Good' on 2<sup>nd</sup> March 2018.

The Air Pollution Regulations (2012) were signed into law by the Minister for Environment, Community and Local Government on 31st August 2012. One of the key elements of the regulations has been the designation of new towns as smokeless zones and the expansion of

---

<sup>6</sup> <http://www.epa.ie/air/quality/>

the ban areas in towns that were previously covered under the old regulations. All of the four local authorities in Dublin have a ban on the sale, marketing, distribution and burning of specified fuel i.e. only smokeless fuel allowed

The EPA State of the Environment Report (2016) has further highlighted the role of environmental quality and health and in turn has highlighted the adoption of the newer more stringent World Health Organization guideline values for air quality. The Clean Air Policy Package (EC 2014) involves a move to tackling air emissions at source with potentially tighter air quality standards from 2020 onwards<sup>7</sup>.

### **Radon**

The greatest health risk from radiation in Ireland is caused by radon. It accounts for more than half of the total radiation dose received by the Irish population. As a known carcinogen, in the same category as tobacco smoke and asbestos it is a cause of lung cancer. Up to 250 cases of lung cancer in Ireland every year can be linked to radon. These lung cancer cases are principally associated with exposure to radon in the home, but exposure in the workplace is also a contributor. In the workplace, the employer must protect the health of workers from this identifiable risk.

Radon is only a problem if it is ignored and some simple, inexpensive and straightforward solutions are available to reduce excessive levels both in the workplace and in the home. The EPA Radon map shows that the Tallaght Town Centre LAP is situated within a 10kmgrid square in which between one to five and five and ten per cent of the homes are estimated to be above the Reference Level for Radon.

#### **4.2.3 Existing issues Population and human health.**

- Provision of community facilities, public open space, housing and design;
- Transport Network and Public Transport;
- Environmental Health relating to noise and air quality in particular.

The SEA ER of the SDCDP 2016-2022 identifies traffic emissions as the main area of concern in relation to air pollution; and this is also reflected in the Noise Mapping undertaken as part of the Dublin Agglomeration Action Plan that indicated traffic congestion and movement were the issues of concern regarding noise pollution.

As the noise maps show, much of the LAP area is subject to ongoing high sound levels and these can have long term negative effects on populations and human health.

#### **4.4.3 Biodiversity, Flora and Fauna**

Much of the LAP lands can be classified as Built Land and Artificial Surfaces. In turn, this makes the areas of open space and water courses potentially important as green corridors and stepping stones for biodiversity.

---

<sup>7</sup> SEA ER of draft National Mitigation Plan , 2017.

As part of the LAP preparation process, a Phase I habitat survey was undertaken of the existing public open space within the LAP boundary and potential open green spaces within 5km of the LAP boundary was mapped to assist with identifying potential areas for ecological corridors and enhancement.

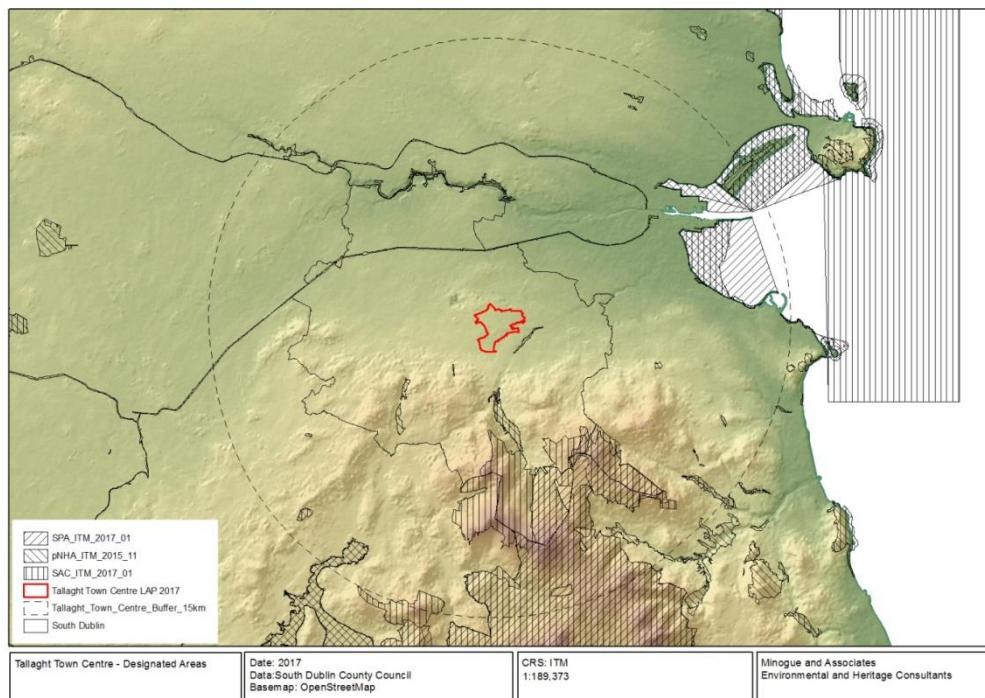
#### 4.3.1 Designated Nature Conservation Areas

The lands occurring within the LAP are not subject to any statutory conservation designations. Table 2 lists all designated nature conservation areas (European Sites) occurring within a 15 km radius of the LAP. These designated areas are illustrated in the following figures. The nearest conservation area to the LAP is the Glensamole Valley SAC and pNHA approximately 2km south of the LAP as the crow flies.

**Table 4: Designated Nature Conservation Areas within 15km of the proposed site**

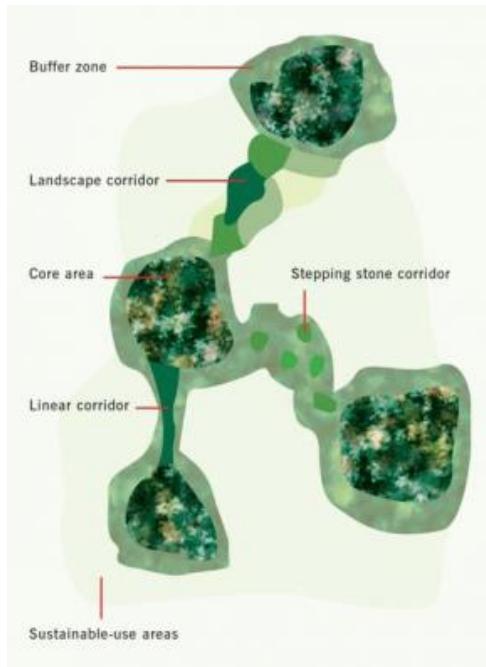
<b>206</b>	<b>North Dublin Bay SAC &amp; pNHA</b>	<b>13.12</b>
<b>210</b>	South Dublin Bay SAC	9.72
<b>397</b>	Red Bog, Kildare SAC & pNHA	13.16
<b>725</b>	Knocksink Wood SAC	12.28
<b>1209</b>	Glenasmole Valley SAC	2.02
<b>1398</b>	Rye Water Valley/Carton SAC & pNHA	10.07
<b>2122</b>	Wicklow Mountains SAC &SPA	4.38
<b>2122</b>	Wicklow Mountains SAC	6.78

**Figure 4 Nature Conservation Sites within 15km of Tallaght Town Centre LAP**



### 4.3.2 Ecological Corridors and Stepping Stones

As natural habitats become more fragmented as a result of human activity, habitat patches and corridors within a landscape mosaic become increasingly important for species to allow movement between populations, Figure 7 below presents an overview of the landscape mosaic with stepping stones and corridors.



**Figure 5 Landscape mosaic with stepping stones, corridors and core areas<sup>8</sup>**

Within the plan area, ecological corridors can include in particular, roadside grassy verges and streams and other waterbodies. Whilst hedgerows are not a feature of the LAP area, treelines can also function as locally important corridors for a number of species. Hedgerows are also particularly important for facilitating movement through the landscape for flying insects including butterflies, and bees. Stepping stones relate to small pockets of habitat can be used by species to shelter, rest or food provision. They can play an important role in facilitating longer distanced dispersal as well as refuges for species to breed in<sup>9</sup>. These can provide important links between larger protected areas and corridors, in this context, this could include small areas of wet grassland, ponds, meadow grassland habitats, and treelines.

As stated above, the dominant landuse is urban lands comprising built lands and artificial surfaces. Within the LAP boundary, open space and parkland, as well as a tributary of the River Dodder are the most important habitats locally. Some of these, such as the mature trees and parkland associated with St Mary's Priory and St Maelruain's Church in the old village are important local habitats. Figure 8 presents the open space lands within and close to the LAP boundary and Figure 9 shows the potential ecological corridors associated

<sup>8</sup> (source: <http://www.sicirec.org/definitions/corridors>)

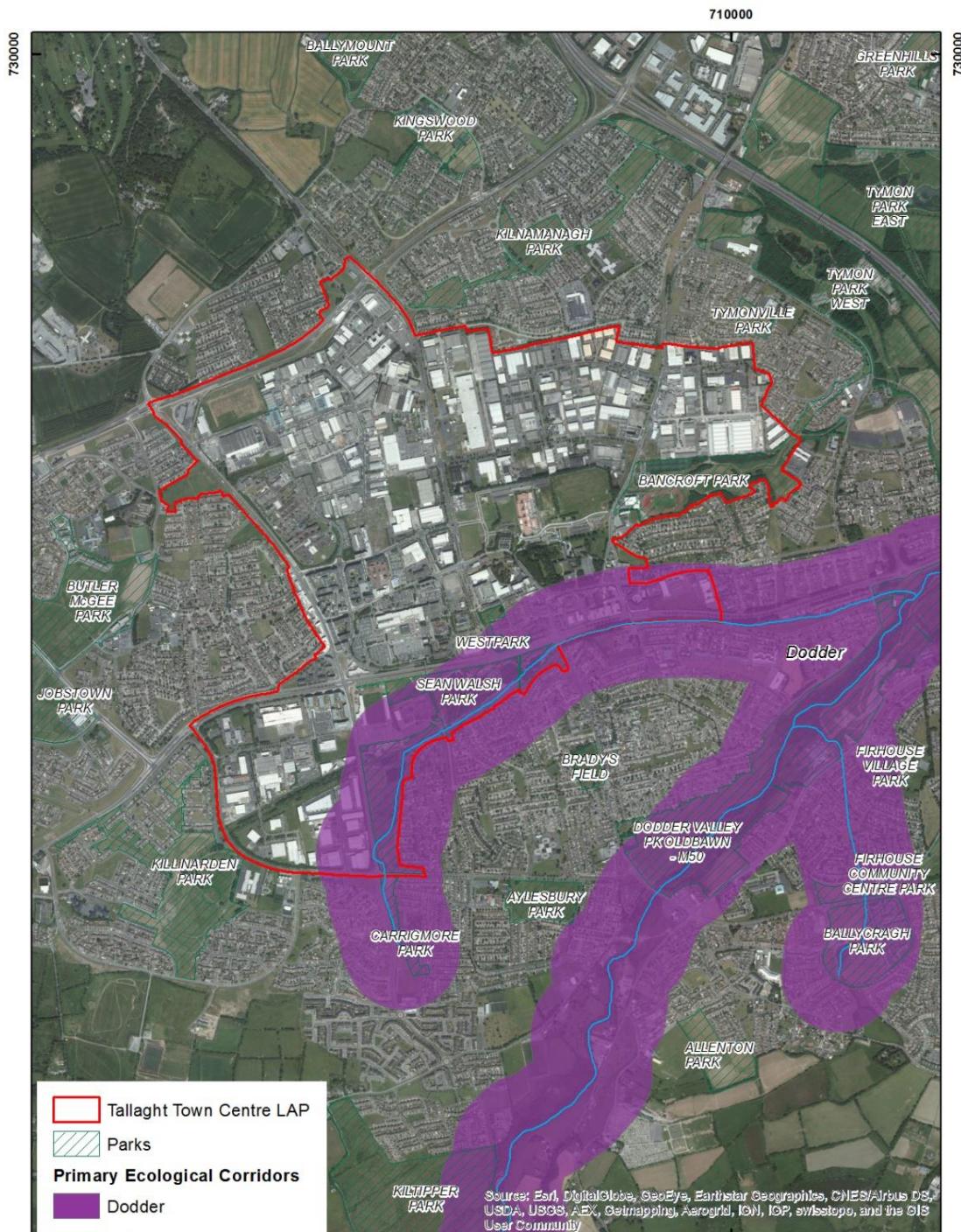
<sup>9</sup> "Science for Environment Policy": European Commission DG Environment News Alert Service, edited by SCU, The University of the West of England, Bristol.

with the plan area. The River Dodder to the south and the more rural/agricultural landscape south and Dublin hills represent important habitats. The lands west of the LAP also comprise more open space that may offer means to enhance ecological connectivity over the lifetime of the plan. Figures 10 and 11 show the habitat surveys for Sean Walsh Memorial Park and Bancroft Park in summer 2018.

**Figure 6 Open areas and Parks within and adjacent to the LAP boundary.**



Figure 7 Primary Ecological Corridor Tallaght



Tallaght LAP - Primary Ecological Corridors in South Dublin

Date: 2017  
Data: South Dublin County Council

CRS: ITM  
1:20,000

Minogue and Associates  
Environmental and Heritage Consultants

**Figure 8 Phase 1 Habitat survey of Sean Walsh Memorial Park**



**Figure 9 Phase 1 Habitat Survey Bancroft Park**



#### **4.3.3 Green Infrastructure**

Aligned closely to the above section on ecological corridors is the Green Infrastructure for the LAP. Research on urban design and form<sup>10</sup> prepared as part of the LAP preparation has also focused on Green Infrastructure with the following hubs identified:

- Priory/ITT, Bankcroft Park and Sean Walsh Park.
- The covered reservoir in Cookstown is a notable but unused component.
- The hubs are poorly connected.
- The corridors are mostly discontinuous.
- The most notable corridors are along the watercourse (Whitestown Stream, which traverses Sean Walsh Park and joins the Dodder and Tymon River which is present at ITT and flows east through Bankcroft Park).
- There are significant, larger scale GI elements surrounding the plan area including Dodder Riverbank Park and Tymon Park, and extensive poor quality open spaces in surrounding residential developments.
- The GI in Tallaght sits with the larger County landscape structure context and the Dublin Mountains.
- Smaller scale, incidental open spaces are included in surrounding residential areas.

#### **4.3.4 Species recorded within the LAP area**

A desktop review of the 2km grid most central to the LAP area was undertaken using the Biodiversity Ireland records. Mammal species recorded include Daubentons Bat, red fox and rabbit. All wild birds are protected under the Wildlife Acts 1976-2012, although some have an open season under the Wildlife Acts allowing them to be hunted. The table below lists the bird species of conservation concern recorded in the 2km grid as shown below:

---

<sup>10</sup> Peer review of Tallaght LAP, Stage 3 report, Loci Consultants, 2017.

Figure 10 2km Grid Search National Biodiversity Centre

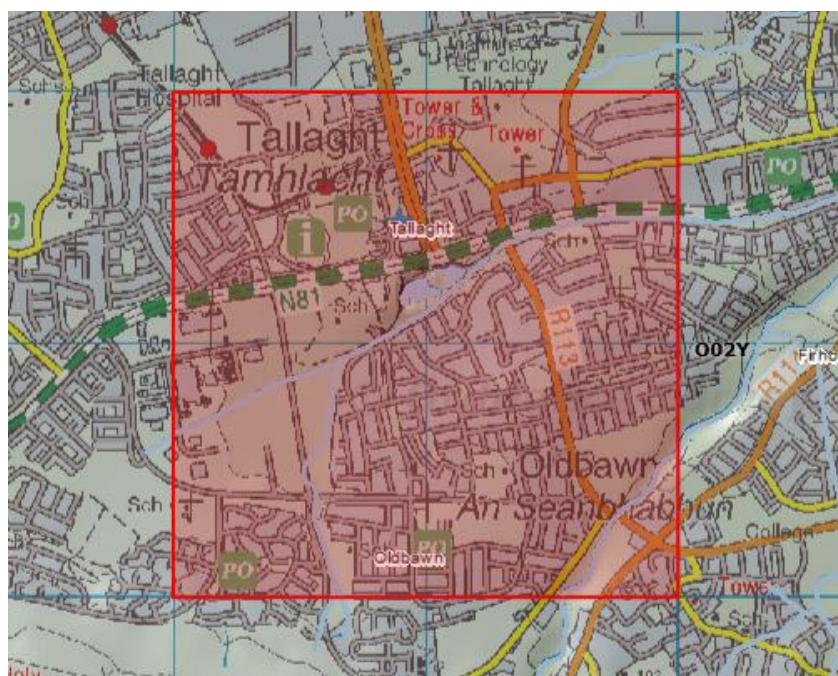


Table 5 Bird Species of Conservation Concern recorded in 2km Grid Square O027 (Biodiversity Ireland database accessed on 05.03.2018).

Latin Name	Common Name	Count	Survey Dates	Survey	Status
<b>Alcedo atthis</b>	Common Kingfisher	1	31/12/2011	Bird Atlas 2007 - 2011	Protected Species: Wildlife Acts    Protected Species: EU Birds Directive >> Annex I Bird Species    Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Amber List
<b>Anas crecca</b>	Eurasian Teal	1	31/12/2011	Bird Atlas 2007 - 2011	Protected Species: Wildlife Acts    Protected Species: EU Birds Directive >> Annex II, Section I Bird Species    Protected Species: EU Birds Directive >> Annex III, Section II Bird Species    Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Amber List
<b>Aythya fuligula</b>	Tufted Duck	3	31/12/2011	Bird Atlas 2007 - 2011	Protected Species: Wildlife Acts    Protected Species: EU Birds Directive >> Annex II, Section I Bird Species    Protected Species: EU Birds Directive >> Annex III, Section II Bird Species

					Species    Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Amber List
<b>Carduelis cannabina</b>	Common Linnet	2	31/12/2011	Bird Atlas 2007 - 2011	Protected Species: Wildlife Acts    Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Amber List
<b>Columba livia</b>	Rock Pigeon	2	31/12/2011	Bird Atlas 2007 - 2011	Protected Species: Wildlife Acts    Protected Species: EU Birds Directive >> Annex II, Section I Bird Species
<b>Columba palumbus</b>	Common Wood Pigeon	5	08/07/2015	Birds of Ireland	Protected Species: Wildlife Acts    Protected Species: EU Birds Directive >> Annex II, Section I Bird Species    Protected Species: EU Birds Directive >> Annex III, Section I Bird Species
<b>Cygnus olor</b>	Mute Swan	4	03/12/2016	Birds of Ireland	Protected Species: Wildlife Acts    Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Amber List

<b><i>Delichon urbicum</i></b>	House Martin	1	31/12/2011	Bird Atlas 2007 - 2011	Protected Species: Wildlife Acts    Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Amber List
<b><i>Egretta garzetta</i></b>	Little Egret	1	31/12/2011	Bird Atlas 2007 - 2011	Protected Species: Wildlife Acts    Protected Species: EU Birds Directive >> Annex I Bird Species
<b><i>Falco tinnunculus</i></b>	Common Kestrel	1	31/12/2011	Bird Atlas 2007 - 2011	Protected Species: Wildlife Acts    Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Amber List
<b><i>Fulica atra</i></b>	Common Coot	3	31/12/2011	Bird Atlas 2007 - 2011	Protected Species: Wildlife Acts    Protected Species: EU Birds Directive >> Annex II, Section I Bird Species    Protected Species: EU Birds Directive >> Annex III, Section II Bird Species    Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Amber List

<b>Gallinago gallinago</b>	Common Snipe	1	31/12/2011	Bird Atlas 2007 - 2011	Protected Species: Wildlife Acts    Protected Species: EU Birds Directive >> Annex II, Section I Bird Species    Protected Species: EU Birds Directive >> Annex III, Section III Bird Species    Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Amber List
<b>Larus argentatus</b>	Herring Gull	2	31/12/2011	Bird Atlas 2007 - 2011	Protected Species: Wildlife Acts    Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Red List
<b>Larus canus</b>	Mew Gull	1	31/12/2011	Bird Atlas 2007 - 2011	Protected Species: Wildlife Acts    Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Amber List
<b>Larus fuscus</b>	Lesser Black-backed Gull	1	31/12/2011	Bird Atlas 2007 - 2011	Protected Species: Wildlife Acts    Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Amber List

<b>Larus ridibundus</b>	Black-headed Gull	2	31/12/2011	Bird Atlas 2007 - 2011	Protected Species: Wildlife Acts    Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Red List
<b>Passer domesticus</b>	House Sparrow	5	28/04/2016	Birds of Ireland	Protected Species: Wildlife Acts    Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Amber List
<b>Scolopax rusticola</b>	Eurasian Woodcock	1	31/12/2011	Bird Atlas 2007 - 2011	Protected Species: Wildlife Acts    Protected Species: EU Birds Directive >> Annex II, Section I Bird Species    Protected Species: EU Birds Directive >> Annex III, Section III Bird Species    Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Amber List
<b>Sturnus vulgaris</b>	Common Starling	6	19/10/2015	Birds of Ireland	Protected Species: Wildlife Acts    Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Amber List
<b>Tachybaptus ruficollis</b>	Little Grebe	3	31/12/2011	Bird Atlas 2007 - 2011	Protected Species: Wildlife Acts    Threatened

<b>Vanellus vanellus</b>	Northern Lapwing	1	31/12/2011	Bird Atlas 2007 - 2011	Species: Birds of Conservation Concern >> Birds of Conservation Concern - Amber List  Protected Species: Wildlife Acts    Protected Species: EU Birds Directive >> Annex II, Section II Bird Species    Threatened Species: Birds of Conservation Concern >> Birds of Conservation Concern - Red List
--------------------------	------------------	---	------------	------------------------	--

#### **4.3.5 Existing issues Biodiversity, Flora and Fauna.**

Key issues relate to the following:

- Enhancing existing ecological resources
- Promoting and facilitating ecological connectivity
- Enhancing ecological considerations within the urban realm

## **4.4 Water Resources including surface water management and flood risk**

Water resources and their quality have a clear interaction and impacts with other environmental parameters, therefore its protection and enhancement is of particular importance.

### **4.4.1 Water Framework Directive**

The Water Framework Directive (WFD) is a key initiative aimed at improving water quality throughout the EU. It applies to rivers, lakes, groundwater, estuarine and coastal waters. The Directive requires an integrated approach to managing water quality on a river basin basis; with the aim of maintaining and improving water quality. The WFD identifies River Basin Districts as the key management units with clearly defined water bodies forming the basis for assessment reporting and management. The first cycle of RBD management plans were from 2009 to 2015. For the second cycle the Eastern, South Eastern, South Western, Western and Shannon River Basin Districts have been merged to form one national River Basin District.

The most recent data for the new plans being prepared is from the catchments.ie website. A catchment is an area where water is collected by the natural landscape and flows from source through river, lakes and groundwater to the sea. The LAP lands are situated within the Liffey and Dublin Bay Catchment (code: 09). The area of this catchment covers 1,624,42km<sup>2</sup> and supports a total population density of 777 people per km<sup>2</sup>.

### **4.4.2 Surface Water**

The subject lands are located within the Liffey and Dublin Bay catchment and the Dodder sub-catchment (code SC 010). According to the EPA's online Map Viewer, the nearest known rivers are the Dodder River which runs southeast of the Plan area; a tributary of the Dodder (Whitestown stream-no data ) runs through the Sean Walsh Memorial Park.

The River Poddle runs north of the plan area and is unassigned on the catchments.ie website, with no recent data available for this river.

Surface water status is classified under the WFD from 'high' to 'bad' status. In measuring this status both ecological and chemical parameters are measured and the overall status is determined by the lower threshold achieved for both ecological and chemical parameters.

The latest information from the catchments.ie website shows the overall WFD status of the River Dodder to be Moderate (Q3-4)

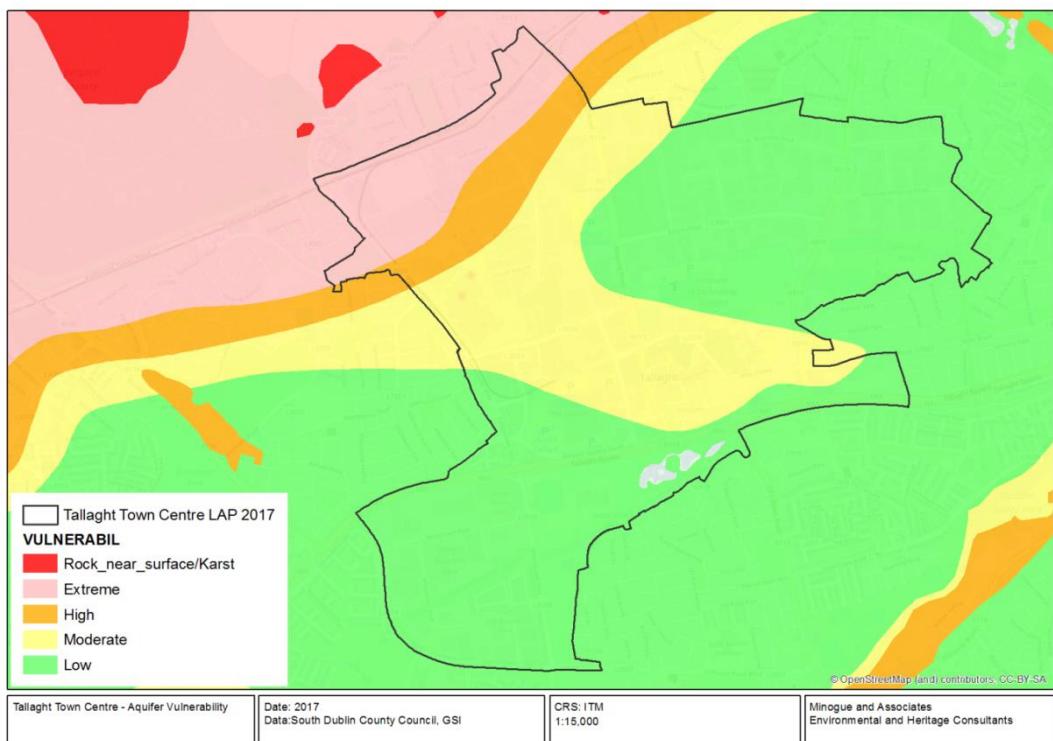
The River Dodder is classified as being of 'Moderate (Q3-4) as it runs through the sub-catchment and enters the Liffey and Dublin Bay catchment at Ringsend, Dublin City. The estuary as a transitional waterbody under the WFD is classified as moderate (Q3-4). The coastal waterbody of Dublin Bay is regarded as 'Unpolluted'. As such, there have been no breaches of the EPA's threshold values for nutrient enrichment, accelerated plant growth, or disturbance of the level of dissolved oxygen normally present under the EPA's "Trophic Status Assessment Scheme" classification (EPA 2010).The figure below presents water quality for surface waters around the LAP area.

#### 4.4.3 Groundwater

Groundwater is a further significant resource and refers to water stored underground in saturated rock, sand, gravel, and soil. Surface and groundwater functions are closely related and form part of the hydrological cycle. The protection of groundwater from land uses is a critical consideration and groundwater vulnerability is becoming an important management tool. The entire island of Ireland has been designated as a Protected Area for Groundwater under the WFD. Groundwater is important as a drinking water supply as well as the supply to surface waters. In addition, groundwater supplies surface waters. Groundwater is exposed to higher concentrations of pollutants that are retained in the layers of rock and soil. The exposure to pollutants lasts much longer as groundwater moves at a slower pace through the aquifer. The quality of our drinking water supply, fisheries and terrestrial based habitats is intrinsically linked with groundwater quality. The Geological Survey of Ireland (GSI) aquifer categories are based on their vulnerability to pollution, i.e. the ease at which it can enter the subsurface layers. The classification of extreme or high vulnerability means that the groundwater in these areas is very vulnerable to contamination due to hydrogeological and soil factors.

The Geological Survey of Ireland's Groundwater Vulnerability Mapping shows the groundwater vulnerability for the area of the LAP within a catchment where groundwater vulnerability is considered Low to moderate for much of the LAP Area; with an area in the northern part of the plan area identified as being of extreme vulnerability. The groundwater quality of the area is classified as good.

**Figure 11 Groundwater Vulnerability**



#### **4.4.4 Register of Protected Areas (RPA)**

Protected areas are areas that have been designated as needing special protection because of their particular importance for use as bathing waters, drinking water supply, growing and harvesting of shellfish, conserving sensitive habitats and species or because they are particularly affected by eutrophication due to excessive inputs of phosphorus and/or nitrogen. The River Liffey and Estuary are listed on the RPA for Nutrient Sensitive Waters. Nutrient Sensitive Areas comprise nitrate vulnerable zones designated under the Nitrates Directive (91/676/EEC) and areas designated as sensitive under the Urban Waste Water Treatment Directive (91/271/EEC).

#### **4.4.5 Flooding and Flood risk**

The Planning System and Flood Risk Management, Guidelines for Planning Authorities, 2009, issued by the DoEHLG and undertaken in conjunction with the OPW, requires Planning Authorities to prepare a Strategic Flood Risk Assessment (SFRA). The primary purpose of the SFRA is to determine flood risk within a particular geographical area. It should be noted the SFRA is an ever evolving document, which is to be reviewed and updated on a regular basis in the light of emerging information, flood data and an improved understanding of flood risk. Section 4.20 of the above Guidelines states:

*'Flood risk identification (Stage 1) to assess whether full flood risk assessment is required, should ideally be carried out in a manner that is integrated with the SEA process rather than constituting an additional and separate process. Any subsequent stages of flood risk assessment should also be carried out in a way that is integrated with the SEA process.'*

A Strategic Flood Risk Assessment (SFRA)<sup>11</sup> was prepared for the Draft Local Area Plan in accordance with the requirements of the DoEHLG and OPW Planning Guidelines, *The Planning System and Flood Risk Management*.

The latest Catchment Flood Risk Assessment and Management (CFRAM) maps available show fluvial flood zones within the LAP area.

#### **4.4.6 Existing issues – Water Resources**

Key issues include:

- Maintaining and enhancing water quality-both surface water and groundwater
- Ensuring no further deterioration in surface water
- Avoiding the spread of alien and invasive species
- Ensuring flood risk is fully considered and embedded in the LAP.
- The potential use of the Cookstown Reservoir (covered) as an amenity space.

Ensuring that water quality is maintained and enhanced is particularly important. Groundwater in South Dublin currently meets the standards of the WFD, however, it is noted in the Greater Dublin Strategic Drainage Study (GDSDS) that there is a likely possibility

of the groundwater in the urbanised northern section of the County being at risk from diffuse sources including inadequate urban sewerage systems and point sources including some contaminated land. This section of the County is classified as being ‘at significant risk’ of failing to achieve the WFDs objective of ‘Good’ water status by 2027.

## 4.5 Geology<sup>12</sup> and Soil

### 4.5.1 Geology

The northern half of South Dublin including the Tallaght LAP area, is formed of Carboniferous Limestone rocks deposited in a deep marine basin. These rocks were formed around 340 million years ago and are faulted against the older rocks along the base of the Dublin Mountains. The limestone deposited in this basin is a muddy limestone with few fossils, as it was generally a deeper water environment. This limestone underlies most of Dublin and is known as Calp limestone or ‘the Calp’. Over the past 2 million years the Ice Age had a big effect on the landscape, eroding the mountains, depositing glacial gravels in places and then rivers such as the Dodder and Liffey have been active in recent times, modifying the sediments at surface.

There are a number of Geological Heritage Sites close to the LAP area. The figure below shows such sites within 15km of the LAP boundary and the accompanying table provides a brief description of those sites closest to the LAP boundary.

**Table 6 Geological Heritage Sites closest to LAP boundary.**

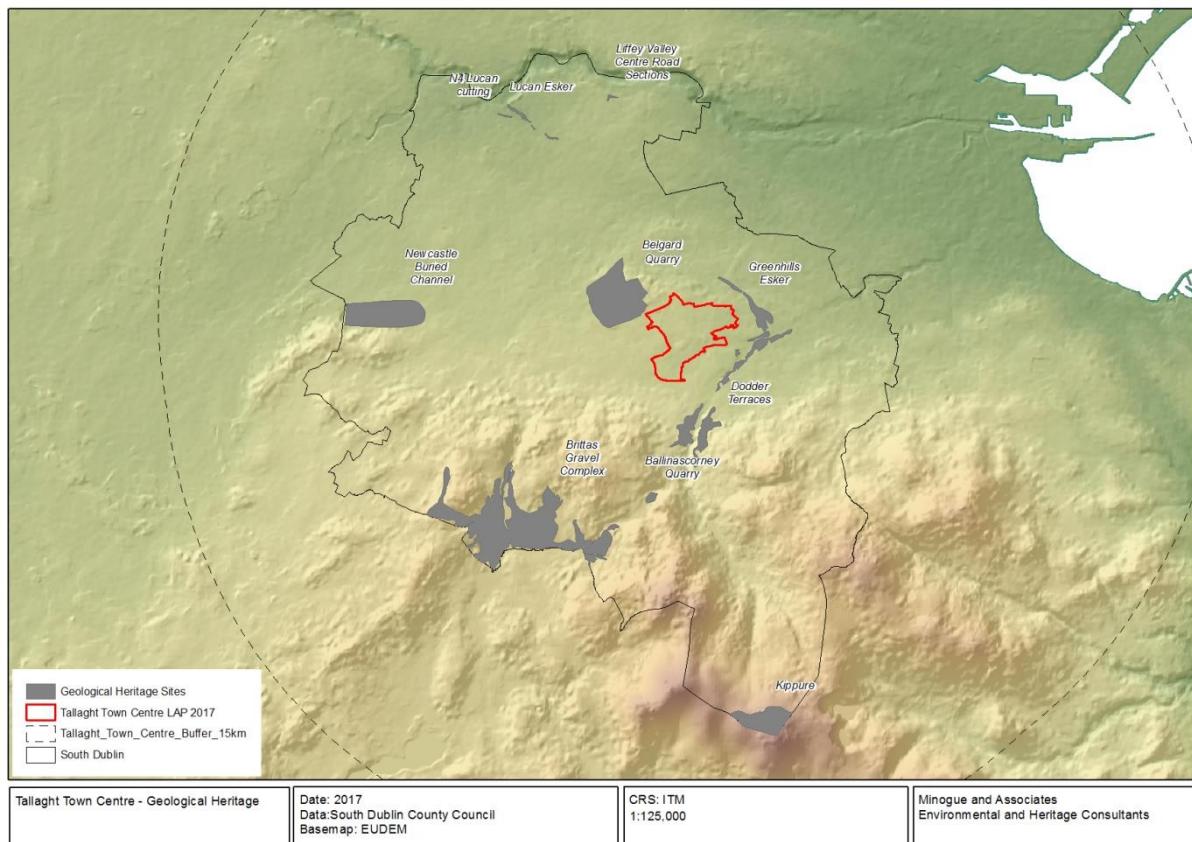
Name	Brief Description
Dodder Terraces	Flat-topped elevated terraces that formed river floodplain along the Dodder River during the last deglaciation
Greenhills Esker	Large ridge comprising sand and gravel
Belgard	Large working

<sup>12</sup> The Geological Heritage of South Dublin County. An audit of County Geological Sites in South Dublin County by Ronan Hennessy, Robert Meehan, Matthew Parkes, Vincent Gallagher and Sarah Gatley. GSI and SDCC 2014.

Quarry	quarry	-
	Carboniferous	
	limestone	
Ballinascorney Quarry	Large abandoned quarry	-
	Caledonian dolerite & Ordovician siltstones	

---

**Figure 12 Geological Heritage Sites within 15km of LAP.**



#### 4.5.2 Soil

Soil can be considered as a non-renewable natural resource because it develops over very long timescales. It is an extremely complex, variable and living medium and performs many vital functions including: food and other biomass production, storage, filtration and transformation of many substances including water, carbon, and nitrogen. Soil has a role as a habitat and gene pool, serves as a platform for human activities, landscape and heritage and acts as a provider of raw materials. Such functions of soil are worthy of protection because of their socio-economic as well as environmental importance. Soils in any area are the result of the interaction of various factors, such as parent material, climate, vegetation and human action.

There is no overarching soil legislation in place currently, however the 7<sup>th</sup> Environment Action Programme (EAP) recognises the challenge of soil degradation and provides by 2020 that land be managed sustainably with soil adequately protected.

Whilst much of the LAP lands are classified as urban according to the Teagasc soil map, reflecting the built up character of much of the LAP, the remaining soils are identified in the luvisol group; these are soils with clay enriched subsoil and classified as the Elton Subseries of soils, defined by fine loamy drift with limestones.

#### **4.5.3 Existing issues – Geology and Soil**

- Maintaining and enhancing soil function and its carbon storage role where possible.
- Retention of areas of greenfield in terms of open space, green infrastructure and biodiversity considerations.
- Addressing potential historical landuses around Cookstown

Because of the complex interrelationship between water, air and soil, declining soil quality can contribute to negative or declining water or air quality and function.

#### **4.6 Climatic Factors and climate change**

The context for addressing climate change and energy issues in South Dublin County, are set within a hierarchy of EU and National Legislation and Policy. At a European level these directives include, the EU Climate and Energy Package 2008, EU Renewables Directive 2009/28/EC and EU Energy Efficiency Directive 2012/27/EU.

The EU Climate Change and Energy Package 2008 resulted in the 2020 EU wide '20-20-20' energy targets as follows:

- a 20% reduction in EU greenhouse gas emissions from 1990 levels; raising the share of EU energy consumption produced from renewable resources to 20%; and
- a 20% improvement in the EU's energy efficiency.

Under the EU Energy Efficiency Directive 2009/28/EC, each Member State has been assigned a legally binding individual renewable energy target. The Directive's target for Ireland is that 16% of the national gross final consumption of energy will comprise renewable energy sources by 2020, across the electricity, heat and transport sectors.

The Climate Change and Low Carbon Development Act 2015 now provides a statutory, overarching basis for climate change in Ireland. It provides structures to transition to a low carbon economy through the following:

- a national mitigation plan (to lower Ireland's level of greenhouse emissions);
- a national adaptation framework (to provide for responses to changes caused).

#### **4.6.1 Dublin Climate Change Action Plans 2019-2024**

For the first time, Dublin's four local authorities have joined together to develop Climate Change Action Plans as a collaborative response to the impact that climate change is having, and will continue to have, on the Dublin Region and its citizens. While each plan is unique to its functional area, they are unified in their approach to climate change adaptation and mitigation, and their commitment to lead by example in tackling this global issue.

These CCAPs follow on from the publication of A Strategy for Climate Change Action Plans for the Dublin Local Authorities (DLAs), which was published in January 2017. The strategy used a structured approach that focused on seven key areas (Citizen Engagement, Planning, Energy, Transport, Water, Waste, and Ecosystems & Biodiversity), and set out how the DLAs

would develop the four climate change action plans. The action plans will be unique to each local authority area but synchronised in their methodology.

This plan concentrates on the two approaches required to tackle climate change. The first, mitigation, consists of actions that will reduce current and future GHG emissions; examples of these include reductions in energy use, switching to renewable energy sources and carbon sinks. The second approach, adaptation, consists of actions that will reduce the impacts that are already happening now from our changing climate and those that are projected to happen in the future.

The actions in the CCAP for South Dublin will be continually monitored and updated by a dedicated climate action team working across all Council departments. They will be assisted by the newly established Dublin Metropolitan Climate Action Regional Office, which will ensure that the overall plan is fully updated every five years to reflect latest policy, technology and climate-related impacts. The new office will work with Codema, as technical support and research partner, to ensure that the plans continue to be informed by national and international best practice.

The actions in the CCAP are presented around a number of themes as follows:

- Energy and Buildings
- Transport
- Flood Resilience
- Nature Based Solutions
- Resource Management.

Collectively, these collectively address the four targets of this plan, which are:

- A 33% improvement in the Council's energy efficiency by 2020
- A 40% reduction in the Council's greenhouse gas emissions by 2030
- To make Dublin a climate resilient region, by reducing the impacts of future climate change -related events
- To actively engage and inform citizens on climate change.

The SDCC Climate Change Action Plan 2019-2024 was approved in May 2019 by South Dublin County Council, these plans must be submitted to the government for approval by 30<sup>th</sup> September 2019.

#### **4.6.2 Transport Infrastructure:**

The Tallaght LAP has a range of transport provisions. For public transport these include the Luas Red Line and public bus routes. The M50 is located to the east from the town centre, and the N81 bisects the southern part of the LAP. Regional roads are generally orientated north south and include the R113 and R819 and the R838 (east-west orientation). Promoting

a modal shift in transport patterns, along with energy efficiency are key measures to assist in reducing Greenhouse Gas Emissions.

#### **4.6.3 Key Issues for consideration**

- Planning for and adapting to climate change.
- Sectoral policies can assist in this including transport and energy.
- Measures including carbon sequestration in existing soils and additional appropriate vegetation planting associated with green infrastructure and ecological corridors
- Implementing the actions in the South Dublin Climate Change Action Plan and wider regional actions.

#### **4.7 Material Assets**

The EPA SEA Process Draft Checklist (2008) defines material assets as the critical infrastructure essential for the functioning of society such as: electricity generation and distribution, water supply, wastewater treatment, transportation, etc. An overview is provided below.

##### **4.7.1 Transport**

###### **Public Transport**

The Tallaght LAP has a range of transport provisions. For public transport these include the Luas Red Line and public bus routes. The M50 is located to the east from the town centre, and the N81 bisects the southern part of the LAP. Regional roads are generally orientated north south and include the R113 and R819 and the R838 (east-west orientation).

The Tallaght Town Centre Movement Plan in conjunction with the National Transport Authority (NTA) also progressed a series of actions that aimed to provide physical measures on key streets and junctions within the Town Centre, to calm traffic, enhance pedestrian and cyclist safety and improve the urban setting and sense of place.

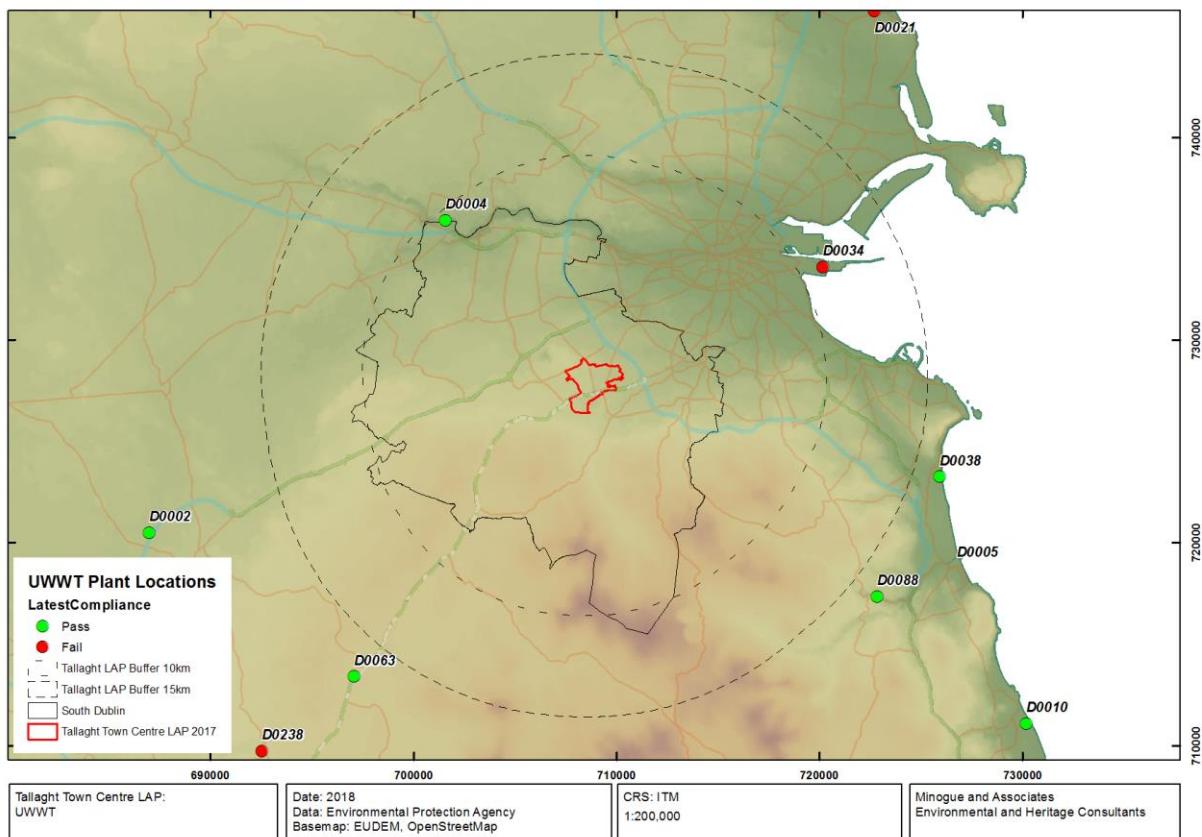
As part of the LAP review, an analysis of the existing transport provision is being undertaken, key points are as follows:

- There are numerous bus services converging on the Town Centre. Many serve the outlying areas of Tallaght.
- Bus services terminating in The Square include 56A, 75, 76 and 76A.
- Bus services connect Tallaght with Dublin City Centre, Dun Laoghaire, Chapelizod, Blanchardstown, City West, Kiltipper and Blessington.
- The LUAS Red Line connecting with Connolly Station/Docklands terminates at The Square (including Belgard, Cookstown, Hospital and Tallaght stops).
- LUAS services outbound from the City branch off for City West after Belgard Station
- Much of the area is theoretically within the walkband of LUAS, but lack of permeability due to inadequate route structure, means that much of this walkband is currently not available.

#### 4.7.2 Water Services

The treatment of wastewater is governed by the Urban Waste Water Treatment Directive (91/271/EEC) (amended by Directive 98/15/EEC) transposed into Irish law by the Urban Waste Water Treatment Regulations 2001 (SI 254 of 2001) and the Urban Waste Water Treatment (Amendment) Regulations 2004 (SI 440 of 2004). The Directive aims to protect the environment from the adverse effects of the wastewater discharges by ensuring that wastewater is appropriately treated before it is discharged to the environment. The treatment of wastewater is relevant to the Water Framework Directive which requires all public bodies to coordinate their policies and operations so as to maintain the good status of water bodies which are currently unpolluted and bring polluted water bodies up to good status by 2027.

**Figure 13 Urban Wastewater Treatment Facilities**



#### Wastewater

Almost all of the waste water in South Dublin is currently treated in Ringsend Wastewater Treatment Works which discharges into Dublin Bay. The treated waters are treated to a Tertiary standard, which is in compliance with the Urban Wastewater Treatment Directive. The quality of the discharged waters is within the requirements of the Urban Waste Water Treatment Directive.

The Greater Dublin Drainage Scheme will represent a significant wastewater infrastructure development for the Greater Dublin Regional area which will allow for an underground orbital sewer and two pumping stations, a new wastewater treatment plant at Clonshaugh

(in Fingal County) and an outfall pipe located 6km out to sea from Bald Doyle Bay. The planning application has been submitted to An Bord Pleanala accompanied by an Environmental Impact Statement (EIS) and Natura Impact Statement (NIS) in 2018, a determination is awaited.

## **Water**

Tallaght Town Centre LAP is located within the Greater Dublin Water Supply Area (GDWSA).

The GDWSA is served by 5 major water treatment plants, Ballymore Eustace, Srowland, Leixlip, Ballyboden and Vartry, and a number of smaller sources. The total capacity of current sources and treatment plants is 598ML/day and based on proposed capital investment between 2017 and 2021 the water available from existing sites will increase to 656ML/day. It is anticipated that Dublin will need a new major water source by 2025, based on projection of growth in the Greater Dublin Area. Irish Water is currently planning the development of a new major water source for the East and Midlands which will include supplying projected demand in the GDA water supply area. Irish Water is also currently implementing a major water conservation programme in order to maximise the availability of treated water from current sources.

### **4.7.3 Waste Management and IPPC**

The Regional Waste Management Plan 2015-2021 for the Eastern-Midlands Region encompasses the local authorities: Dublin City, Dún Laoghaire- Rathdown, Fingal, South Dublin, Kildare, Louth, Laois, Longford, Meath, Offaly, Westmeath and Wicklow. The regional plan provides the framework for waste management for the next six years and sets out a range of policies and actions in order to meet the specified mandatory and performance targets.

The Waste Framework Directive"(WFD) has incorporated previous separate directives that addressed waste oils and hazardous waste. Principles in relation to waste prevention, recycling, waste processing and the polluter pays principle are included within this Directive.

In 2014 the EC adopted a communication promoting the Circular Economy. The circular economy considers waste as a resource which in turn can be recirculated into systems that focus on maintaining, repairing, reusing, refurbishing and recycling materials.

Denmark, Sweden, Japan, Scotland and the Netherlands<sup>13</sup> are currently the most advanced countries in terms of embedding the circular economy into their waste management system. Key elements of the communication include:

- Increase recycling and preparing for municipal waste to 70% by 2030
- Increase recycling and preparing for reuse of packaging waste to 80% by 2030
- An aspiration to eliminate landfill by 2030

---

<sup>13</sup> <http://circulatenews.org/2015/04/an-introduction-to-circular-economy-in-scandinavia-sweden-and-denmark-leading-the-race-to-circularity/>

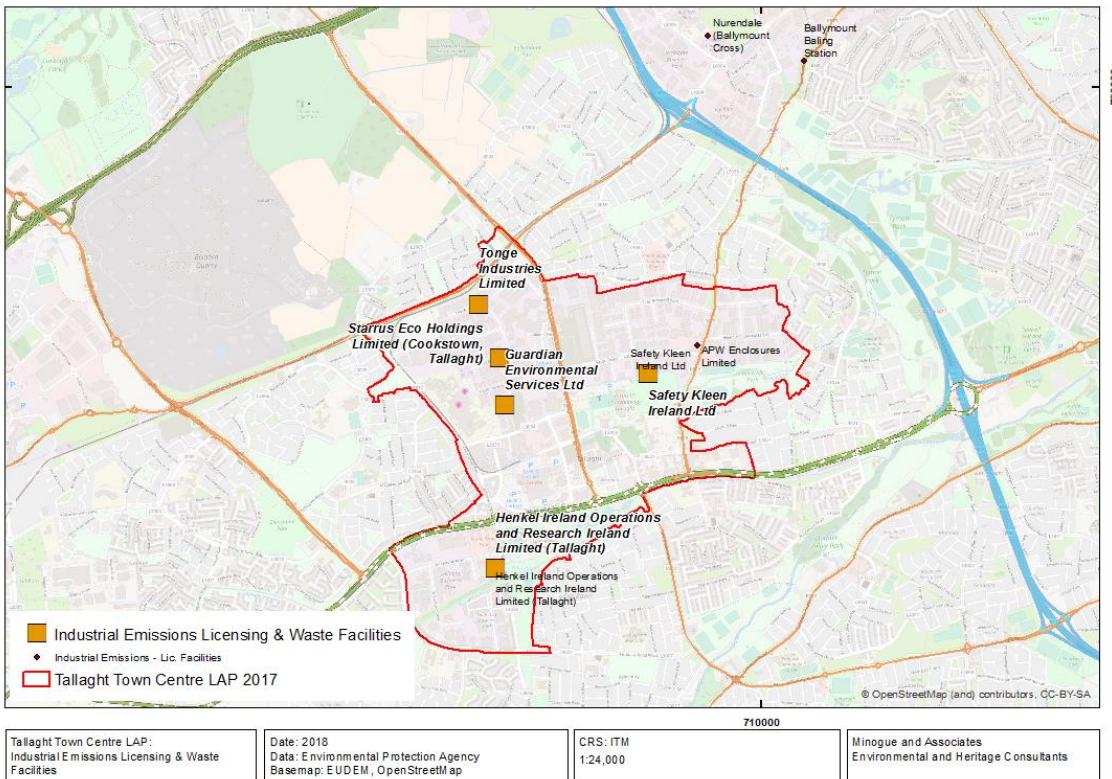
- Member states to be responsible for ensuring the separate collection of biowaste by 2025.
- Reduction of food waste by at least 30% by 2025.

Waste is baled at the SDCC Baling Station at Ballymount and is disposed of in the Council's engineered landfill at Arthurstown, Co. Kildare. In addition, South Dublin County Council will be committing a certain amount of waste to the thermal treatment plant in Ringsend within Dublin City Council's administrative area, the construction and use of which forms a part of the waste management strategy for the Greater Dublin Area. There are also a number of licensed waste facilities within the LAP area which operate under license from the EPA. The table below and Figure 16 shows more detail on these facilities.

**Table 7 Licensed Waste Facilities**

Name	Type	License
<b>Guardian Environmental Services</b>	Hazardous Waste Facilitie	W0122-01
<b>Starrus Eco Holding Limited Cookstown</b>	Waste Transfer	W0079-01
<b>Safety Kleen Ltd</b>	Hazardous Waste	W099-01
<b>Tonge Industries Ltd</b>	Integrated Waste Management Facility	W0239
<b>Henkell Ireland</b>		

**Figure 14 Licensed Waste Facilities and IPPC facilities within LAP Boundary**



#### 4.7.4 Key Issues for consideration

Transport considerations and integrated landuse as well as increasing permeability around the plan area are key issues for the LAP and SEA. Transport consultants have been appointed to provide support on local transport, traffic and public realm aspects of the project LAP.

Key issues to consider for material assets include:

- Planning and ensuring sufficient water services and capacity for the Tallaght LAP
- Encouraging sustainable use of resources
- Reducing reliance on private transport
- Workable alternatives to private transport and future public transport services and infrastructure in the area
- The future road layout in the areas
- Development standards affecting transport e.g. car parking

*Permeability and access to public transport.* A review of existing permeability around the LAP has been undertaken as part of the plan preparation. It shows current barriers to movement and areas which operate as movement enclaves.

- Much of the plan area performs poorly in terms of permeability. This has profound and negative implications for local mobility and mode of transport (i.e. pedestrians and cyclists).
- There are large enclaves providing limited options for access and connectivity.

- The edges of these enclaves lack route connections at any level (pedestrian, cycle, public transport or vehicular).
- In many instances the arterial and primary routes form effective barriers to pedestrian movement (e.g. N81), in others development has precluded linkages to adjoining areas (e.g., Broomhill and Greenhills Industrial Estates).
- The main industrial areas provide only basic levels of permeability.
- Barriers with adjoining residential areas are extensive.
- Permeability is being provided in more recent developments in the core area at and adjacent to the Square.

## 4.8 Cultural Assets – archaeology and built heritage

### 4.8.1 Archaeology

As a result of the introduction of Christianity in the fifth century AD, many monastic centres (now more recently termed ecclesiastical centres) and smaller church sites were established throughout the earlier part of this period. Many of the larger ecclesiastical settlements later developed into towns, although it is likely that at foundation they were not urban in character, and this characteristic probably developed over time as places increased in importance. Other features which indicate the relative importance of ecclesiastical sites include an enclosure or enclosures, a round tower, a high cross or other significant stone sculpture.

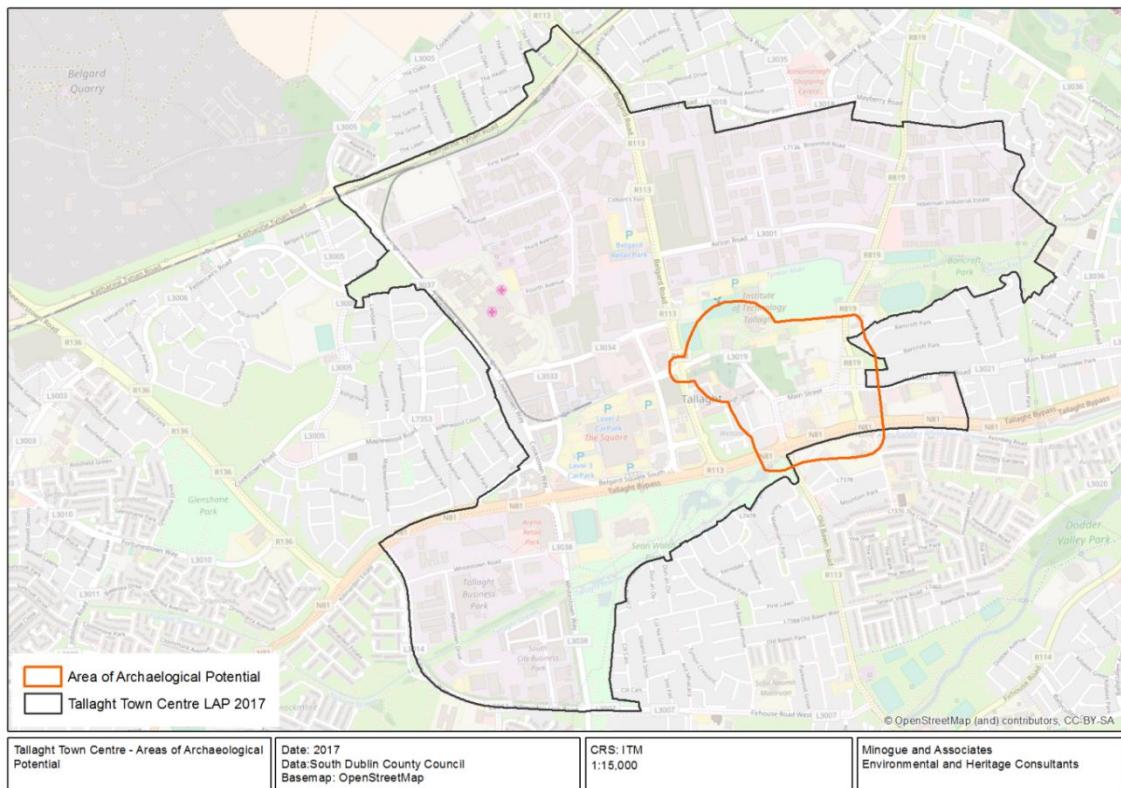
St Maelruain founded Tallaght in the eighth century, *c.769*<sup>14</sup> and Tallaght continued to be a place of settlement into the later medieval period (see below). Several medieval enclosures are retained in later walls or boundaries of graveyards as at Tallaght. It has been suggested that Kilnamanagh, to the northeast of Tallaght was itself an early monastery, Cell Manach Eascrach.<sup>15</sup> The following figures present the zone of archaeological potential in Tallaght and the sites and monuments records for the LAP area.

**Figure 15 Zone of Archaeological Potential**

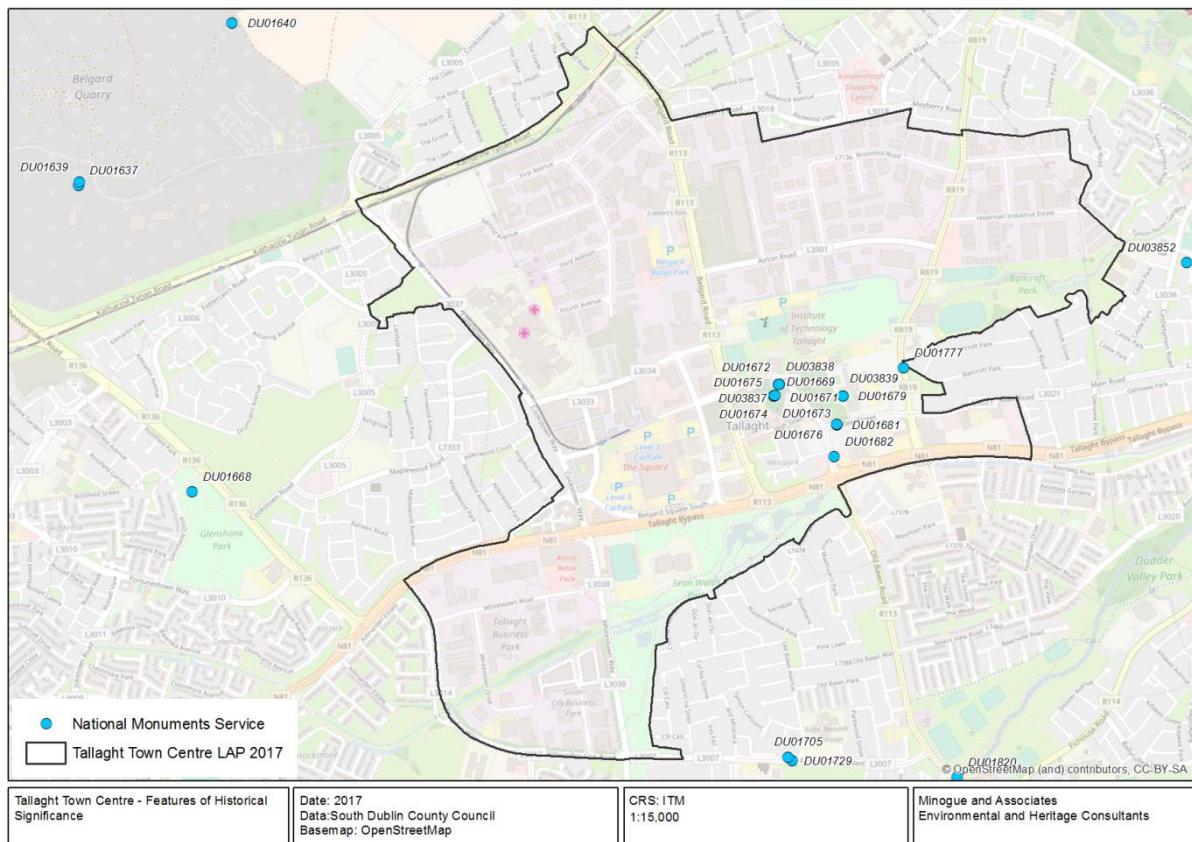
---

<sup>14</sup> See [www.southdublinhistory.ie/area.aspx?area=Tallaght](http://www.southdublinhistory.ie/area.aspx?area=Tallaght) with references.

<sup>15</sup> Ball 1905, 3, 2001.



**Figure 16 Sites and Monuments Record Tallaght LAP**



#### 4.8.2 Built Heritage

The Architectural Heritage (National Inventory) and Historic Monuments Act 1999 defined architectural heritage as being all '*structures and buildings together with their settings and attendant grounds, fixtures and fittings; groups of structures and buildings; and, sites which are of technical, historical, archaeological, artistic, cultural, scientific or social interest.*'

The Planning and Development Act 2000 (as amended), provides for a number of methods of preservation of such structures. These include the Record of Protected Structures (RPS) and the designation of Architectural Conservation Areas (ACA).

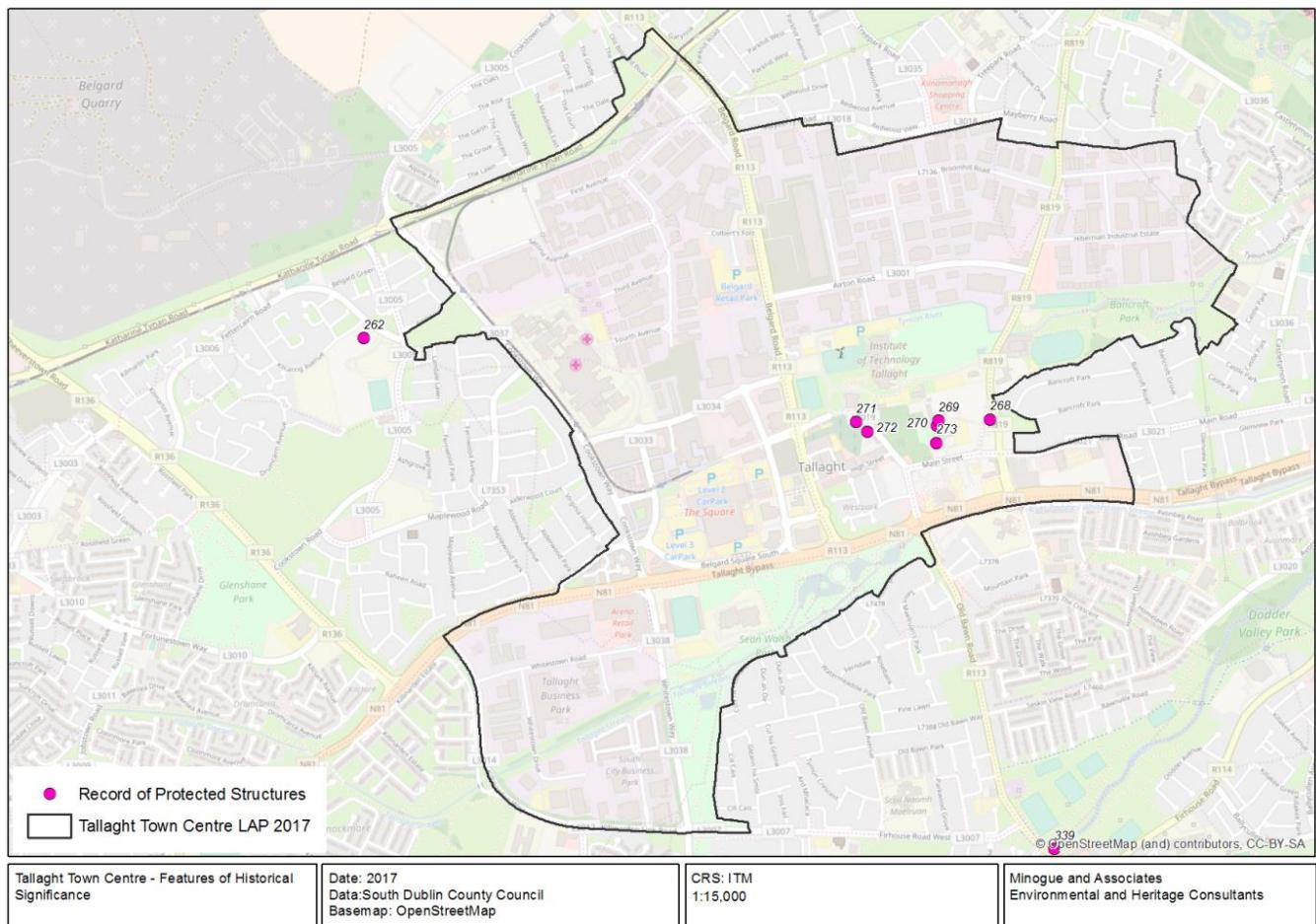
The County Development Plan 2010-2016 designated five Architectural Conservation Areas (ACA) in South Dublin. Part of Tallaght is designated as an ACA. An assessment carried out in relation to the ACA designation provides the following overview of more recent built heritage as it relates to Tallaght:

*Tallaght House was built in 1820 on the site occupied in earlier times by Tallaght Castle and later by the Archbishop's palace. In 1855 the Dominicans purchased the lands and buildings from a Mr Lentaigne and founded the Priory of St. Mary. They lived in Tallaght House and a surviving towerhouse of Tallaght Castle. In 1864 they opened the present priory building, adding extensions in 1901 and 1957. The village was connected to Dublin by tram in the 1890s and this led to considerable redevelopment in Tallaght. The character of Main Street today is largely defined by the attractive and substantially intact early twentieth century*

houses in the village. The Dominican Retreat House, built in the 1960s incorporates the 19th century Tallaght House which is concealed within the modern fabric.

In addition to these identified areas, numerous additional structures worthy of preservation are located within the older village; such buildings or structures are noted within the RPS. Protected Structures are defined as structures, or parts of structures that are of special interest from an architectural, historical, archaeological, artistic, cultural, scientific, social or technical point of view. The following figure shows the structures listed on the Record of Protected Structures and the accompanying table presents more detail on these structures:

**Figure 17 Record of Protected Structures**



**Table 8 Record of Protected Structures Tallaght**

RPS	Name	Description
268	St. Basil's Training Centre, Greenhills Road, Tallaght	Detached Ten-Bay Single-Storey Building
269	The Priory, Tallaght	Tallaght Castle Gate (RM)
270	St. Mary's	Gothic Revival Priory Detached

	Dominican Priory,	Multiple-Bay Three-Storey With Attic
271	St. Maelruan's Church, Tallaght & Monastic Enclosure	Stone Church, Tower, Font, Cross, Graveyard (RM)
272	Blessington Road	Pair Of Semi-Detached Single-Storey Houses With Attic
273	St. Mary's Dominican Church, Tallaght	Detached Gable-Fronted Gothic Revival

#### 4.8.3 Key issues – Cultural Assets

Key issues include:

- Potential for additional archaeological resources
- Enhancing and linking cultural heritage of the area
- Conservation of Tallaght Village ACA
- Promotion of heritage features as tourist attractions
- Use of heritage design statements to address streetscape, materials and features in new developments.
- Extent of ACA area.
- Archaeological input on the archaeological implications of any new development proposed in the Local Area Plan.

#### 4.9 Landscape and townscape

The Landscape Character Assessment of South Dublin identified the Tallaght area as LCA Suburban South Dublin with the following key characteristics:

- Built – up urban area with extensive housing estates and industrial /commercial parks. Variety of house styles and layouts dating from the late 19th century to late 20th century
- Settlements of Rathfarnham, Templeogue and Clondalkin with important historical legacy and remnants
- Major traffic corridors with M50 traversing north- south through the area, and LUAS line travelling north from Tallaght, parallel to the M50, to city centre
- Corridors of natural and semi natural vegetation, notably along the River Dodder (a linear park) and the Camac River

- Grass open spaces in gardens, industrial parks, golf courses, school playing fields, and miscellaneous spaces in housing areas
- Street trees planting
- Recreational facilities – public parks and golf courses - provide amenities and ecological resources

The area extends east from Tallaght/Oldbawn to Rathfarnham, and north/ north- west along the county boundary to Clondalkin.

Tallaght has functioned as a settlement since the early medieval period and until the 20<sup>th</sup> century remained a village within a predominantly agricultural landscape. The proximity to the Dublin Mountains has ensured these views of the hill and foothills provide a key landscape setting to the village looking south, and contrast with the generally lowlying, undulating topography north and west.

As part of the LAP review, an analysis of urban function and form has been undertaken and key findings are presented below:

#### **4.9.1 Urban Function**

Generally, large scale, land use segregation – basic separation of industry, retail, industry and open space.

- Large functional areas bordered by arterial and primary routes (e.g. N81, Belgard and Greenhills Road and Cookstown Way)
- Mixed use, retail and service functions confined to the Village and the urban core around The Square and the connection between them. Some expansion of retail north to Belgard Road.
- Institutional uses (The Priory and ITT) located centrally in an enclave.
- Large industrial and distribution uses developed in meandering industrial estates.
- Suburban, residential neighbourhood units located on the fringe of the plan area.

The urban centre is, in essence, the core of the town centre and it is centred on the civic and business functions and The Square.

- The Village remains a distinct entity, despite efforts to link with the urban core.
- The hospital is an enclave with relatively weak relationships with surrounding areas.
- The Institutional area sits in the heart of the plan area, with potential to influence the development of surrounding areas.
- There are four distinct, larger industrial areas (Cookstown, Broomhill, Greenhills and Whitestown). Their extent is defined by arterial and primary routes and their impermeable boundaries).

- Sean Walsh Park and Bankcroft Park have a distinctive open space character.
- The surrounding areas are all residential neighbourhoods, some of which have small focal spaces or hubs (which are not linked with the Town Centre).

#### **4.9.2 Key issues - Landscape and townscape**

Key issues for landscape include the following

- Enhancing existing landscape features and elements that contribute to local landscape character
- Integrate green infrastructure considerations where possible.
- Enhancing the public realm and connectivity around the plan area.
- Potential for allotments for apartment dwellers
- Amenities and services including open space and play areas.
- Landscaping in the Cookstown area.
- Greening the existing grey infrastructure
- Enhanced planting of Sean Walsh Park and potential designation as a green flag site.
- Promotion of farmers market with sheds on village green a potential site for such activities along with arts, craft artisanal activities.
- Views to the Dublin Mountain and potential links to same, as well as tourism potential.

#### **4.10 Likely evolution of the environment in the absence of the Tallaght Town Centre LAP**

The SEA legislation requires that consideration is given to the likely evolution of the current baseline where implementation of the Tallaght Town Centre LAP does not take place. In the absence of the new LAP the environment would evolve under the requirements of the South Dublin County Development Plan 2016- 2022.

Principal environmental issues in the absence of the LAP include:

- Air Quality: in the absence of the new LAP opportunities to promote greater permeability, enhanced measures relating to public transport, pedestrian and cycle movement may not be fully implemented.
- Noise and Human health: aligned to the above point, opportunities to enhance permeability and as above, offer other means of transporting and movement around the LAP area would be lost and means to reduce noise emissions associated with traffic would be lost.
- Landscape: the new LAP includes additional public realm measures that seek to improve connectivity between the different landuses and functions around the LAP area; in the absence of the new LAP, these enhancement measures would not be implemented.
- Biodiversity, flora and fauna: habitat surveys and green infrastructure considerations are not included in the current LAP, therefore enhancement

measures for open spaces and opportunities to improve ecological connectivity, particularly with the River Dodder would not be implemented.

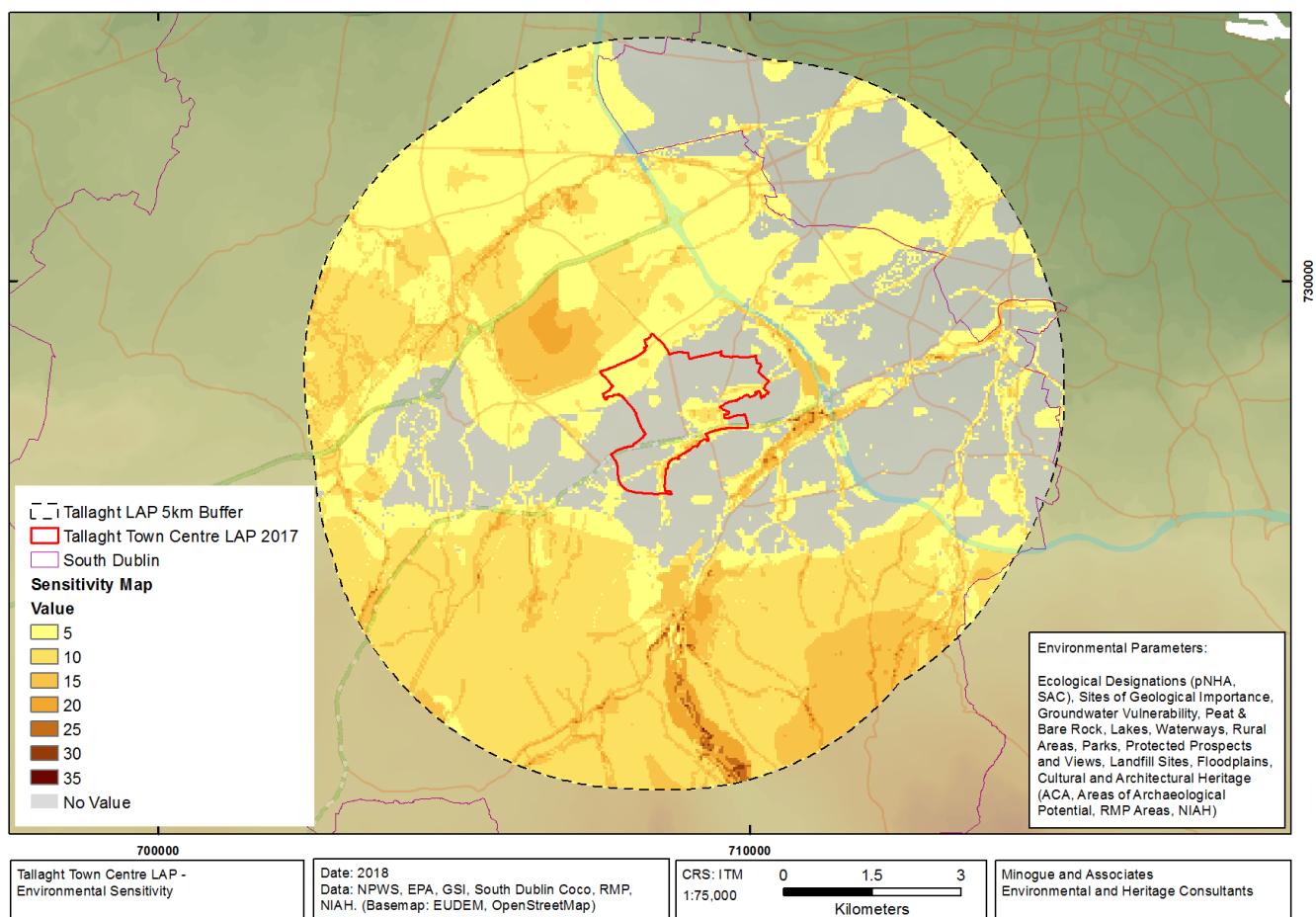
- Population and human health: In the absence of mitigation associated with the LAP human health has the potential to interact with environmental problems identified under other parameters including biodiversity, flora and fauna, cultural assets, soil and geology, water resources, material assets, landscape and green infrastructure.
- Population and Human health: the existing LAP does not allocate measures relating to the regeneration zoning in the northern part of the plan area; in the absence of this zoning, measures in terms of potential new housing provision and open space would not be implemented.
- Biodiversity, Population and Human health: in the absence of the LAP opportunities for innovative proposals associated with allotment growing are not developed.

#### 4.13 Interrelationship of the above components

In accordance with the SEA Directive, the interrelationship between the environmental parameters above must be taken into account. Although all such parameters may be considered interrelated and may impact on each other at some level environmental sensitivity mapping is commonly used to help identify areas of greater or lesser sensitivity. Figure 20 shows the overall environmental sensitivity for the plan area and sphere of influence, and follows the same approach (ie: ranking of environmental parameters) as that used in the South Dublin CDP 2016-2022 SEA process).

By mapping key environmental layers (GIS) to produce an environmental sensitivities map, it provides a visual impression which can assist in identifying which areas within the Plan area experience the highest concentration of environmental sensitivities and consequently the areas potentially most vulnerable to potential environmental impacts from development. This can be a useful guide when considering the strategic options in relation to the plan during the early stages in the plan making process, and identifying areas that are of greater or lesser vulnerability. Figure 20 shows the environmental sensitivity map for the LAP.

**Figure 18 Environmental Sensitivity Mapping**



## 5 Strategic Environmental Objectives

### 5.1 Introduction

The purpose of the SEA Objectives is to ensure that the assessment process is transparent and robust and that the Tallaght Town Centre LAP considers and addresses potential environmental effects. SEA Objectives have been set for each of the ten environmental topics identified at the Scoping Stage of the SEA process.

These objectives are derived from the principles identified through the plan, policy and programme review and align where possible with the SEOs developed for the South Dublin County Development Plan 2016-2022. Where they differ from the South Dublin CDP 2016-2022 objectives, the text is shown in italic bold font.

The Strategic Environmental Objectives are as follows:

**Table 9 Proposed Strategic Environmental Objectives**

SEA Topic	Strategic Environmental Objectives
<b>Biodiversity</b>	To avoid loss of habitats, geological features, species or their sustaining resources in designated ecological sites
<b>Flora and Fauna</b>	To avoid significant adverse impacts, including direct, cumulative and indirect impacts, to habitats, geological features, species or their sustaining resources in designated ecological sites by development within or adjacent to these sites
	To sustain, enhance or - where relevant - prevent the loss of ecological networks or parts thereof which provide significant connectivity between areas of local biodiversity
<b>Population and human health</b>	To protect human health from hazards or nuisances arising from traffic and incompatible landuses <i>in particular noise and light pollution</i>
<b>Noise</b>	
<b>Water</b>	To maintain and improve, where possible, the quality of rivers, lakes and surface water.
	To prevent pollution and contamination of ground water
	To prevent development on lands which pose - or are likely to pose in the future – a significant flood risk
<b>Soil and Geology</b>	<i>To conserve soil resources where possible</i>
<b>Material Assets</b>	To maintain and improve the quality of drinking water supplies
	To serve new development under the CDP with appropriate waste water treatment
	To reduce car dependency within the <i>Tallaght LAP</i> by way of, inter alia, encouraging modal change from car to more sustainable forms of public transport and encouraging development which will not be dependent on private transport
	To minimise waste production and reduce the volume of waste to

SEA Topic	Strategic Environmental Objectives
	landfill and to operate sustainable waste management practices.
Air Quality and Noise	<i>To minimise air, noise and light pollution where possible.</i>
Cultural Heritage	To protect the archaeological heritage of <i>the Tallaght LAP</i> with regard to entries to the Record of Monuments and Places - including Zones of Archaeological Potential - and the context of the above within the surrounding landscape where relevant
	To preserve and protect the special interest and character of <i>Tallaght LAP</i> architectural heritage with regard to entries to the Record of Protected Structures, Architectural Conservation Areas, and their context within the surrounding landscape where relevant
Landscape	To protect and avoid significant adverse impacts on the landscape, landscape features and designated scenic routes; especially with regard to areas of high amenity.
Climate Change and energy	<i>To integrate climate change adaptation to the Tallaght LAP process</i>
Green Infrastructure	<i>To support green infrastructure measures through the Tallaght LAP where possible.</i>

## 6 Consideration of Alternatives

### 6.1 Introduction

One of the critical roles of the SEA is to facilitate an evaluation of the likely environmental consequences of a range of alternative development scenarios, in this case the Tallaght Town Centre LAP 2019-2025.

These alternative development scenarios should meet the following considerations:

- Take into account the geographical scope, hierarchy and objectives of the plan –be realistic
- Be based on socio-economic and environmental evidence – be reasonable
- Be capable of being delivered within the plan timeframe and resources –be implementable
- Be technically and institutionally feasible – be viable

In developing, refining and assessing the alternatives for the LAP, the toolkit included in Developing and Assessing Alternatives in Strategic Environmental Assessment Good Practice Guidance (EPA 2015) was utilised.

In addition to the above, the LAP will function within the policy hierarchy established by national, regional and county strategic plans, as well as relevant legislation.

This chapter presents the approach to considering and assessing the alternatives for the LAP. Section 6.2 presents the alternative scenarios. Section 6.3 explains how the assessment of alternatives was undertaken. Section 6.4 presents the evaluation of the alternatives for potential environmental effects. This in turn informed the selection of a preferred alternative for the LAP which is presented in Section 6.5.

### 6.2 Alternative Scenarios for LAP

A workshop was held with SDCC and Loci Urban designers on 29<sup>th</sup> September 2017. The workshop reviewed the former LAP and then discussed key challenges and opportunities around the town centre.

This was followed by group work to identify key landuse areas within the town boundary, identify movement and permeability in and around the town centre and opportunities for green infrastructure. In turn a key vision and objectives were developed for each alternative. The alternatives developed by the groups were then drawn up as schematic designs by Loci consultants and have been used to inform the SEA consideration of alternatives. The Alternatives that were developed during this workshop are presented below:

## OPTION 1

### VISION:

- ⇒ TO ENSURE THAT TALLAGHT TOWN CENTRE IS A PLACE PEOPLE WANT TO BE
- ⇒ THE GATEWAY TO THE MOUNTAINS AND THE CULTURAL,CIVIC AND EDUCATIONAL HUB FOR SOUTH DUBLIN



### OBJECTIVES:

1. Enhanced Green Infrastructure
2. Focus Development Along the Luas
3. Expanded 10m Mixed Use Area
4. Improved Permeability
5. Employment Hub, Retail and Development

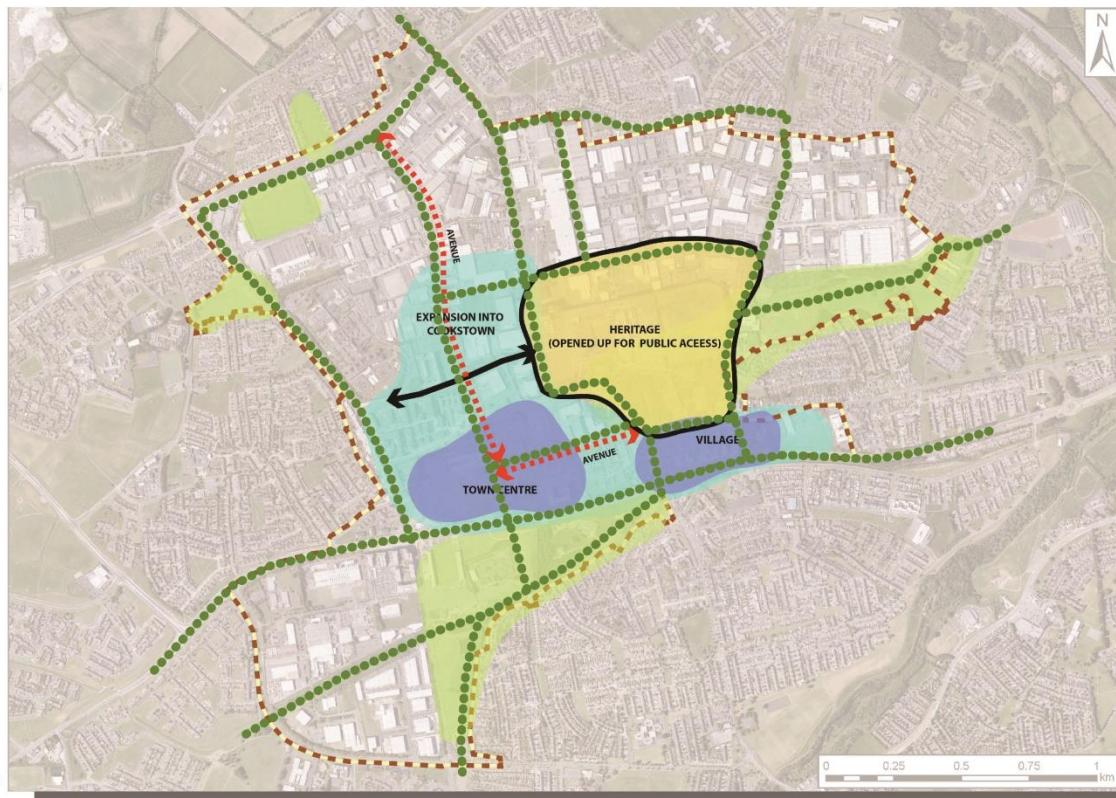
## OPTION 2

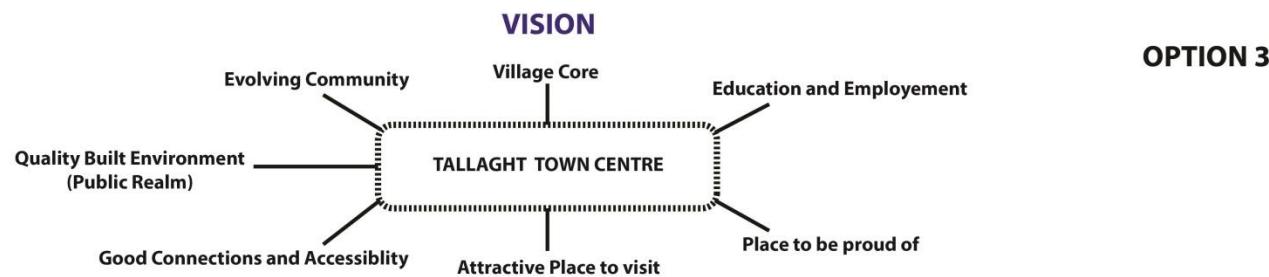
### VISION:

- » A Humane and Livable Place
- » Socially Inclusive and Integrated Uses
- » Make Tallaght a Desirable Place and Destination
- » Energy Leader and Environmentally Friendly
- » Capitalise on Key Resources

### OBJECTIVES:

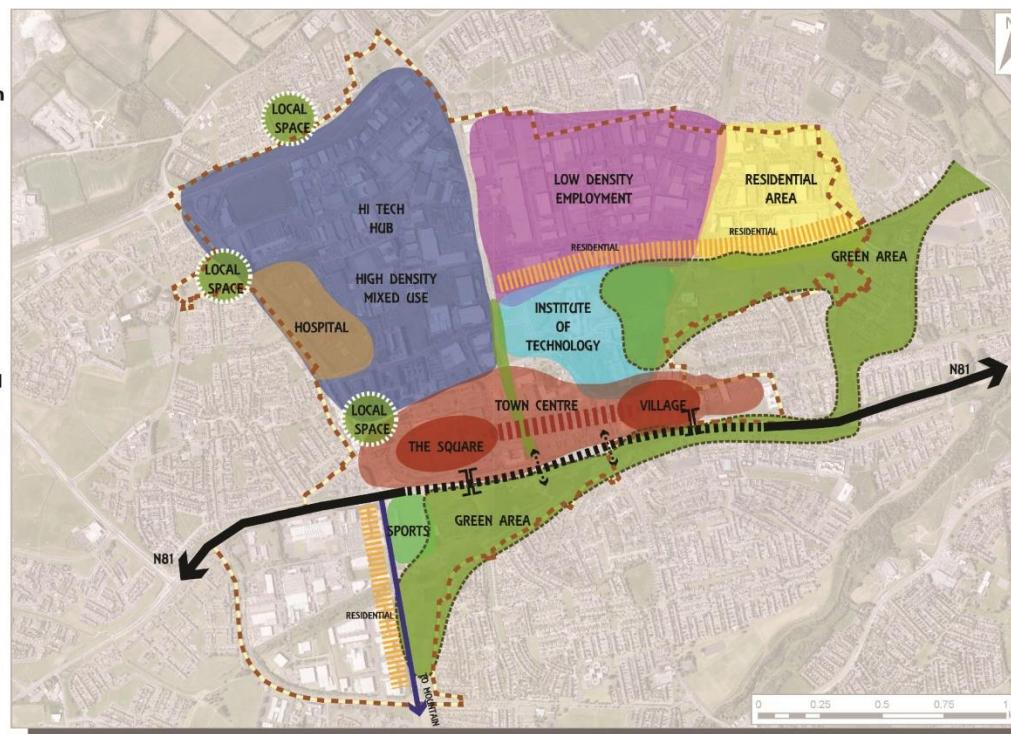
1. Town Centre expanding into Cookstown 'REGENERATION';
2. Develop Green Infrastructure and Open Space Strategy;
3. Enhancing Permeability and Connectivity;
4. Capitalise on Institutional and Heritage Assets;
5. Re-envision Town Centre Space (The Square, Rua Red, Theatre to cluster of Cultural Uses - Town Centre as a "Destination").





**OBJECTIVES:**

1. HIGH-TECH HUB (Live/Work Units)
  - Hospital and IT Research and Innovation
  - Higher Density Residential
  - Neighbourhood Centre
2. BROOMHILL
  - Low Density
  - Employment
  - Medium Residential on South-Fringe
3. LINK BETWEEN THE SQUARE AND THE VILLAGE
4. PROVIDE LINKS BETWEEN N81 AND SEAN WALSH TOWN PARK
  - Underpass
  - Green Bridge
5. WHITESTOWN INDUSTRIAL ESTATE
6. GREEN INFRASTRUCTURE LINKS



### **6.3 Alternative number Four.**

A further alternative was considered given the time lag between the 2017 workshop and the display period of the draft Local Area Plan. This alternative was prepared in early 2019 in response to Guidelines Sustainable Urban Housing: Design Standards for New Apartments: Guidelines for Planning Authorities. The Alternative is outlined below and the potential area covered by these guidelines is presented in the figure below.

Higher densities across the LAP area in accordance with generic application of The 2018 Guidelines 'Sustainable Urban Housing: Design Standards for New Apartments: Guidelines for Planning Authorities' provides for higher densities as follows:

- (1) Sites within walking distance (i.e. up to 15 minutes or 1,000- 1,500m), of principal city centres, or significant employment locations, that may include hospitals and third-level institutions;
- (2) Sites within reasonable walking distance (i.e. up to 10 minutes or 800- 1,000m) to/from high capacity urban public transport stops (such as DART or Luas); and
- (3) Sites within easy walking distance (i.e. up to 5 minutes or 400-500m) to/ from high frequency (i.e. min 10 minute peak hour frequency) urban bus services.

#### **Objectives**

- (1) Delivery of higher densities and building heights in order to achieve standards set out in the 'Sustainable Urban Housing: Design Standards for New Apartments: Guidelines for Planning Authorities'
- (2) Significantly increase housing supply in cities and urban areas
- (3) Maximise delivery of new housing in areas proximate to transport corridors and town centres



Option number Four

#### 6.4 Assessment of potential effects for each alternative scenario

This section presents the assessment of potential environmental effects for each Alternative Scenario. This is undertaken by assessing each alternative against the SEOs presented in Chapter 5 of this SEA ER. It is informed by the environmental baselines as well as the policy review.

The assessment of Alternatives is categorised as follows, as many of the alternatives share similar objectives, to highlight where an alternative may generate particular positive or negative effects, a + or – is shown. :

Positive	
Neutral	
Uncertain	
Negative	

**Table 11 Assessment of Alternatives**

Strategic Environmental Objectives	Alternative 1:	Alternative 2.	Alternative 3	Alternative 4
<b>Biodiversity</b>				
B1: To avoid loss of habitats, geological features, species or their sustaining resources in designation ecological sites.	Positive +	Positive+	Positive++	Positive
B2: To avoid significant adverse impacts, including direct, cumulative and indirect impacts, to habitats, geological features, species or their sustaining resources in designated ecological sites by development within or adjacent to these sites	Positive ++	Positive+	Positive+	Positive
B3: To sustain, enhance or - where relevant - prevent the loss of ecological networks or parts thereof which provide significant connectivity between areas of local biodiversity	Positive ++	Positive+	Positive++	uncertain
Comment: The first three alternatives provide for enhancing green infrastructure which is a key proposal given the largely urban landuse within the LAP boundary. Of the three alternatives, number 3 also provides for an ecological linear feature through the town centre as well as a potential green bridge (preferable to an underpass) to enhance permeability between the Sean Walsh park across the N81. Alternative 4 prioritises the 2018 Guidelines for higher densities and public transport, this may lead to uncertain effects in relation to Biodiversity, particularly around green infrastructure and loss of light/overshadowing that may adversely effect other green infrastructure measures.				

Strategic Environmental Objectives	Alternative 1:	Alternative 2.	Alternative 3	Alternative 4
<b>Population and Human Health</b>				
PHH1: To protect human health from hazards or nuisances arising from traffic and incompatible landuses	Positive++	Positive+	Positive++	Uncertain/negative
Comment: Three of the alternatives provide for more permeability, green infrastructure and quality public realm/historic core. Noise arising from traffic is a particular issue for the Tallaght LAP so alternatives that promote higher density residential and public transport accessibility, encouraging modal shifts to public transport are most consistent with this SEO. In that regard, Alternatives 1 and 3 identify higher densities around the Cookstown Regeneration area that is very close to the Luas Red Line. Whilst Alternative 4 does comply with integrating public transport and higher densities, given that the guidelines would include virtually the whole plan area; it is difficult to state that this would not give rise to universal higher densities over time in a largely uniform manner that may in turn give rise to adverse effects notably around overshadowing, lighting, landscape and public realm as it would concentrate high rise buildings in almost all of the plan area. This represents an over intensification of landuse at this scale.				
<b>Water</b>				
W1: To maintain and improve, where possible, the quality of rivers, lakes and surface water.	Positive	Positive	Positive	Positive
W2: To prevent pollution and contamination of ground water	Positive	Positive	Positive	Positive
W3: To prevent development on lands which pose - or are likely to pose in the future – a significant flood risk	Positive	Positive	Positive	Positive
Comment: Consistency with these Water SEOS is similar for all four alternatives as these provisions are in the South Dublin CDP and would apply for all alternatives considered.				
<b>Soil and Geology</b>				
S1: To maximise the sustainable re- use of brownfield lands, and the existing built environment, rather than developing greenfield lands	Positive++	Positive	Positive	Positive
S2: To minimise waste production and reduce the volume of waste to landfill and to operate sustainable waste management practices. (S2, an SEO with an objective to reduce	Neutral	Neutral	Neutral	Neutral

Strategic Environmental Objectives	Alternative 1:	Alternative 2.	Alternative 3	Alternative 4
contamination and safeguard quantity and quality of soils was excluded because of the absence of adequate information in the County)				
<i>Comment: Cookstown area is zoned for Regeneration, all three alternatives identify this area for mixed use/high density/town centre which is consistent with SG1. This zoning would not alter under Alternative 4. For the other SEO, sustainable waste management can more appropriately be addressed through development management and relevant policies/objectives in the LAP.</i>				
<b>Material Assets</b>				
M1: To maintain and improve quality of drinking water supplies	Positive	Positive	Positive	Positive
M2: To serve new development under the LAP with appropriate wastewater treatment	Positive	Positive	Positive	Positive
M3: To reduce car dependency within the Tallaght LAP by way of, inter alia, encouraging modal change from car to more sustainable forms of public transport and encouraging development which will not be dependent on private transport.	Positive	Positive	Positive ++	Positive++
M3: To minimise waste production and reduce the volume of waste to landfill and to operate sustainable waste management practices.	Neutral	Neutral	Neutral	Neutral
<i>Comment: the LAP is well served by the Luas Red line and bus links. Alternative 3 specifies development along the Luas and permeability in its objectives; and is the most consistent with M3 in this regard. Alternative 4 is aimed at supporting this objective in particular, and is consistent with the SEO M3 in this regard.</i>				
<i>Wastewater treatment will be provided in line with requirements of the South Dublin CDP and Irish Water Plans including upgrading of Ringsend WWTP. Sustainable waste management can more appropriately be addressed through development management and relevant policies/objectives in the LAP. All alternatives are identified as being consistent with these SEOs.</i>				

Strategic Environmental Objectives	Alternative 1:	Alternative 2.	Alternative 3	Alternative 4
<b>Climate and Air Quality</b>				
C1: To minimise increases in travel related greenhouse emissions to air	Positive	Positive	Positive++	Positive++
C2: To reduce car dependency within the Tallaght LAP by way of, inter alia, encouraging modal change from car to more sustainable forms of public transport and encouraging development which will not be dependent on private transport	Positive	Positive	Positive++	Positive ++
C3: Ensure that the LAP proposals are adaptive to expected climate change patterns.	Neutral	Neutral	Neutral	Neutral
At this stage proposals for the LAP are not available, however, flood risk assessment, and green infrastructures are embedded in the plan preparation process, so neutral interactions with this SEO identified.				
<b>Cultural Heritage</b>				
CH1: To protect the archaeological heritage of South Dublin with regard to entries to the Record of Monuments and Places - including Zones of Archaeological Potential - and the context of the above within the surrounding landscape where relevant	Positive	Positive+	Positive	Negative
CH2: To preserve and protect the special interest and character of architectural heritage with regard to entries to the Record of Protected Structures, Architectural Conservation Areas, and their context within the surrounding landscape where relevant	Positive	Positive+	Positive	Negative
Comment: Alternative 2 aligns most strongly with the cultural heritage SEOs as it promotes opening up the historic area, and identifies the historic core and lands north of the core as a heritage area. Alternative 4 is identified as inconsistent with these SEOS as it would promote higher densities across much of the plan area, including the key historical core of Tallaght Village. In turn this is identified as generating negative effects on the setting and context of the Architectural Conservation Area which is primarily small and local in scale.				

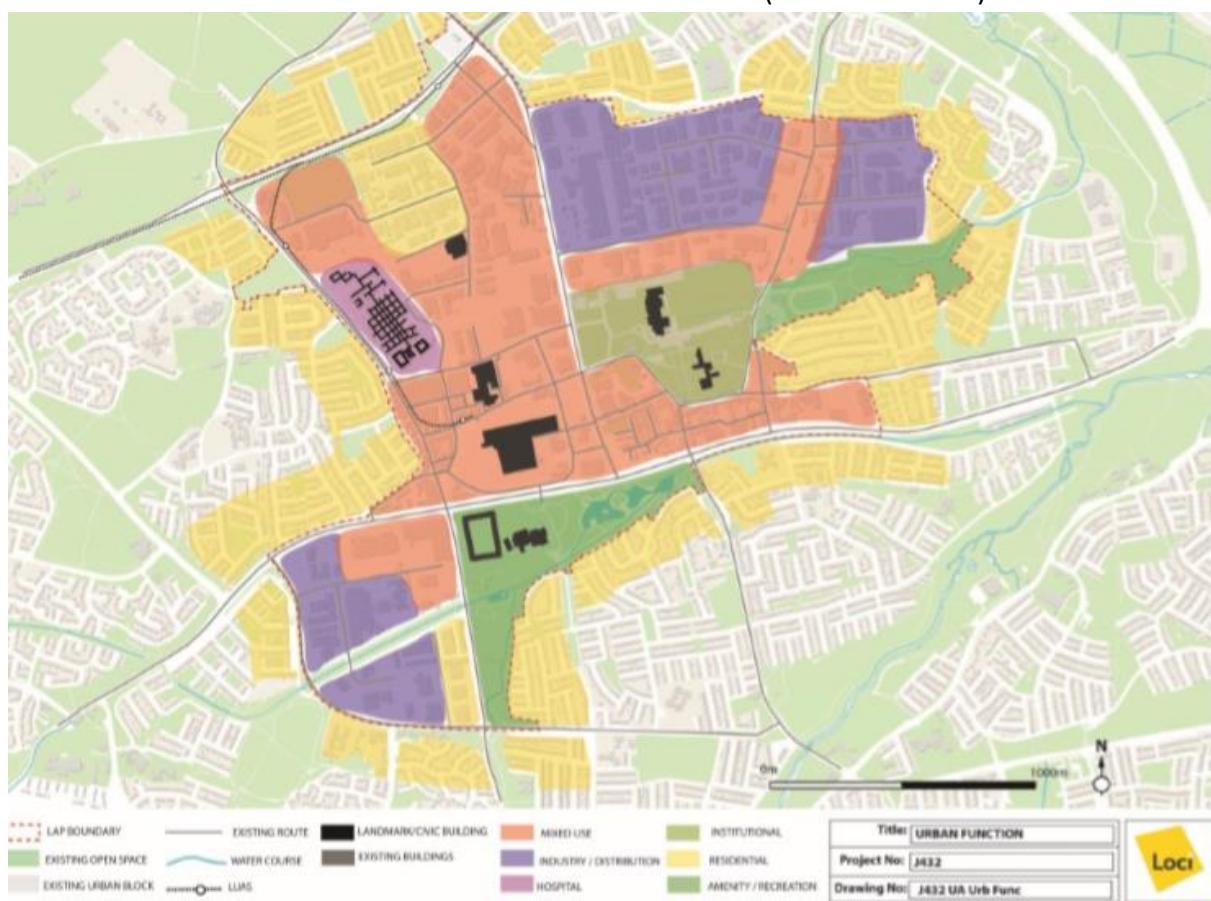
Strategic Environmental Objectives	Alternative 1:	Alternative 2.	Alternative 3	Alternative 4
<b>Landscape</b>				
L1: To protect and avoid significant adverse impacts on the landscape, landscape features and designated scenic routes; especially with regard to areas of high amenity the Dublin Mountains Area, and the Liffey and Dodder Valleys	Neutral	Positive	Positive++	Negative
Comment: Public realm enhancement and green infrastructure and open space strategies are included in Alternatives 2 and 3 and therefore are more consistent with the Landscape SEOs. Again Alternative 4 if fully applied would be inconsistent with this SEO due to potential adverse effects of tall, high rise building throughout the LAP area (rather than landmark or key high rise buildings). In turn this could adversely effect views to and from the Dublin Mountains, which are a defining visual and landscape characteristic of the Tallaght.				

## 6.5 Preferred Alternative.

In terms of population, human health, material assets and landscape, Alternative 3 combined with elements of Alternative 1 is identified as creating most positive interactions with these SEOs. This consolidates a range of institutional uses such as education and health and importantly allows for a substantial residential function around Cookstown, which is adjacent to the Luas Line. Other measures including enhancement of recreation and amenity functions at the public parks, enhances human health SEOs and contributes to landscape SEOs also.

Key elements of this alternative are as follows;

- Extensive areas of mixed use.
- Consolidation of the hospital/health function.
- Consolidation of the industrial and distribution functions at Whitestown, Broomhill and Greenhills.
- Consolidation of the institutional uses at ITT and The Priory.
- Enhancement of the recreational and amenity functions at Sean Walsh and Bankcroft Parks.
- Substantial new residential function in Cookstown (northern sector).



### ***Green Infrastructure***

Common to all three alternatives was the consideration of Green infrastructure, both in terms of enhancement of existing and importantly for the LAP, identifying means to strengthen green infrastructure and connectivity within and adjacent to the LAP area. This concept has been refined over the LAP preparation, and in this regard expands on the Green Infrastructure concept indicated in Alternative 1 which identified key areas of green infrastructure within the LAP area, as well as significant areas such as the River Dodder, southeast of the plan area, thus facilitating enhanced connectivity for green infrastructure.

In terms of SEOs, relating to biodiversity, water, soil and geology this alternative number 1 is assessed as generating the most positive interactions with these SEOs under this alternative scenario. Key elements include:

- Enhanced key hubs (Priory/ITT, Bancroft Park and Sean Walsh Park) to incorporate biodiversity, amenity, surface water management and local movement. Potential for the covered reservoir in Cookstown to provide enhanced biodiversity value.
- A new network of green corridors of different character and function (including combinations of biodiversity, water management, recreation and amenity, and local movement) extending through the built-up area, to connect the hubs, These could take the form of tree-lined streets, linear surface water management features, green cycle and pedestrian routes.
- Significant new strategic corridors at Bancroft and Whitestown.
- Larger strategic connections outside the plan area to the Dodder Riverbank Park and the Dublin Mountains.
- Protection of existing watercourses and the reopening (re-lighting) of covered or culverted watercourses as opportunities arise (e.g Whitestown Stream and Tymon River).
- A new network of local parks and squares in area of transformation (notably Cookstown).
- New edge or buffer treatment between contrasting land uses, for example, at established industrial areas and surrounding residential areas at Broomhill and Greenhills. These areas will emphasise enhancement of local biodiversity and local surface water management. They may also provide a visual, screening function.

#### **6.5.1 Conclusion.**

From the above Table it can be seen that the comparative assessment of Alternatives shows that for many of the SEOs, the alternatives provide broadly positive interactions with the SEOs. Therefore, the preferred alternative was developed by the planning team and others having regard to the key requirements of:

- Environmental effects identified through the SEA consideration of alternatives, and

- Objectives of the Tallaght Town Centre LAP including social and economic effects of the development
- National Policy Documents.

By combining key elements of Alternatives 1 and 3 in particular, the preferred development scenario develops the LAP in a manner that creates the greatest environmental benefits and offers greatest consistency with the SEOs.

By complying with appropriate mitigation measures - including those which have been integrated into the LAP - potential adverse environmental effects which could arise as a result of implementing this scenario would be likely to be avoided, reduced or offset.

## 7 Assessment of Significant effects

### 7.1 Introduction

The purpose of this section of the Environmental Report is to predict and evaluate as far as possible the environmental effects of the Tallaght Town Centre LAP.

SEA is an iterative process and the LAP has taken consideration of environmental issues raised during the SEA process to date. These issues have been incorporated into the Draft LAP and the principal purpose of this chapter is to discuss the evaluation of these. The discussion of likely impacts is grouped around each of the following environmental parameters as described in Chapter Four.

- Population & Human Health
- Biodiversity, Flora & Fauna
- Water Resources including flooding
- Soil & Geology
- Climatic Factors and Climate change
- Cultural Assets
- Material Assets
- Landscape
- In-combination and cumulative effects.

The individual evaluation of relevant requirements contained in the LAP is presented in Annex A. The identification of impacts through the evaluation matrix and discussion of significant impacts detailed below, in turn informs the development of mitigation measures presented in Chapter Eight, Mitigation Measures.

### 7.2 Population and Human Health- Significant Effects.

Land use planning impacts on the everyday lives of people and can either hinder or help promote healthy sustainable environments and communities. For example the provision of safe walking routes, cycle-ways, parks, playgrounds, safe routes to school, public transport facilities, etc. result in direct and indirect health benefits and allow for healthier transportation choices to be made by communities above private motor car. A key focus on the Tallaght Town Centre LAP preparation has been around enhancing the urban environment through urban design, increased permeability, enhanced public realm and green infrastructure.

In this regard, the overall vision of the plan as follows:

#### Vision

***'An inclusive and vibrant Town Centre, a connected and accessible place with an attractive built environment for families of all kinds, workers, visitors and tourists. A place where people can live, work, visit and have fun in lively and liveable spaces.'***

The key linkages and vision for the LAP represent efficient landuse that promotes integrated transport and landuse, particularly around public transport hubs for all uses and enhancing

the overall sense of place for the town. This, in combination with a commitment to light environmental footprint provides consistency with all SEOS. In terms of potential linkages with the Dublin Mountains and wider biodiversity considerations, existing provisions in the South Dublin County Development Plan 2016-2022 such as HCL Policy 12 and HCL Policy 13 will provide appropriate environmental protection and mitigation.

More specifically, objectives included in Chapter Two Urban Framework such as

- To provide attractive, interesting and well used public realm and open spaces using place making and urban design principles, creating a pedestrian centred environment with active, inviting public space and parks (UF6)

promote a mix of uses as well as aiming to create attractive streets for all users. In tandem with the extension of the public space network and enhancing permeability these principles and objectives contribute to place making over time meeting the needs of the population as well as supporting non vehicular transport and modal shifts. The SEOS for Population and Human Health are directly affected with long term positive effects identified.

The LAP emphasises the need to integrate land use and transportation. It supports town centre viability, and focuses on brownfield redevelopment as well as better use of existing public transport provision such as bus and light rail. Section 3 Neighbourhoods reflect and reinforces this approach, for example in relation to Cookstown. Maximising densities closer to the existing Luas Stops represents stronger landuse and transport integration. Combined with enhanced green infrastructure measures (including pocket parks and the River Poddle) these measures, over time, will enhance the local character and public realm, increase permeability and allow for residential living closer and within the town centre area.

More generally the actions and objectives included in the Chapters relating to heritage (Chapter Six) and Chapter Seven Climate Change mitigation and adaptation provides for a range of measures, which cumulatively will enhance the environmental quality of the LAP with direct positive effects on Population and Human Health SEOs. Provisions in relation to Community Rooms, children's playgrounds (Chapter Five Residential and Community) and services close to transport hubs generate positive effects for PHH SEOs).

The promotion of sustainable development by balancing complex sets of environmental, social and economic goals in planning decisions can deliver positive effects for population and human health. The LAP promotes the town centre, brownfield development, integrated transport and land use, environmental enhancement measures through Green Infrastructure and provides for adaptation to climate change plus energy efficiency and innovation. Overall, the LAP is likely to improve the status of the SEO's on population and human health.

### **7.3 Biodiversity, Flora and Fauna- Significant Effects**

The promotion of a compact, sustainable town centre, reuse of brownfield sites, integrating land use and transport, green infrastructure and ecological corridors all strengthen overall protection of biodiversity resources and the Biodiversity SEOS. Objectives in Chapter Two such as

*To protect, enhance and develop an interconnected green and blue infrastructure network of parks, open spaces, hedgerows, grasslands, rivers and streams for amenity and recreation, biodiversity protection, flood management and adaptation to climate change (UF7)*

provide for co benefits in responding to climate change, ecological connectivity and expansion of a higher quality green and blue infrastructure network.

Particular measures identified as generating positive effects on Biodiversity SEOs include 3.3 Cookstown that promotes the integration of the Poddle to the public realm and links to Bancroft and Tymon Park. This project has the potential for a wide range of positive effects across a number of SEOs and in combination give rise to long term positive effects.

The Poddle River has been surveyed as part of the Phase 1 habitat survey of Bancroft Park during the LAP preparation and there are considerable opportunities to both enhance the existing modified stream corridor as well as utilise the Poddle River within a broader Green Infrastructure strategy. An additional mitigation measure is recommended for this proposal to further enhance and maximise the potential ecological benefits of this proposal.

Infrastructure has the potential to generate adverse impacts on biodiversity, with key potential impacts relating to disturbance, disruption, fragmentation and loss of habitats. However, the focus on brownfield lands, identification of Regeneration areas, reference to relevant guidelines, and promotion of green/blue infrastructure does assist in reducing the overall adverse impacts and many impacts are identified as being addressed through recommended mitigation.

Indirect and cumulative impacts are identified for biodiversity in the event of damage to soil and water resources associated with development activities. Water pollution or surface water run off could give rise to negative effects on water quality and streams/ rivers within the lands with subsequent adverse effects on biodiversity. Given the urban environment of the Tallaght Town centre, measures to increase biodiversity features are an important consideration also.

Therefore, a number of mitigation measures are recommended for the above. Measures identified through the appropriate assessment process are also included in Chapter Eight of this SEA ER. Mitigation measures are recommended for a number of policies and objectives to further enhance biodiversity protection.

#### **7.4 Water - Significant Effects**

Potential effects on water resources (and frequently biodiversity) in the absence of mitigation include:

- A reduction in water quality in groundwater, springs and watercourses associated with the construction phase of new developments (short to medium term impacts);
- Surface water runoff from impermeable surfaces leading to reduced water quality in groundwater springs or surface waters affecting qualifying habitats and species downstream(impacts can range from short to long term);
- Changes in the flow rate of watercourses arising from an increased footprint of impermeable surfaces within the Plan area - increasing the extent of impermeable surfaces will result in a decrease in infiltration and an increase in runoff;

- Generally, land use practices can result in water quality impacts and whilst surface water impacts may be identified quickly, impacts to groundwater can take much longer to ascertain due to the slow recharge rate of this water resource;
- Water quality impacts can also have human health impacts in the case where bacterial or chemical contamination arises.

The LAP includes a range of provisions and measures to address and minimise the above effects, including measures around green infrastructure, flood risk management and proposals relating to the Poddle River, and Sean Walsh memorial park. These include

- Surface Water Management outlined in Section 7.2.1
- Climate change and flood risk management in Section 7.3.
- Green and blue infrastructure measures for example at Section 7.2.6  
More positive, long term impacts are associated with these measures.
- The recognition of the Water Framework Directive and roles and responsibilities for same, currently act as a key driver toward long term positive impacts for water quality and water management generally;
- The requirement for Sustainable urban Drainage systems (SUDs), green and blue infrastructure and flood risk management also create positive effects on Water SEOs.
- By encouraging brownfield development, the potential for increased greenfield land requirements are reduced; though not fully avoided. Mitigation measures identified through the Appropriate Assessment are included in Chapter Eight of this SEA ER.
- Water recycling requirements in A2.6 Energy Efficiency

## 7.5 Soil and Geology - Significant Effects

Soil quality and function may be enhanced through particular measures associated with water quality and land use and achieving the Water Framework Directive Objectives. The quality of groundwater is directly related to soil quality and land use, and abstraction of geological and soil resources can also affect the water table over time.

The most significant potential soil and geology effect identified relates to new built development on greenfield lands. Soil sealing and increased risk of surface run off are addressed largely by identification of brownfield regeneration areas, and the Neighbourhood proposals which promote an increase in residential areas and densities for example at Cookstown. The reuse of existing buildings creates positive effects for Geology and Soil SEOs, see for example Architectural Heritage Objectives in Chapter Six.

## 7.6 Climatic Factors and Climate Change - Significant Effects

Overall the LAP will contribute positively to climate change adaptation through the following:

- Integration of land use and transport (such as increased residential and regeneration at Cookstown between the two Luas stops)
- Promotion of public and non-vehicular transport (N81 Frontage project);
- Design measures to enhance walking and cycling around the LAP (see for example measures in Section 2.2 Access and Movement)
- Blue and green infrastructure giving rise to increased surface water storage and potential carbon sequestration

- Focus on energy efficiency and innovation as seen through Chapter Six Climate Change Adaptation and mitigation (for example Section 7.4.1 Energy Planning in South Dublin), and
- Longer term positive effects in relation to air quality, population and human health and water.

### **7.7 Cultural Assets - Significant Effects**

Overall the impacts of the LAP are long term and positive in relation to cultural heritage due to the recognition of the value of cultural heritage and the range of cultural heritage features including built heritage, natural heritage and public realm. The identification of neighbourhoods and specific proposals for enhancement of each is important in this regard as this identifies character areas and interventions which relate to existing built environment and for the old town, significant built heritage.

Potential cultural heritage impacts arise once more in relation to built development, though existing development management control and policies/objectives of the LAP will ensure sufficient protection and oversight.

*Measures in Chapter Six Heritage and Conservation* creates long term, positive effects directly and indirectly across cultural heritage and population and human health. They also indirectly positively affect a number of related SEOS as they represent protection of existing structures and resources therefore positive effects (indirect) are identified for soil and geology. Longer term enhancing and promoting the archaeological resources and extensive history of settlement in this area contributes to stronger sense of place.

This chapter also contains specific measures to minimise adverse effects and promote reuse of architectural features for example: New development within Architectural Conservation Areas and Archaeological Objectives.

### **7.8 Material Assets - Significant Impacts**

For transport, provisions including those in Section 2.2 Movement and Access and Chapter Three Neighbourhoods. These are identified as generating positive impacts for a number of SEOS including population and human health, air quality and climate and sustainable transport. Several transport measures (in particular public transport, walking and cycling) create positive impacts as they support more sustainable transport options with longer term, cumulative and in combination positive impacts relating to human health, biodiversity and air quality.

Objectives and policies which promote employment and residential uses within the town centre, and key infrastructure developments support the Material Assets SEOS as they can reduce the unsustainable commuting patterns, and promote integration of land use and transport; as well as providing for service led development. Examples include *Section 2.2 Access and Movement, Section 2.6 Intensity of Development* and *Section 3.5. Broomhill*. These measures promote employment and enterprise within the LAP, higher residential densities and enhanced public transport (through the mobility management plans- see A2.12). These can promote a model shift for those living within and close to the lands; this generates positive direct permanent impacts for sustainable transport if it reduces car dependency and increases viability of public transport options. Indirect long term positive effects are identified for Population and Human health SEOS also.

Water supply and wastewater capacity and demands are addressed in conjunction with Irish Water. The key element in relation to this is ensuring the implementation of the LAP is in line with capacity to treat wastewater and water supply services. Policies and objectives in the *South Dublin County Development Plan 2016-2022* are of particular relevant in this regard.

Additionally, provision is made in the LAP for water conservation measures including water recycling and phasing of regeneration development (Section 8.2.3 Phasing to minimise adverse effects arising from in appropriate development and land use activities.

### **7.9 Landscape - Significant Effects**

Green and blue infrastructure provisions as detailed in LAP contribute to positive landscape effects associated with the implementation of the LAP. In particular, key interventions and aims of Green Infrastructure Strategy are positive, direct and long term in relation to townscape and landscape SEOS as they address public realm, greening of the LAP and interventions that will enhance the natural heritage of the LAP.

Other effects relating to landscape and townscape include the public realm enhancement measures of which several are included in the draft LAP; examples include the *Vision Statement, and measures in chapter Three Neighbourhoods, as well as overarching principle UF7.*

*To protect, enhance and develop an interconnected green and blue infrastructure network of parks, open spaces, hedgerows, grasslands, rivers and streams for amenity and recreation, biodiversity protection, flood management and adaptation to climate change (Objective UF7).*

### **7.10 Landuse Zoning Significant Effects.**

The landuse zonings for the Tallaght Town Centre LAP are not altered as part of this new LAP preparation and the landuse zonings have been previously assessed as part of the SEA of the South Dublin County Development Plan 2016-2022.

### **7.11 In-combination and cumulative significant effects**

This section of the Environmental Report provides an outline of the potential cumulative effects on the environment as a result of implementation of the LAP. Figure 20 presented the overall environmental sensitivity mapping for the Tallaght Town Centre LAP.

Cumulative effects are referred to in a number of SEA Guidance documents and are defined in the EPA SEA Process Checklist as “*effects on the environment that result from incremental changes caused by the strategic action together with other past, present and reasonably foreseeable future actions. These effects can result from individually minor but collectively significant actions taking place over time or space*”<sup>16</sup> These effects can be insignificant

---

<sup>16</sup> (EPA SEA Process Checklist (2011)).

individually but cumulatively over time and from a number of sources can result in the degradation of sensitive environmental resources. The assessment of cumulative effects is a requirement of the SEA Directive (2001/42/EC).

The 2004 Guidelines produced by the DECLG outlines that the SEA process is in a good position to address cumulative effects for which the Environmental Impact Assessment process is not equipped to deal with. Due to the strategic nature of the SEA process a forum is provided in which cumulative effects can be addressed.

The EPA Strive Report 2007-2013 on 'Integrated Biodiversity Impact Assessment' describes cumulative effects as incremental effects resulting from a combination of two or more individual effects, or from an interaction between individual effects – which may lead to a synergistic effect (i.e. greater than the sum of the individual effects), or any progressive effect likely to emerge over time.

The SEA ER of the South Dublin County Development Plan provided a cumulative assessment of national level plans and programmes as they relate to the CDP; as these are more appropriately assessed at County level, they are not included within this cumulative impact assessment; rather the focus is on regional/locals plans and projects, as these are considered to be the most appropriate scale and potential relevance to the plan area and zone of influence.

### 7.11.1 Potential cumulative effects from other plans and projects

**Table 10 Potential cumulative and in combination effects**

Plan	Comment	Cumulative effects
<b>EMRA Regional Economic and Spatial Strategy 2019-2031</b>	The plan has undergone Habitats Directive Assessment and Strategic Environmental Assessment. It has been found that by implementing the mitigation policies and objectives of the RSES as identified in the NIR and SEA ER, effects to the environment and European Sites are not likely to occur	No adverse in combination effects are identified
<b>South Dublin Climate Change Action Plan 2019-2024 (and Change Action Plans</b>	During the formulation of the CCAPs for the Dublin Region, a suite of common thematic actions have been prepared for each of the local authority areas. The individual action plan for each Local Authority has undergone Habitats Directive Assessment and Strategic Environmental Assessment. It has been found that by	No adverse in combination effects are identified. A measure in the South Dublin CCAP relates to preparation of a climate change chapter in the Tallaght

Plan	Comment	Cumulative effects
<b>for other Dublin Local Authorities</b>	implementing the mitigation policies and objectives of the relevant CDP as identified in the NIR and SEA ER, effects to the environment and European Sites are not likely to occur	Town Centre LAP.
<b>The Transport Strategy for the Greater Dublin Area, 2016-2035</b>	This Strategy sets out how transport will be developed across the region, covering Dublin, Meath, Wicklow and Kildare, over the period of the strategy and was subject to SEA and AA.	No in combination effects are identified.
<b>Water Services Strategic Plan</b>	Ireland's first integrated national plan for the delivery of water services, the Water Services Strategic Plan (WSSP) addresses six key themes and was adopted in 2015. It was subject to full SEA and AA and concluded that Overall, the assessment has identified that the implementation of the draft WSSP is likely to have positive effects on the majority of the SEOs that have been used in the assessment to help characterise the environmental effects of the WSSP and no significant negative effects were identified.	No in-combination impacts were predicted as a result of implementation of the Plans
<b>Neighbouring County Development Plans</b>	These plans were subject to full SEA and AA and concluded that subject to full adherence and implementation of measures likely significant effects were not identified.	No in-combination impacts were predicted as a result of implementation of the Plans
<b>River Basin District Management Plans.</b>	The National River Basin District Management Plan is now published (2018). The second cycle River Basin Management Plan aims to build on the progress made during the first cycle with a greater emphasis on ensuring the evidence base is available and the administration supports are fully in place to support key measures. The approach to the plan development involves characterisation of Ireland's water bodies in order to develop a	No in-combination impacts are predicted as a result of implementation of the Plans

Plan	Comment	Cumulative effects
	tailored programme of measures to allow for the protection of good status or the restoration of good status for all water bodies. The outcomes are then monitored in order to feed into further characterisation and measures setting as the cycle moves forward. The plan was subject to SEA and Appropriate Assessment.	
<b>CFRAMS Study</b>	The Eastern CFRAM study has been commissioned in order to meet the requirements of the Floods Directive, as well as to deliver on core components of the 2004 National Flood Policy, in the Eastern district.	No in-combination impacts are predicted as a result of implementation of the Plans.
<b>Greater Dublin Drainage</b>	Irish Water made a planning application for strategic infrastructure development to An Bord Pleanála for the Greater Dublin Drainage Project in June 2018. The GDD project proposes a new regional wastewater treatment facility to be located in the townland of Clonshaugh in north county Dublin, an underground orbital sewer from Blanchardstown to Clonshaugh, a new pumping station at Abbotstown, a partial diversion of the north fringe sewer, and an outfall pipeline to return the treated water to the Irish Sea. The project also includes a regional sludge treatment centre at the new GDD facility and an associated biosolids storage facility at Newtown near Kilshane Cross.	Chapter 23 of the EIAR was reviewed with a focus on the cumulative impacts, the only project identified within the zone of influence relevant to the Tallaght LAP is the EirGrid Plc.: West Dublin substation and associated works in the Grange Castle area.  No in-combination impacts are predicted as a result of implementation of the Project
<b>South Dublin Heritage Plan 2010-2016</b>	Key objectives as follows:  Key objectives as follows:  Objective 1: Establish the existing resource information in the County  Objective 2: Gather heritage information	Positive interactions with SEOs in relation to this plan; no adverse cumulative effects identified.

Plan	Comment	Cumulative effects
	Objective 3: Provide better access to information	

## 8 Mitigation Measures

### 8.1 Introduction

This chapter outlines the mitigation measures that will prevent, reduce, and offset as much as possible any significant adverse effects on the environment of the plan area resulting from the implementation of the LAP. Section (g) of Schedule 2B of the SEA Regulations (as amended) requires: *'The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the Plan'.*

Mitigation involves ameliorating significant negative effects. Where the environmental assessment identifies significant adverse effects, consideration is given in the first instance to preventing such impacts or where this is not possible, to lessening or offsetting those effects. Mitigation measures can be generally divided into those that:

- Avoid effects;
- Reduce the magnitude or extent, probability and/or severity of effect;
- Repair effects after they have occurred, and
- Compensate for effects, by balancing out negative impacts with positive ones.

The iterative process of the LAP preparation has facilitated the integration of environmental considerations into the layout and text of the LAP. In addition, potential positive effects of implementing the LAP have been and will be maximised and potential adverse effects have been and will be avoided, reduced or offset.

Many impacts will be more adequately identified and mitigated at project and EIA level. In general terms, all proposals for development will be required to have due regard to environmental considerations outlined in this Environmental Report and associated assessments including the Screening for Appropriate Assessment, Strategic Flood Risk Assessment and Ecology Surveys. Proposals for development which are deemed contrary to the environmental objectives contained in the LAP will not normally be permitted, and if permitted, not without the appropriate site and development specific mitigation measures.

There were also a number of proposals associated with the draft LAP that were identified as potentially generating significant adverse impacts on the environment, and suggested rewording of these proposals were put forward for consideration and recommended for inclusion in the draft LAP.

This chapter is structured as follows:

- 8.2 Environmental Protection Measures in the South Dublin County Development Plan 2016-2022
- 8.3 Mitigation measures –amendment of text in the LAP

## 8.2 Environmental Protection Measures in the South Dublin CDP 2016- 2022.

The Draft LAP has been prepared having regard to the policies and objectives outlined within the South Dublin County Development Plan 2016-2022. The environmental protection measures for the CDP 2016-2022 are as follows:

**Table 11 Environmental Protection Measures in South Dublin CDP 2016-2022**

CDP Policy/Objective	Text
<b>Population and Human health</b>	
Housing policy 12	(h) Public Open Space It is the policy of the Council to ensure that all residential development is served by a clear hierarchy and network of high quality public open spaces that provides for active and passive recreation and enhances the visual character, identity and amenity of the area.
Policy C1	It is the policy of the Council to ensure that all communities have access to multifunctional community centres that provide a focal point for community activities.
Policy C8 (a)	It is the policy of the Council to support and facilitate the provision of good quality and accessible childcare facilities at suitable locations in the County
Policy C8 (b)	It is the policy of the Council to require the provision of new childcare facilities in tandem with the delivery of new communities.
Policy 13	It is the policy of the Council to promote the highest levels of universal accessibility in all community facilities
Policy 12.	It is the policy of the Council that a hierarchical network of high quality open space is available to those who live, work and visit the County, providing for both passive and active recreation, and that the resource offered by public open spaces, parks and playing fields is maximised through effective management
<b>Biodiversity, Flora and Fauna</b>	
Heritage, conservation and landscapes (HCL) policy 12 natura 2000	It is the policy of the Council to support the conservation and improvement of Natura 2000 Sites and to protect the Natura 2000 network from any plans and projects that are likely to have a significant effect on the coherence or integrity of a Natura 2000 Site

CDP	Text
Policy/Objective	
<b>sites</b>	
<b>Heritage, conservation and landscapes (HCL) policy 13</b>	Natural Heritage Areas It is the policy of the Council to protect the ecological, visual, recreational, environmental and amenity value of the County's proposed Natural Heritage Areas and associated habitats.
<b>HCL13 objective 1:</b>	To ensure that any proposal for development within or adjacent to a proposed Natural Heritage Area (pNHA) is designed and sited to minimise its impact on the biodiversity, ecological, geological and landscape value of the pNHA particularly plant and animal species listed under the Wildlife Acts and the Habitats and Birds Directive including their habitats.
<b>HCL13 objective 2:</b>	To restrict development within a proposed Natural Heritage Area to development that is directly related to the area's amenity potential subject to the protection and enhancement of natural heritage and visual amenities including biodiversity and landscapes
<b>Heritage, conservation and landscapes (HCL) policy 15</b>	Non-Designated Areas It is the policy of the Council to protect and promote the conservation of biodiversity outside of designated areas and to ensure that species and habitats that are protected under the Wildlife Acts 1976 and 2000, the Birds Directive 1979 and the Habitats Directive 1992 are adequately protected
<b>HCL15 objective 1</b>	To ensure that development does not have a significant adverse impact on rare and threatened species, including those protected under the Wildlife Acts 1976 and 2000, the Birds Directive 1979 and the Habitats Directive 1992.
<b>HCL15 objective 2:</b>	To ensure that, where evidence of species that are protected under the Wildlife Acts 1976 and 2000, the Birds Directive 1979 and the Habitats Directive 1992 exists, appropriate avoidance and mitigation measures are incorporated into development proposals as part of any ecological impact assessment.
<b>HCL15 objective 3</b>	To protect existing trees, hedgerows, and woodlands which are of amenity or biodiversity value and/ or contribute to landscape character and ensure that proper provision is made for their protection and management in accordance with Living with Trees: South Dublin County Council's Tree Management Policy 2015-2020.
<b>Material Assets -Transport</b>	
<b>Transport and mobility (tm) policy 1</b>	Overarching It is the policy of the Council to promote the sustainable development of the County through the creation of an integrated transport network that services the needs of communities and businesses

CDP	Text
<b>Policy/Objective</b>	
Transport and mobility (tm) policy 2	Public Transport It is the policy of the Council to promote the sustainable development of the County by supporting and guiding national agencies in delivering major improvements to the public transport network and to ensure existing and planned public transport services provide an attractive and convenient alternative to the car.
Transport and Mobility (TM) Policy 3	Walking and Cycling It is the policy of the Council to re-balance movement priorities towards more sustainable modes of transportation by prioritising the development of walking and cycling facilities within a safe and traffic calmed street environment.
Transport and mobility (tm) policy 6	Road and Street Design It is the policy of Council to ensure that streets and roads within the County are designed to balance the needs of place and movement, to provide a safe traffic-calmed street environment, particularly in sensitive areas and where vulnerable users are present
<b>Material Assets –Water and Wastewater</b>	
Infrastructure & environmental quality (IE) policy 1 water & Wastewater	It is the policy of the Council to work in conjunction with Irish Water to protect existing water and drainage infrastructure and to promote investment in the water and drainage network to support environmental protection and facilitate the sustainable growth of the County.
IE1 objective 1	To work in conjunction with Irish Water to protect, manage and optimise water supply and foul drainage networks in the County.
IE1 objective 2:	To work in conjunction with Irish Water to facilitate the timely delivery of ongoing upgrades and the expansion of water supply and wastewater services to meet the future needs of the County and the Region
<b>Water Resources including Flood Risk</b>	
IE2 policy	It is the policy of the Council to manage surface water and to protect and enhance ground and surface water quality to meet the requirements of the EU Water Framework Directive
IE2 objective 1	To maintain, improve and enhance the environmental and ecological quality of our surface waters and groundwater by implementing the programme of measures set out in the Eastern River Basin District River Basin Management Plan
IE2 objective 2	To protect the regionally and locally important aquifers within the County from risk of pollution and ensure the satisfactory implementation of the South Dublin Groundwater Protection Scheme 2011, and groundwater source protection zones,

CDP Policy/Objective	Text
	where data has been made available by the Geological Survey of Ireland
<b>IE2 objective 3</b>	To maintain and enhance existing surface water drainage systems in the County and promote and facilitate the development of Sustainable Urban Drainage Systems (SUDS), including integrated constructed wetlands, at a local, district and County level, to control surface water outfall and protect water quality.
<b>IE2 objective 4</b>	To incorporate Sustainable Drainage at a site and/or district scale, including the potential for wetland facilities
<b>IE2 objective 5</b>	To limit surface water run-off from new developments through the use of Sustainable Urban Drainage Systems (SUDS) and avoid the use of underground attenuation and storage tanks
<b>IE2 objective 6</b>	To promote and support the retrofitting of Sustainable Urban Drainage Systems (SUDS) in established urban areas, including integrated constructed wetlands
<b>Water Resources and Biodiversity, Flora and Fauna</b>	
<b>IE2 objective 8</b>	To protect salmonid water courses, such as the Liffey and Dodder Rivers catchments (including Bohernabreena Reservoir), which are recognised to be exceptional in supporting salmonid fish species.
<b>IE2 objective 9:</b>	To protect water bodies and watercourses, including rivers, streams, associated undeveloped riparian strips, wetlands and natural floodplains, within the County from inappropriate development. This will include protection buffers in riverine and wetland areas as appropriate. (see also Objective G3 Objective 2 – Biodiversity Protection Zone)
<b>IE2 objective 11</b>	To protect surface water quality by assessing the impact of domestic and industrial misconnections to the drainage network in the County and the associated impact on surface water quality, and by implementing measures to address same.
<b>Infrastructure &amp; environmental quality (IE) policy 3</b>	Flood Risk It is the policy of the Council to continue to incorporate Flood Risk Management into the spatial planning of the County, to meet the requirements of the EU Floods Directive and the EU Water Framework Directive
<b>Material Assets –Waste Management</b>	
<b>Infrastructure &amp; environmental quality (IE) policy 5</b>	Waste Management It is the policy of the Council to implement European Union, National and Regional waste and related environmental policy, legislation, guidance and codes of practice to improve management of material resources and wastes
<b>IE5 objective 1</b>	To support the implementation of the Eastern–Midlands Region Waste Management Plan 2015-2021 by adhering to

CDP	Text
Policy/Objective	
	overarching performance targets, policies and policy actions
<b>IE5 objective 2</b>	To support waste prevention through behavioural change activities to de-couple economic growth and resource use.
<b>IE5 objective 3</b>	To encourage the transition from a waste management economy to a green circular economy to enhance employment and increase the value recovery and recirculation of resources
<b>IE5 objective 4</b>	To provide, promote and facilitate high quality sustainable waste recovery and disposal infrastructure/ technology in keeping with the EU waste hierarchy and to adequately cater for a growing residential population and business sector
<b>IE5 objective 5</b>	To provide for and maintain the network of bring infrastructure (e.g. civic amenity facilities, bring banks) in the County to facilitate the recycling and recovery of hazardous and non-hazardous municipal wastes
<b>IE5 objective 6</b>	To seek the provision of adequately sized public recycling facilities in association with new commercial developments and in tandem with significant change of use/extensions of existing commercial developments where appropriate
<b>IE5 objective 7</b>	To develop a countywide network of green waste centres in suitable locations to expand the collection system for compostable waste
<b>IE5 objective 8:</b>	To secure appropriate provision for the sustainable management of waste within developments, including the provision of facilities for the storage, separation and collection of such waste
<b>Soil and Geology</b>	
<b>IE2 objective 10</b>	To require adequate and appropriate investigations to be carried out into the nature and extent of any soil and groundwater contamination and the risks associated with site development work, in particular for brownfield development
<b>Heritage, conservation and landscapes (HCL) policy 19</b>	Geological Sites It is the policy of the Council to maintain the conservation value and seek the sustainable management of the County's geological heritage resource.
<b>HCL19 Objective 1:</b>	To protect designated County Geological Sites from inappropriate development and to promote the importance of such sites through the County's Heritage Plan.
<b>Air Quality, Noise, Population and Human health</b>	
<b>Infrastructure &amp; environmental quality (IE)</b>	Environmental Quality It is the policy of the Council to have regard to European Union, National and Regional policy relating to air quality, light pollution and noise pollution and to seek to take appropriate steps to reduce the effects of air, noise and light pollution on environmental quality and residential amenity.

CDP	Text
Policy/Objective	
<b>policy 7</b>	
<b>IE7 objective 1</b>	To implement the provisions of EU and National legislation on air, light and noise control and other relevant legislative requirements, as appropriate, in conjunction with all relevant stakeholders
<b>IE7 objective</b>	To implement the recommendations of the Dublin Regional Air Quality Management Plan to protect people from the harmful health effects associated with air pollution, to preserve good air quality where it exists and to improve air quality where it is unsatisfactory
<b>IE7 objective 3:</b>	To implement the relevant spatial planning recommendations and actions of the Dublin Agglomeration Environmental Noise Action Plan 2013 – 2018
<b>IE7 objective 4</b>	To ensure that future developments are designed and constructed to minimise noise disturbance and take into account the multi functional uses of streets including movement and recreation as detailed in the Urban Design Manual (2009) and the Design Manual for Urban Roads and Streets (2013).
<b>IE7 objective 5</b>	To ensure external lighting schemes minimise light spillage or pollution in the immediate surrounding environment and do not adversely impact on residential or visual amenity and biodiversity in the surrounding areas.
<b>IE7 SLO 1</b>	To provide noise barriers along the uncovered parts of Moy Glas estate facing the Grangecastle Road and 100 metres along Griffeen Avenue
<b>Green Infrastructure, Biodiversity, Flora and Fauna, Water, Landscape, Population and Human health</b>	
<b>Green infrastructure (g) policy 1</b>	Overarching It is the policy of the Council to protect, enhance and further develop a multifunctional Green Infrastructure network by building an interconnected network of parks, open spaces, hedgerows, grasslands, protected areas, and rivers and streams that provide a shared space for amenity and recreation, biodiversity protection, flood management and adaptation to climate change.
<b>G1 objective 1</b>	To establish a coherent, integrated and evolving Green Infrastructure network across South Dublin County with parks, open spaces, hedgerows, grasslands, protected areas, and rivers and streams forming the strategic links and to integrate the objectives of the Green Infrastructure Strategy throughout all relevant Council plans, such as Local Area Plans and other approved plans
<b>Green infrastructure (G) policy 2</b>	It is the policy of the Council to promote and develop a coherent, integrated and evolving Green Infrastructure network in South Dublin County that can connect to the regional network, secure and enhance biodiversity, provide readily accessible parks, open spaces and recreational facilities

CDP	Text
Policy/Objective	
green infrastructure network	
<b>G2 objective 1</b>	To reduce fragmentation of the Green Infrastructure network and strengthen ecological links between urban areas, Natura 2000 sites, proposed Natural Heritage Areas, parks and open spaces and the wider regional Green Infrastructure network
<b>G2 objective 2</b>	To protect and enhance the biodiversity value and ecological function of the Green Infrastructure network.
<b>G2 objective 3</b>	To restrict development that would fragment or prejudice the Green Infrastructure network.
<b>G2 objective 4</b>	To repair habitat fragmentation and provide for regeneration of flora and fauna where weaknesses are identified in the network
<b>G2 objective 5:</b>	To integrate Green Infrastructure as an essential component of all new developments
<b>G2 objective 8</b>	To provide for the incorporation of Eco-ducts and/or Green Bridges at ecologically sensitive locations on the County's road and rail corridors that will facilitate the free movement of people and species through the urban and rural environment.
<b>G2 objective 9</b>	To preserve, protect and augment trees, groups of trees, woodlands and hedgerows within the County by increasing tree canopy coverage using locally native species and by incorporating them within design proposals and supporting their integration into the Green Infrastructure network.
<b>G2 objective 10</b>	To promote a network of paths and cycle tracks to enhance accessibility to the Green Infrastructure network, while ensuring that the design and operation of the routes responds to the ecological needs of each site.
<b>G2 objective 11</b>	To incorporate appropriate elements of Green Infrastructure e.g. new tree planting, grass verges, planters etc. into existing areas of hard infrastructure wherever possible, thereby integrating these areas of existing urban environment into the overall Green Infrastructure network
<b>Green infrastructure (g) policy 3</b>	Watercourses Network It is the policy of the Council to promote the natural, historical and amenity value of the County's watercourses; to address the long term management and protection of these corridors and to strengthen links at a regional level
<b>G3 objective 1</b>	To promote the natural, historical and amenity value of the County's watercourses and address the long term management and protection of these corridors in the South Dublin Green Infrastructure Strategy.
<b>G3 objective 3</b>	To ensure the protection, improvement or restoration of riverine floodplains and to promote strategic measures to accommodate flooding at appropriate locations, to protect ground and surface water quality and build resilience to climate

CDP Policy/Objective	Text
	change.
<b>G3 objective 4</b>	To uncover existing culverts and restore the watercourse to acceptable ecological standards and for the passage of fish, where possible.
<b>G3 objective 5</b>	To restrict the encroachment of development on watercourses, and provide for protection measures to watercourses and their banks, including but not limited to: the prevention of pollution of the watercourse, the protection of the river bank from erosion, the retention and/or provision of wildlife corridors and the protection from light spill in sensitive locations, including during construction of permitted development.
<b>G4 objective 1</b>	To support and facilitate the provision of a network of high quality, well located and multifunctional public parks and open spaces throughout the County and to protect and enhance the environmental capacity and ecological function of these spaces
<b>G4 objective 2</b>	To connect parks and areas of open space with ecological and recreational corridors to aid the movement of biodiversity and people and to strengthen the overall Green Infrastructure network
<b>G4 objective 3</b>	To enhance and diversify the outdoor recreational potential of public open spaces and parks, subject to the protection of the natural environment
<b>G4 objective 4</b>	To minimise the environmental impact of external lighting at sensitive locations within the Green Infrastructure network to achieve a sustainable balance between the recreational needs of an area, the safety of walking and cycling routes and the protection of light sensitive species such as bats.
<b>G4 objective 5</b>	To promote the planting of woodlands, forestry, community gardens, allotments and parkland meadows within the County's open spaces and parks
<b>G4 objective 6</b>	To take steps, in conjunction with communities and businesses, to plant existing areas of grassed open space to promote the development of multifunctional amenity areas with enhanced biodiversity value
<b>G4 objective</b>	To avoid the cumulative fragmentation and loss of ecologically sensitive areas of the Green Infrastructure network to artificial surfaces and to position recreational facilities that incorporate artificial surfaces at appropriate community-based locations
<b>Green infrastructure (G) policy 5</b>	Sustainable Urban Drainage Systems It is the policy of the Council to promote and support the development of Sustainable Urban Drainage Systems (SUDS) in the County and to maximise the amenity and biodiversity value of these systems.

CDP	Text
Policy/Objective	
<b>Green infrastructure (G) policy 6</b>	New Development in Urban Areas It is the policy of the Council to support the protection and enhancement of Green Infrastructure in all new development in urban areas, to strengthen Green Infrastructure linkage across the wider urban network and to achieve the highest standards of living and working environments
<b>G6 objective 1</b>	To protect and enhance existing ecological features including tree stands, woodlands, hedgerows and watercourses in all new developments as an essential part of the design process
<b>G6 objective 2</b>	To require new development to provide links into the wider Green Infrastructure network, in particular where similar features exist on adjoining sites
<b>G6 objective 3</b>	To require multifunctional open space provision within all new developments that includes provision for ecology and sustainable water management
<b>Biodiversity and Cultural Assets</b>	
<b>Heritage, conservation and landscapes (HCL) policy 1</b>	Overarching It is the policy of the Council to protect, conserve and enhance natural, built and cultural heritage features, and to support the objectives and actions of the County Heritage Plan
<b>HCL1 objective 1</b>	To protect, conserve and enhance natural, built and cultural heritage features and restrict development that would have a significant negative impact on these assets
<b>HCL1 objective 2</b>	To support the objectives and actions of the County Heritage Plan, including the preparation of a County Biodiversity Plan
<b>Cultural Assets</b>	
<b>Heritage, conservation and landscapes (HCL) policy 2</b>	Archaeological Heritage It is the policy of the Council to manage development in a manner that protects and conserves the Archaeological Heritage of the County and avoids adverse impacts on sites, monuments, features or objects of significant historical or archaeological interest.
<b>Heritage, conservation and landscapes (HCL) policy 3</b>	Protected Structures It is the policy of the Council to conserve and protect buildings, structures and sites contained in the Record of Protected Structures and to carefully consider any proposals for development that would affect the special character or appearance of a Protected Structure including its historic curtilage, both directly and indirectly.

CDP	Text
Policy/Objective	
<b>HCL2 Objective 2</b>	To ensure that development is designed to avoid impacting on archaeological heritage that is of significant interest including previously unknown sites, features and objects.
<b>HCL3 objective 3</b>	To address dereliction and encourage the rehabilitation, renovation, appropriate use and re-use of Protected Structures.
<b>Heritage, conservation and landscapes (HCL) policy 5</b>	Older Buildings, Estates and Streetscapes It is the policy of the Council to encourage the preservation of older features, buildings, and groups of structures that are of historic character including 19th Century and early to mid 20th Century houses, housing estates and streetscapes.
<b>Heritage, conservation and landscapes (HCL) policy 6</b>	Features of Interest It is the policy of the Council to secure the identification, protection and conservation of historic items and features of interest throughout the County including street furniture, surface finishes, roadside installations, items of industrial heritage and other stand alone features of interest.
<b>Landscapes</b>	
<b>Heritage, conservation and landscapes (HCL) policy 7</b>	Landscapes It is the policy of the Council to preserve and enhance the character of the County's landscapes particularly areas that have been deemed to have a medium to high Landscape Value or medium to high Landscape Sensitivity and to ensure that landscape considerations are an important factor in the management of development
<b>HCL7 objective 1</b>	To protect and enhance the landscape character of the County by ensuring that development retains, protects and, where necessary, enhances the appearance and character of the landscape, taking full cognisance of the Landscape Character Assessment of South Dublin County (2015).
<b>Cultural Assets</b>	
<b>Heritage, conservation and landscapes (HCL) policy 18</b>	Cultural Heritage It is the policy of the Council to promote the County's cultural heritage.
<b>HCL18 objective 1</b>	To work towards establishing an environment for promoting cross cultural understanding, racial harmony, mutual understanding and appreciation of all religious and ethnic traditions through the County.

CDP	Text
Policy/Objective	
<b>HCL18 objective 2</b>	To promote the Irish Language and favour its use in the promotion of the Villages Initiative
<b>HCL18 objective 3</b>	To promote local heritage, the naming of any new residential development will reflect the local and historical context of its siting, and should include the use of the Irish language
<b>Climate Change and energy</b>	
<b>Energy policy 1</b>	(E) Responding to European and National Energy Policy & Legislation It is the policy of the Council to respond to the European and National Energy Programme through the County Development Plan – with policies and objectives that promote energy conservation, increased efficiency and the growth of locally based renewable energy alternatives, in an environmentally acceptable and sustainable manner.
<b>Energy policy 2</b>	(E) South Dublin Spatial Energy Demand Analysis It is the policy of the Council to implement the recommendations of the South Dublin Spatial Energy Demand Analysis (SEDA) in conjunction with all relevant stakeholders, promoting energy efficiency and renewable energy measures across the County
<b>Energy policy 3</b>	(E) Energy Performance in Existing Buildings It is the policy of the Council to promote high levels of energy conservation, energy efficiency and the use of renewable energy sources in existing buildings
<b>E3 objective 1</b>	To ensure that medium to large scale residential and commercial developments are designed to take account of the impacts of climate change, including the installation of rainwater harvesting systems and that energy efficiency and renewable energy measures are incorporated in accordance with national building regulations, policy and guidelines.
<b>Energy policy 4</b>	(E) Energy Performance in New Buildings It is the policy of the Council to ensure that new development is designed to take account of the impacts of climate change, and that energy efficiency and renewable energy measures are considered in accordance with national building regulations, policy and guidelines.
<b>Energy policy 6</b>	(E) Low Carbon District Heating Networks (a) It is the policy of the Council to support the development of low carbon district heating networks across the County based on technologies such as combined heat and power (CHP), large scale heat pumps, and renewable energy opportunities including geothermal energy, energy from waste, biomass and bio-gas. (b) It is the policy of the Council to support the development of both deep and shallow geothermal energy sources throughout the County. Deep geothermal projects are particularly suited to areas demonstrating high heat densities
<b>Energy</b>	(E) Solar It is the policy of the Council to promote the development of solar energy infrastructure in the County, in particular for

CDP Policy/Objective	Text
<b>policy 7</b>	on-site energy use, including solar PV, solar thermal and seasonal storage technologies. Such projects will be considered subject to environmental safeguards and the protection of natural or built heritage features, biodiversity and views and prospects.
<b>Energy policy 10</b>	<b>(E) Small to Medium Scale Wind Energy Schemes</b> It is the policy of the Council to encourage small to medium scale wind energy developments within industrial or business parks, and support small community-based proposals in urban areas provided they do not negatively impact upon the environmental quality, and visual or residential amenities of the area
<b>11.8.1 Environmental Impact Assessment</b>	The Planning and Development Regulations 2001 specify mandatory thresholds above which Environmental Impact Statements (EIS) are required, setting out the types and scale of development proposals that require EIS. Where it appears to the Planning Authority that a development proposal that falls below the thresholds set out in the Planning and Development Regulations would be likely to have a significant environmental effect, a subthreshold/discretionary EIS can be requested by the Planning Authority.
<b>11.8.2 Appropriate Assessment</b>	<p>Under Article 6 of the Habitats Directive there is a requirement to establish whether, in relation to plans and projects, Appropriate Assessment (AA) is required.</p> <p>If, following screening, it is considered that AA is required then the proponent of the plan or project must prepare a Natura Impact Statement. A plan or project will only be authorised after the competent authority has ascertained, based on scientific evidence, Screening for Appropriate Assessment, and a Stage 2 Appropriate Assessment where necessary, that:</p> <p>The plan or project will not give rise to significant adverse direct, indirect or secondary effects on the integrity of any Natura 2000 site (either individually or in combination with other plans or projects), or The plan or project will have significant adverse effects on the integrity of any Natura 2000 (that does not host a priority natural habitat type and/or a priority species) but there are no alternative solutions and the plan or project must nevertheless be carried out for imperative reasons of overriding public interest – including those of a social or economic nature. In this case, it will be a requirement to follow procedures set out in legislation and agree and undertake all compensatory measures necessary to ensure the protection of the overall coherence of a Natura 2000 site/network,</p> <p>or The plan or project will have a significant adverse effect on the integrity of any Natura 2000 site (that hosts a natural habitat type and/or a priority species) but there are no alternative solutions and the plan or project must nevertheless be</p>

---

CDP	Text
Policy/Objective	
	<p>carried out for imperative reasons for overriding public interest - restricted to reasons of 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.</p> <p>In this case, it will be a requirement to follow procedures set out in legislation and agree and undertake all compensatory measures necessary to ensure the protection of the overall coherence of a Natura 2000 site/network</p>

---



### 8.3 Reworded Mitigation Measures-

The following table presents mitigation measures recommended for the Tallaght Town Centre LAP through rewording or additional text.

Reference and Text	Included in LAP Yes/No
<p>2.3.3 Cookstown</p> <p>Cookstown, final objective: Utilising location as source of River Poddle, incorporating it into public realm and open space <b>and green/blue infrastructure strategies</b>.</p>	Yes
<p><i>7.2.6 Green Infrastructure Strategy</i></p> <p><b>Any future developments within Regeneration zones that have been identified as having the potential to result in a deterioration to surface or groundwater quality will be required to undertake an assessment to determine the effect of the development on surface water and groundwater quality. Such an assessment will be required to identify the materials and activities associated with the development that could result in pollution to surface waters, the pathways that could convey surface water from the development site to European Sites and the qualifying features of interest of European Sites that could be at risk of experiencing adverse effects in the event of the release of polluted surface water from the development site.</b></p> <p><b>During the construction phase of developments facilitated by the draft plan, where applicable all relevant best practice guidelines shall be adhered to. Examples of these guidelines include:</b></p> <ul style="list-style-type: none"> <li>• <b>Guidelines on Protection of Fisheries during Construction Works in and Adjacent to Waters (Inland Fisheries Ireland, 2016);</b></li> <li>• <b>Guidelines for the Crossing of Watercourses during the Construction of National Road Schemes (National Roads Authority, 2008);</b></li> <li>• <b>CIRIAC648: Control of water pollution from linear construction projects: Technical Guidance</b></li> </ul>	Yes

<ul style="list-style-type: none"> <li>• CIRIAC649: Control of water pollution from linear construction projects: Site guide</li> </ul> <p>A Pollution Prevention Plan (PPP) and Construction and Environmental Plan (CEMP) will be required to accompany future Regeneration developments in zones that have been identified as presenting a risk of likely significant effects to European Sites.</p> <p>Measures will be required to be included in the design of a proposed development that will safeguard water quality from operation phase surface water emissions and wastewater emissions. These design elements will include the inclusion of adequate wastewater treatment facilities/connection to wastewater treatment plants, the implementation of surface water management measures such as swales, interceptors, hydrobrakes and attenuation tanks etc.</p>	
<p>The Natura Impact Report identified the following mitigation measures with regard to the Dublin Mountains;</p> <p><b>Where projects that are facilitated by the plan's aim to strengthen links between the Plan area and the Dublin Mountains are proposed within the Dublin Mountains area the following assessments may be required:</b></p> <p><b>Habitat Surveys and Assessment:</b> Identification of habitat at and surrounding the project site and the establishment of the presence of any qualifying habitats of the Wicklow Mountains European Sites or the Glenasmole Valley SAC;</p> <p><b>Watercourse Surveys and Assessment:</b> Identification of any links between the project site and watercourses and appropriate surveys to establish the presence of otters and their holts or couches.</p> <p><b>Bird Surveys:</b> Where project site are located in suitable nesting habitat for merlin or peregrine bird surveys will be required to establish the presence of these species at or in the vicinity of the project site.</p> <p>The results of surveys and assessment will inform the suitability of projects that aim to strengthen the links between the plan area and Dublin Mountains. Where the findings of surveys and assessment conclude that projects have the potential to result in loss of or significant disturbance to qualifying habitats and/or significant disturbance to qualifying species and their breeding sites, they will not be supported by the Draft Plan.</p>	<p>Will be included in Final LAP.</p>

## **9 Monitoring Measures**

### **9.1 Introduction**

It is proposed, in accordance with Article 10 of the SEA Directive, to base monitoring on a series of indicators which measure changes in the environment, especially changes which are critical in terms of environmental quality, for example water pollution levels. Monitoring will focus on the aspects of the environment that are likely to be significantly impacted upon by the implementation of the Tallaght LAP.

The targets and indicators are derived from the Strategic Environmental Objectives (SEOs) discussed in Chapter Five. The target underpins the objective whilst the indicators are used to track the progress of the objective and targets in terms of monitoring of impacts.

The monitoring programme will consist of an assessment of the relevant indicators and targets against the data relating to each environmental component. Similarly, monitoring will be carried out frequently to ensure that any changes to the environment can be identified. This monitoring programme will guide one of the key mitigation measures contained within the Environmental Management Plan presented in Chapter Eight.

### **9.2 Frequency of Monitoring and Reporting**

Should new data or the following occur, additional monitoring will be required:

- pollution events associated with construction;
- boil notices on drinking water;
- fish kills;
- court cases taken by the DHPLG regarding impacts upon archaeological heritage including entries to the Record of Monuments and Places; and,
- complaints received from statutory consultees regarding avoidable impacts resulting from development which is granted permission under the Tallaght LAP.

In turn the list below is subject to review at each reporting stage to reflect new data. Should the monitoring regime identify significant impacts (such as impacts on designated sites) early on in the plan implementation, this should trigger a review of the Tallaght LAP and monitoring regime. In addition, the identification of positive impacts from monitoring should also be reported as this will assist in determining successful environmental actions.

South Dublin County Council are responsible for the implementation of the SEA Monitoring Programme including

- Monitoring specific indicators and identifying any significant effects, including cumulative effects;
- Reviewing the effectiveness of monitoring/mitigation measures during the lifetime of the LAP; and
- Identifying any cumulative effects.

It is recommended that the monitoring report be made available to the public upon its completion. Table 17 below presents the SEA Monitoring Table. This table sets out the

strategic environmental objectives, indicators and targets to be applied in monitoring the significant environmental effects of the implementation of the LAP, in accordance with Section 13J(2) of the Planning and Development (SEA) Regulations 2004, as amended. It is proposed that the SEA monitoring reporting should go parallel with the reviewing of the LAP and when the next plan is being prepared.

**Table 12 Monitoring Measures**

SEA Topic	Strategic Environmental Objectives	Indicator	Target	Data Source
<b>Biodiversity Flora and Fauna</b>	To avoid loss of habitats, geological features, species or their sustaining resources in designated ecological sites	Percentage of relevant habitats lost as a result of implementation of the LAP	No losses of relevant habitats, species or their sustaining resources in designated ecological sites as a result of implementation of the Tallaght LAP	Designated ecological sites mapping, CORINE Mapping, National Parks and Wildlife Service Records & Development Management Process in SDCC.
	To avoid significant adverse impacts, including direct, cumulative and indirect impacts, to habitats, geological features, species or their sustaining resources in designated ecological sites by development within or adjacent to these sites.	Number of significant adverse impacts, including direct, cumulative and indirect impacts, to relevant habitats, geological features, species or their sustaining resources in designated ecological sites by development within or adjacent to these sites as a result of implementation of the Tallaght LAP.	No significant adverse impacts, including direct, cumulative and indirect impacts, to relevant habitats, geological features, species or their sustaining resources in designated ecological sites by development within or adjacent to these sites as a result of implementation of the Tallaght LAP.	Designated ecological sites mapping, Development Management Process in SDCC Council & Consultation with the National Parks and Wildlife Service Primary ecological corridors mapping, CORINE mapping and Development Management Process in SDCC.
	To sustain, enhance or - where relevant - prevent the loss of	Area of Biodiversity Network (County's	No ecological connectivity provided by the area's primary ecological corridors to	

SEA Topic	Strategic Environmental Objectives	Indicator	Target	Data Source
	ecological networks or parts thereof which provide significant connectivity between areas of local biodiversity.	primary ecological corridors which has been lost without mitigation)  Percentage loss of functional connectivity without remediation resulting from development provided for in the LAP.	be lost without mitigation as a result of implementation of the LAP  No significant ecological networks or parts thereof which provide functional connectivity to be lost without remediation resulting from development provided for in the LAP	
<b>Population and human health Noise</b>	To protect human health from hazards or nuisances arising from traffic and incompatible landuses <i>in particular noise and light pollution.</i>	Number of occasions that PM <sup>10</sup> limits have been exceeded in at Air Monitoring stations closest to Tallaght LAP <sup>17</sup> .  <i>Number of complaints from Tallaght LAP re;</i>	Reduce number of people exposed to traffic noise and air quality levels which endanger health and quality of life.	South Dublin County Council, EPA

<sup>17</sup> Currently air quality monitoring closest station is at Tallaght.

SEA Topic	Strategic Environmental Objectives	Indicator	Target	Data Source
		<i>noise, light and air quality.</i>		
Air Quality and Noise	<i>To minimise air, noise and light pollution where possible.</i>	<i>Number of air, noise and light pollution measures including in each phase (may be in conjunction with green infrastructure measures)</i>	<i>Air, noise and light pollution measures designed into Tallaght LAP.</i>	South Dublin County Council
Water	To maintain and improve, where possible, the quality of rivers, lakes and surface water.	Biotic Quality Rating (Q Value) and risk assessment.	<p>To maintain a biotic quality rating of Q4, in line with the requirement to achieve good water status under the Water Framework Directive, <b>by 2027</b>.</p> <p>To improve biotic quality ratings, where possible, to Q5.</p>	<p>Environmental Protection Agency.</p> <p>Environmental Protection Agency As noted under Section 2.3.1, data may not be available for this indicator when the monitoring evaluation is being prepared.</p>
	To prevent pollution and	Groundwater	Compliance with Groundwater Quality	SDCC

SEA Topic	Strategic Environmental Objectives	Indicator	Target	Data Source
	contamination of ground water.	Quality Standards and Threshold Values under Directive 2006/118/EC.	Standards and Threshold Values under Directive 2006/118/EC.	Irish Water EPA
	To prevent development on lands which pose - or are likely to pose in the future – a significant flood risk	<i>Implementation and monitoring of Strategic Flood Risk Assessment for Tallaght LAP</i>	<i>No significant flood events associated with development activities on Tallaght LAP.</i>	Development Management Process in South Dublin County Council
Soil and Geology	To conserve soil resources where possible.	Area of greenfield land developed.  Number of contaminated sites identified and remediated.  Volume of waste recycled and volume of waste sent to landfill.	S1ii: To reduce the amount of Greenfield lands developed <i>subject to Tallaght LAP Objectives</i>  To meet national and EU targets on the recycling of municipal waste and its diversion from landfill	Development Management Process in SDCC As above Environmental Services Dept. SDCC Annual Waste Arisings Report from Environmental Services Dept. SDCC
Material Assets	To maintain and improve the quality of drinking water supplies.	Drinking water quality standards, (Microbiological, Chemical and Indicator parameters)	To maintain and improve drinking water quality in South Dublin County to comply with requirements of the European Communities (Drinking Water) Regulations 2000	SDCC Irish Water EPA
	To serve new development	<i>Phasing</i>	All new developments to require	SDCC

SEA Topic	Strategic Environmental Objectives	Indicator	Target	Data Source
	under the LAP with appropriate waste water treatment	<b>Programme of LAP</b>	appropriate waste water systems.	Irish Water EPA
	To reduce car dependency within the <b>Tallaght LAP</b> by way of, inter alia, encouraging modal change from car to more sustainable forms of public transport and encouraging development which will not be dependent on private transport.	Extent of developments built within Tallaght LAP of high quality public transport accessibility.  Percentage of population within the <b>Tallaght LAP</b> travelling to work or school by public transport or non-mechanical means	An increase in the percentage of the population within the County travelling to work or school by public transport or non-mechanical means.  A decrease in the average distance travelled to work or school by the population of the County.	SDCC CSO Census
	To minimise waste production and reduce the volume of waste to landfill and to operate sustainable waste management practices	Volume of waste recycled and volume of waste sent to landfill	To meet national and EU targets on the recycling of municipal waste and its diversion from landfill	Development Management Process in SDCC As above Environmental Services Dept. SDCC Annual Waste Arisings Report from Environmental Services Dept. SDCC
Cultural Heritage	To protect the archaeological heritage of <b>Tallaght LAP</b> with regard to entries to the Record of Monuments and Places - including Zones of Archaeological Potential - and	Percentage of entries to the Record of Monuments and Places - including Zones of Archaeological Potential (and their context of the above within the surrounding landscape where relevant)	Protect entries to the Record of Monuments and Places - including Zones of Archaeological Potential (and their context of the above within the surrounding landscape where relevant)	SDCC Development Control

SEA Topic	Strategic Environmental Objectives	Indicator	Target	Data Source
	the context of the above within the surrounding landscape where relevant.	Archaeological Potential (and the context of the above within the surrounding landscape where relevant) - protected  <i>Number of archaeological surveys required as part of planning applications</i>  <i>Conditions attached to permissions on archaeological monitoring during excavations.</i>	<i>Protect unknown archaeological resources within LAP area.</i>	
	To preserve and protect the special interest and character of <b>Tallaght LAP</b> architectural heritage with regard to entries to the Record of Protected Structures, the Architectural Conservation Area and their context within the surrounding	Percentage of entries to the Record of Protected Structures (and/or their context within the surrounding landscape where relevant)	Protect entries to the Record of Protected Structures (and/or their context within the surrounding landscape where relevant)  <i>Renovate and reuse architectural heritage structures and features</i>	SDCC

SEA Topic	Strategic Environmental Objectives	Indicator	Target	Data Source
	landscape where relevant.	relevant) protected.  Number of architectural condition surveys attached to planning applications.		
Landscape	To protect and avoid significant adverse impacts on the landscape, landscape features and designated scenic routes; especially with regard to areas of high amenity.	The creation of a sense of place and coherence/appreciation for the overall setting and context of Tallaght LAP.  Number of development applications with landscape and habitat plans and Design Statements.  Amount of land allocated to temporary	Creation of sense of place with all phases of development associated with Tallaght LAP.	SDCC

SEA Topic	Strategic Environmental Objectives	Indicator	Target	Data Source
		greening measures.		
Climate Change and energy	<i>To integrate climate change adaptation to the Tallaght LAP process</i>	<p><i>Number of SUDs measures included and developed as part of Tallaght LAP.</i></p> <p><i>Number/extent of additional tree planting as part of applications.</i></p>	<p><i>Integrated blue and green infrastructure through the Tallaght LAP.</i></p>	<i>SDCC</i>
Green Infrastructure	<i>To support green infrastructure measures through the LAP where possible.</i>	<p><i>Extent of new/replacement hedge and tree planting per development.</i></p> <p><i>Number of Blue infrastructure features included in development.</i></p>	<p><i>Integration of blue and green infrastructure measures including in approved planning applications within Tallaght LAP.</i></p>	<i>SDCC</i>

### **9.3 Conclusion**

This SEA Environmental Report demonstrates how environmental parameters have been addressed in the plan preparation process. Consultation has been undertaken for the Scoping of this Environmental Report and further opportunity to comment on the Draft LAP will be possible over the forthcoming weeks.

The SEA and Habitats Directive Assessment has been undertaken in line with the Planning and Development (Strategic Environmental Assessment) Regulations 2004 to 2011 (as amended). Subject to the full and proper implementation of the mitigation measures outlined in this SEA Environmental Report and the Tallaght LAP 2020-2026 including detailed design at planning application stage, it is considered that significant adverse impacts on the environment will be avoided.

## Annex A: Tallaght Town Centre Local Area Plan 2020-2026 Assessment of objectives, policies and proposals

No likely interaction with /insignificant impact with SEOs	0	Potential conflict with SEOs – likely to be mitigated	↔
Likely to improve status of SEOs	↑		
Probable conflict with SEOs – unlikely to be mitigated	↓		

BFF = Biodiversity, Flora and Fauna	PHH = Population and human health	W = Water	SG =Soil and Geology	Ma =Material Assets	AQ = Air Quality	CA = Cultural Assets	L =Landscape	CC =Climate change	GI= Green Infrastructure
---	---	--------------	----------------------------	---------------------------	---------------------	----------------------------	-----------------	--------------------------	-----------------------------

### 1.1 Chapter One: Introduction and Context

Chapter	BFF	PHH	W	SG	Ma	AQ	CA	L	CC	GI	
	↑	↑	↑	↑	↑	↑	↑	↑	↑	↑	↑
Chapter 1 Vision	An inclusive and vibrant Town Centre, a connected and accessible place with an attractive built environment for families of all kinds, workers, visitors and tourists. A place where people can live, work, visit and have fun in lively and liveable spaces.'										

## 1.2 Chapter Two Urban Framework

Chapter	BFF		PHH	W	SG	Ma	AQ	CA	L	CC	GI	
	↑	↑	↑	↑	↑	↑	↑	↑	↑	↑	↑	↑
<b>2.1</b>	<p><i>Overarching Objectives:</i></p> <ul style="list-style-type: none"> <li>• <i>To direct land uses and intensity of development in a manner that creates a sustainable urban form, based on the integration of land use and transport planning (Objective UF1);</i></li> <li>• <i>To promote a mix of uses in a manner that creates a sustainable and active area (Objective UF2);</i></li> <li>• <i>To ensure that development is carried out in a design led manner that prioritises place making and accords with the core principles of urban design and the creation of integrated streets (Objective UF3);</i></li> <li>• <i>To ensure that development is laid out in a series of blocks and plots that are legible, permeable and appropriate in land use, scale, building height, street widths, urban grain and street frontages (Objective UF4);</i></li> <li>• <i>To upgrade existing and design new streets using an integrated approach to pedestrian, cyclist and vehicular movement and ensure that the movement function of each street is reflected by an appropriate design response and design speed (Objective UF5);</i></li> <li>• <i>To provide attractive, interesting and well used public realm and open spaces using place making and urban design principles, creating a pedestrian centred environment with active, inviting public space and parks (Objective UF6); and</i></li> <li>• <i>To protect, enhance and develop an interconnected green and blue infrastructure network of parks, open spaces, hedgerows, grasslands, rivers and streams for amenity and recreation, biodiversity protection, flood management and adaptation to climate change (Objective UF7);</i></li> </ul>											
<b>2.2.3</b>	<p><i>It is a key objective of the Plan to maximise existing and proposed public transport opportunities, including high quality Luas and bus services, and support these opportunities with an integrated network of streets and routes with a clear hierarchy that promotes walking and cycling.</i></p>											
<b>2.7.1</b>	<p><i>It is policy of the Council that designers will be required to ensure successful interaction between the residential scheme, streets and public realm to foster a true sense of neighbourhood and encourage interaction between residents. Opportunities for animated ground floors, homes with own door access, private landscaped terraces and a successful integration with communal and public open space shall be encouraged. Along mixed frontage streets commercial, communal and other appropriate active uses at ground floor level shall be required.</i></p>											
<b>Comment</b>	<p><i>The key linkages and vision for the LAP represent efficient landuse that promotes integrated transport and landuse, particularly around public transport hubs for all uses and enhancing the overall sense of place for the town. This, in combination with a commitment to light environmental footprint provides consistency with all SEOS.</i></p>											

	<p><i>In terms of potential linkages with the Dublin Mountains and wider biodiversity considerations, existing provisions in the South Dublin County Development Plan 2016-2022 such as HCL Policy 12 and HCL Policy 13 will provide appropriate environmental protection and mitigation.</i></p> <p><i>The focus on high quality design and livable communities is a further positive effect of the above overarching objectives and reflects the provisions of the RSES and NPF.</i></p>
--	--

### 1.3 Chapter Three Neighbourhoods

Chapter	BFF	PHH	W	SG	Ma	AQ	CA	L	CC	GI	
	↑	↑	↑	↑	↑	↑	↑	↑	↑	↑	↑
<b>CHAPTER 3</b>											
	The key objectives for each neighbourhood are clearly laid out within Sections 3.2 - 3.9										
	<p>3.2 The Centre (42 hectares)</p> <p>Continued transformation towards a high quality urban centre of city scale and character, with a vibrant mixed use function in an attractive network of streets.</p> <p>Continue the transformation of the centre with an increase in existing residential, commercial, retail, civic, services and cultural uses and functions.</p> <ul style="list-style-type: none"> <li>• Support the continued function of Tallaght Hospital and facilitate improved access to the hospital</li> <li>• Improve urban legibility throughout the area by providing new local streets including an extension to Airton Road to Cookstown Road; and Cookstown Road to Belgard North; and a new connection from Belgard North to Tallaght Square</li> <li>• Improve the condition of existing streets to encourage walking and cycling</li> <li>• Facilitate and support the delivery of a transport interchange integrating Luas, bus, cycle &amp; taxi on land in and around Tallaght Square.</li> <li>• Facilitate economic development and provide an enterprise centre.</li> <li>• Improve interface with all existing and proposed routes and open spaces.</li> <li>• Encourage new development on existing areas of surface car parking.</li> <li>• Provide new primary and secondary open spaces. Including provision of a new urban square to the north of Belgard Square North.</li> <li>• Improve and enhance the public realm.</li> <li>• Improve connectivity to all surrounding areas.</li> <li>• Promote the provision of a post primary school to serve the Tallaght catchment.</li> <li>• Promote provision of primary school to serve the area.</li> </ul>										

	<p><i>Comment: Maximising densities closer to the existing Luas Stops represents stronger landuse and transport integration. Combined with enhanced green infrastructure measures (including pocket parks and green corridors) these measures, over time, will enhance the local character and public realm. Positive effects across all SEOs.</i></p>
	<p>3.3 Cookstown (51 hectares)</p> <ul style="list-style-type: none"> <li>• Emergence of a vibrant mixed use residential neighbourhood.</li> <li>• Create new urban block structure.</li> <li>• Deliver a mix of new open spaces</li> <li>• Improve legibility throughout the area and provision of new streets linking to nearby hubs and The Centre.</li> <li>• Delivery of a variety of building types around Luas stops.</li> <li>• Support provision of a new primary school if deemed necessary by Department of Education and Science.</li> <li>• Utilising location as source of River Poddle, incorporating it into public realm and open space strategies <b>and green/blue infrastructure strategies</b></li> </ul>
	<p><i>Comment: the measures proposed for Cookstown also provide consistency with the SEOs and longer term, positive effects across SEA parameters. Key effects relate to enhanced permeability, stronger green infrastructure links and integration of landuse and transport via higher densities in certain areas and provision of open space. Potential restoration of the River Poddle through public realm and open space are particularly positive in terms of climate change, water, landscape and biodiversity</i></p>
	<p>3.4 The Village (17.7 hectares)</p> <ul style="list-style-type: none"> <li>• Consolidate mixed use residential uses.</li> <li>• Develop the tourism potential of the historic Village.</li> <li>• Provide/upgrade dedicated cycle facilities on green infrastructure routes &amp; secondary streets.</li> <li>• Improve local permeability through the development of new routes for pedestrians and cyclists.</li> <li>• Facilitate green infrastructure along public streets.</li> <li>• Protect and enhance setting of protected structures and qualities of the ACA.</li> <li>• Given the prominent location of an existing vacant site located at the junction of Greenhills Road and Main Street, it is desirable that any future development of this site incorporates a high quality of public realm and should contribute to the public open space provision in the village or incorporate cultural or community functions.</li> </ul>
	<p><i>Comment: The promotion of the distinctive historic character, combined with enhanced green infrastructure measures and particularly improved permeability provides for longer term, positive effects as they relate to a number of SEOs, in particular landscape, cultural heritage, Green infrastructure, material assets and population and human health</i></p>
	<p>3.5 Broomhill (52.7 hectares)</p> <ul style="list-style-type: none"> <li>• Transition to mixed use area primarily focussed on higher value commercial uses.</li> <li>• Improve legibility throughout area with new local routes and new connections to Kilnamanagh and Tallaght University Hub. Improve interface with all existing and proposed routes and open spaces.</li> </ul>

	<ul style="list-style-type: none"> <li>• New corridors for green infrastructure connecting adjoining communities. Improved green infrastructure buffer to Kilnamanagh.</li> </ul>
	<p><i>Comment: positive effects across the SEOS as these objectives represent greater connectivity to surrounding places, linking employment closer to residential and education uses and enhanced public realm and permeability. Enhanced and improved green infrastructure is further consistent with a range of SEOS including climate change, landscape, biodiversity and water.</i></p>
	<p>3.6 Greenhills</p> <ul style="list-style-type: none"> <li>• Intensification of use to higher value commercial and employment uses.</li> <li>• New local routes and connections to Bancroft Park.</li> <li>• Improved interface with Bancroft Park and Greenhills Road.</li> <li>• Protect and enhance recreational amenities and green infrastructure value of Bancroft Park.</li> <li>• Protection of residential amenity of adjoining residential areas.</li> </ul>
	<p><i>Comment: Bancroft Park is a key recreational and open space within the LAP area; enhancement measures as outlined above are consistent across the SEOS in particular for biodiversity, population and human health, water, soil, landscape and material assets.</i></p>
	<p>3.7 Technological University of Dublin Tallaght Hub (26 hectares)</p> <ul style="list-style-type: none"> <li>• Consolidate and enhance existing educational, religious and recreational functions.</li> <li>• Retain existing landscape character.</li> <li>• Protect the character and integrity of The Priory.</li> <li>• Enhance cycling and walking links through the area and to surrounding areas.</li> </ul>
	<p><i>Comment: Consolidating the institutional uses whilst enhancing the character of this neighbourhood, including the parkland and historic character represents an efficient approach to landuse within this area. Positive, long term effects are identified across the SEOs</i></p>
	<p>3.8 Whitestown (28.2 hectares)</p> <ul style="list-style-type: none"> <li>• Consolidate and enhance employment and services function through focus on higher value Knowledge Intensive Business Services.</li> <li>• Improve legibility throughout the area and new points of access from surrounding areas.</li> <li>• Improve interface with existing and proposed primary and secondary routes.</li> <li>• Provide new green infrastructure and amenity corridor along Whitestown Stream connecting Killinardan Park and Sean Walsh Park.</li> <li>• Retain setting of stream.</li> </ul>
	<p><i>Comment: enhanced urban structure and amenity along the stream and Green Infrastructure corridor, as well as improving permeability will enhance a range of SEOS including Population and Human health, landscape and green infrastructure. Material asset SEOS and Air quality and climate are also positively effected in relation to new pedestrian and cycling routes</i></p>
	<p>3.9 the Town Park (30 hectares)</p> <ul style="list-style-type: none"> <li>• Consolidate and enhance amenity function of Sean Walsh Park.</li> <li>• Balanced provision of active and passive recreation.</li> <li>• Enhanced green infrastructure hub with improved biodiversity and water management functions.</li> <li>• Enhanced facilities at Tallaght Stadium.</li> </ul>

	<ul style="list-style-type: none"> <li>• Improved connections across the N81 and to surrounding areas.</li> <li>• Provision of all-weather playing pitches.</li> <li>• Provision of elderly housing scheme on site of former SDCC depot.</li> </ul>
	<p><i>Comment: this is a key recreational and open space within the LAP area; enhancement measures as outlined above are consistent across the SEOs in particular for biodiversity, population and human health, water, soil, landscape and material assets.</i></p> <p><i>Key elements such as cycle tracks, improving accessibility from the N81 and connection to public transport encourage modal shifts.</i></p>

#### 1.4 Chapter Four Economic Development and Tourism

Chapter	BFF	PHH	W	SG	Ma	AQ	CA	L	CC	GI	
	↑	↑	↑	↑	↑	↑	↑	↑	↑	↑	↑
<p><i>It is the policy of the Council to promote enterprise and employment development at locations such as Tallaght given its proximity to high quality public transport and other urban land uses, which promotes compact and sustainable urban development.</i></p>											
<p><i>It is the policy of the Council to promote and support the consolidation or relocation of existing employment uses in Regeneration 'REGEN' zone areas, such as Cookstown and to upgrade these areas to create further opportunities for regeneration and employment.</i></p>											
<p><i>It is also the policy of the Council to support and facilitate the expansion and growth of existing enterprise and employment uses in business parks and industrial areas such as Whitestown and Greenhills.</i></p>											
Comment:	<p><i>Promoting Tallaght for enterprise and employment and enhancing its role as the county town is positive across all SEOs, it represents efficient landuse and integrated transport</i></p>										
	↑	↑	↑	↑	↑	↑	↑	↑	↑	↑	↑
<p><i>It is the policy of the Council to support the development of a sustainable tourism industry for Tallaght that maximises the recreational and tourism potential of the County, through the implementation of the South Dublin Tourism Strategy 2015.</i></p>											
<p><i>It is the policy of the Council to safeguard and promote Tallaght's natural, cultural and built heritage assets as an integral part of the County's tourism and leisure sector and to continue to support and grow this sector in order to enhance the County's economy.</i></p>											

	<p><i>Comment: Generally these policies and actions are identified as positive across a number of parameters. By promoting Tallaght as a key stop highlighting its rich historical legacy supports landscape, cultural heritage and population SEOs. However, the promotion of links to the Dublin Mountains if it gives rise to increase visitor numbers and recreational activity, could in the absence of mitigation, give rise to likely significant effects on the relevant European sites. Therefore mitigation measures are recommended in relation to this.</i></p>
4.4	<p>Tallaght is a major Town Centre, at the top of the County's urban hierarchy and it is the policy of the Council to promote Tallaght Town Centre as the primary urban centre in the County by directing higher order retail and retail services, residential, cultural, leisure, financial, public administration, restaurants/bars, entertainment and civic uses into and adjoining the Core Retail Area of this centre.</p>
4.3	<p>O  O      </p> <p><i>It is policy of the plan to also continue to support existing retail in the County and particularly the enhancement and redevelopment of the Square, Tallaght, which is a high quality mixed use destination serving not only the South Dublin County region but also serving at a regional and national level. The Square plays an important role in the County in providing a mixed use centre with a primary focus on retail but also contributes to the County in terms of services, recreation and entertainment.</i></p>
	<p><i>It is the policy of the Council to maintain and enhance the primary retailing and major town centre function of Tallaght Town Centre as a Level 2 Retail Centre and to continue to develop Tallaght as a vibrant and sustainable County Town at the top of the County's settlement and retail hierarchies, and improve Tallaght's importance in regional retail terms.</i></p>
	<p><i>Comment: retail policies that reinforce the existing town centre, where access can be via public transport is positive and long term across a range of SEOS</i></p>

## 1.5 Chapter Five Residential and Community

Chapter	BFF	PHH	W	SG	Ma	AQ	CA	L	CC	GI	
CHAPTER	O  O      										
5.2	<p><i>It is the policy of the Council to ensure that all new residential development in Tallaght enables the delivery of a mixed and balanced community that is of a high quality design and complies with Government guidance on the design of sustainable residential development and residential streets including that prepared by the Minister under Section 28 of the Planning &amp; Development Act 2000 (as amended).</i></p>										

5.2.1	<i>It is policy of the Council to ensure an appropriate housing mix is provided within the LAP lands, therefore a minimum 30% of units within any new residential development (in the form of either apartments or houses, but excluding student accommodation schemes) shall have a minimum of 3 bedrooms</i>
5.2.2	<i>It is policy of the Council to support new and innovative ways to meet housing demands in the County while also ensuring that there is an appropriate mix of tenure and dwelling types provided to meet the needs of the current and future population of Tallaght.</i>
	<i>It is policy of the Council to ensure that a mix of tenure is achieved in order to provide an appropriate balance which will promote social integration in Tallaght.</i>
	<p><i>It is therefore policy of the Council that the following housing/occupancy mix for residential development be applied across the LAP on a site by site basis, to be demonstrated at planning application stage:</i></p> <ul style="list-style-type: none"> <li>• <i>A minimum of 30% of dwelling units for owner occupation / private sale</i></li> <li>• <i>A maximum of 60% of dwelling units for Build to Rent</i></li> <li>• <i>A minimum of 10% of dwelling units for social housing (Part V)</i></li> </ul> <p><i>These requirements may be transferred between sites within the same neighbourhood area subject to a clear justification for not meeting the requirement on an individual site and subject to the overall balance specified above being achieved in the neighbourhood area. Any transfer of this mix requirement will only be considered where supported by a clear demonstration at planning application stage of how the mix will be achieved across multiple sites and a statutory declaration from the owners of these sites committing to the delivery of the housing occupancy mix on their lands.</i></p>
	<i>It is the policy of the Council to support Build to Rent developments that comply with the housing/occupancy mix requirement specified in this Section and national policy, in particular with the policies and objectives set out in 'Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (2018)'.</i>
	<i>It is policy of the Council to apply a 10% social housing requirement, pursuant to Part V of the Planning and Development Act 2000 (as amended) to all sites in Plan area that are solely for residential use or for a mixture of residential and other uses (save where the development qualifies for a modified or amended obligation or is otherwise exempted), to ensure an appropriate distribution of new social housing and to avoid an excessive concentration of social housing.</i>
	<i>It is the policy of the Council to support the provision of high-quality purpose-built accommodation for third level students in the campus of third level Institutions or at other appropriate locations that are proximate to centres of third level education and public transport links.</i>

<b>5.3</b>	<i>It is the policy of the Council to promote Tallaght as the priority location for regional level community and social infrastructure in the County. In addition, South Dublin County Council will facilitate the expansion and enhancement of existing community facilities and to facilitate the provision of a range of new community facilities in tandem with population growth to meet the needs of future residents of Tallaght.</i>
<b>5.3.1</b>	<i>It is the policy of the Council to work in conjunction with the relevant educational authorities to promote and support the provision of primary and post-primary schools in the County. It is an objective of the plan to facilitate the development of a post primary school within the town centre and a primary school in tandem with population growth.</i>
	<i>It is the policy of the Council to support the development and ongoing provision of third level education and to develop Tallaght as a hub for education and employment to provide further opportunities for the workforce.</i>
<b>5.3.2</b>	<i>It is policy of the plan to facilitate the sustainable development of good quality and accessible early childhood care (early years and general childcare both home based and centre based) and education infrastructure.</i>
<b>5.3.4</b>	<i>It is policy of the plan to support and encourage the expansion of healthcare services at Tallaght Hospital and to support the provision of healthcare services in Tallaght Town Centre.</i>
	<i>It is the policy of the Council to support the Health Service Executive (HSE) and other statutory and voluntary agencies in the provision of appropriate healthcare facilities, including the system of hospital care and the provision of community based primary care facilities.</i>
<b>5.3.5</b>	<i>It is policy of the Council to support and facilitate the expansion of Tallaght Stadium and encourage a wide range of uses and events including the development of all weather playing facilities and expansion of recreational facilities in Tallaght Town Centre.</i>
<b>5.3.8</b>	<i>It is policy of the Council to deliver improved quality of life and social inclusion in Tallaght by providing sustainable neighbourhoods, supported by a range of services and connected by good public transport and green infrastructure. It is also policy to develop engaged and active communities in the promotion of social inclusion and healthy living.</i>
	<p><i>Comment: Positive effects for PHH SEOs in particular; positive effects can be identified for objectives around community and recreational facilities and education .</i></p> <p><i>Where facilities are provided within walking distance of communities, increased opportunities for modal shift away from car based journeys therefore indirect, positive long term effects for Material Assets and climate change.</i></p> <p><i>The provision of play grounds and recreational facilities are consistent with a range of SEOS particularly as they relate to population and human health. Again provision of these facilities within or close to residential areas allows for shorter travel times and alternative modes of</i></p>

	<i>transport such as walking and cycling. Where greenfield lands are used to provide such landuse activities, it is considered that the existing provision of the South Dublin CDP 2016-2022 provides appropriate site level mitigation for SEOS such as biodiversity, soil and water.</i>
--	--

## 1.6 Chapter Six Heritage and Conservation

Chapter	BFF	PHH	W	SG	Ma	AQ	CA	L	CC	GI	Comment
	O	↑	O	↑	↑		↑	↑	↑		
<b>CHAPTER 6</b>											
<b>6.2</b>	<i>It is the policy of the Council to conserve and protect buildings, structures and sites contained in the Record of Protected Structures in Tallaght and to carefully consider any proposals for development that would affect the special character or appearance of a Protected Structure including its historic curtilage, both directly and indirectly.</i>										
<b>6.3</b>	<i>It is the policy of the Council to manage the development of Tallaght in a manner that protects and conserves the Archaeological Heritage of the area and avoids adverse impacts on sites, monuments, features or objects of significant historical or archaeological interest.</i>										
<b>6.4</b>	<i>It is the policy of the Council to preserve and enhance the historic character and visual setting of Tallaght Architectural Conservation Area and to carefully consider any proposal for development that would affect the special value of such areas.</i>										
	<i>Comment: Positive effects directly and indirectly across most SEOS. Long term, direct positive effects on SEOS relating to landscape, cultural heritage and population and human health. They also indirectly positively affect a number of related SEOS as they represent protection of existing structures and resources therefore positive effects (indirect) are identified for soil and geology. Longer term enhancing and promoting the archaeological resources and extensive history of settlement in this area contributes to stronger sense of place.</i>										

## 1.7 Chapter Seven Climate Change Adaptation and Mitigation

Chapter	BFF	PHH	W	SG	Ma	AQ	CA	L	CC	GI	
	↑	↑	O↑	↑	↑	↑	↑	↑	↑	↑	
<b>7.2</b>	<i>It is an objective of the Plan to develop strategic and green linkages and corridors between the Dodder Valley and Tallaght Town Centre.</i>										

<b>7.2.2</b>	<p><i>It is an objective of the LAP to enhance existing green infrastructure and facilitate the development of new green infrastructure corridors within and connecting to lands adjoining the Plan.</i></p>
<b>7.2.6</b>	<p><i>It is the policy of the council that all development shall comply fully with Policy IE1 (Objectives 1 and 2) and IE2 (Objectives 1-11) of the South Dublin County Development Plan 2016-2022 relating to protection of existing water and drainage infrastructure.</i></p> <p><i>Additional mitigation measure as follows:</i></p> <p>Any future developments within Regeneration zones that have been identified as having the potential to result in a deterioration to surface or groundwater quality will be required to undertake an assessment to determine the effect of the development on surface water and groundwater quality. Such an assessment will be required to identify the materials and activities associated with the development that could result in pollution to surface waters, the pathways that could convey surface water from the development site to European Sites and the qualifying features of interest of European Sites that could be at risk of experiencing adverse effects in the event of the release of polluted surface water from the development site.</p> <p>During the construction phase of developments facilitated by the draft plan, where applicable all relevant best practice guidelines shall be adhered to. Examples of these guidelines include:</p> <ul style="list-style-type: none"> <li>• Guidelines on Protection of Fisheries during Construction Works in and Adjacent to Waters (Inland Fisheries Ireland, 2016);</li> <li>• Guidelines for the Crossing of Watercourses during the Construction of National Road Schemes (National Roads Authority, 2008);</li> <li>• CIRIAC648: Control of water pollution from linear construction projects: Technical Guidance</li> <li>• CIRIAC649: Control of water pollution from linear construction projects: Site guide</li> </ul> <p>A Pollution Prevention Plan (PPP) and Construction and Environmental Plan (CEMP) will be required to accompany future Regeneration developments in zones that have been identified as presenting a risk of likely significant effects to European Sites.</p> <p>Measures will be required to be included in the design of a proposed development that will safeguard water quality from operation phase surface water emissions and wastewater emissions. These design elements will include the inclusion of adequate wastewater treatment</p>

	facilities/connection to wastewater treatment plants, the implementation of surface water management measures such as swales, interceptors, hydrobrakes and attenuation tanks etc.
	<i>It is an objective of the LAP to provide new areas of public space and to upgrade existing parks so they provide highly amenable spaces for existing and future residents.</i>
	<i>It is an objective of the LAP to ensure access to all areas of public space and institutional lands is maximised, and major spaces are linked via amenable pedestrian routes.</i>
<b>7.3</b>	<i>It is an objective of the Council to manage flood risk in Tallaght Town Centre in accordance with the requirements of The Planning System and Flood Risk Management Guidelines for Planning Authorities, DECLG and OPW (2009) and Circular PL02/2014 (August 2014). For lands identified as being at risk of flooding in (but not limited to) the Strategic Flood Risk Assessment, a site-specific Flood Risk Assessment to an appropriate level of detail, addressing all potential sources of flood risk, is required, demonstrating compliance with the aforementioned Guidelines or any updated version of these Guidelines, paying particular attention to residual flood risks and any proposed site specific flood management measures.</i>
<b>7.4.4</b>	<i>It is the policy of the Council to ensure that medium to large scale residential and commercial developments are designed to take account of the impacts of climate change, including the installation of rainwater harvesting systems, and that energy efficiency and renewable energy measures are incorporated.</i>
	<i>It is the policy of the Council to support the passive house standard or equivalent for all new build in the County.</i>
	<i>Comment: Overall positive effects across SEOS identified relating to Green Infrastructure strategy and objectives. The multifunctional aspects of Green Infrastructure provides positive, long term effects for SEOS relating to water, biodiversity, population and human, landscape, soil and water. Provisions' relating to SUDs measures, tree planting and the provisions relating to requirements for protection of water resources for works in Regeneration zonings are important to avoid adverse effects and promote longer term positive effects in relation to water resources. An additional mitigation measure relating to protection of groundwater resources and Regeneration lands is recommended through the Habitats Directive Assessment.</i>

## 1.8 Chapter Eight Implementation and Sequencing

Chapter	BFF	PHH	W	SG	Ma	AQ	CA	L	CC	GI	
	↑	↑	O↑	↑	↑	↑	↑	↑	↑	↑	
<b>CHAPTER 8</b>											
<b>8.1</b>	<p><i>It is an objective of the Council that development within the plan area is undertaken in an orderly and sustainable manner. The development of the identified regeneration lands at Cookstown and Broomhill alongside the Town Centre lands should generally be phased in accordance with the sequential approach:</i></p> <ul style="list-style-type: none"> <li><i>Development should extend outwards from the town centre and high-quality public transport with land closest to the centre and public transport nodes being given preference, i.e. 'leapfrogging' to stand alone or isolated areas should be avoided; and</i></li> <li><i>A strong emphasis will be placed on encouraging infill opportunities adjacent to compatible existing uses and ensuring better use of under-utilised lands;</i></li> </ul> <p><i>Only in exceptional circumstances should the above principles be contravened, for example, where a barrier to development is involved or where proposals are brought forward for sites approximately 2 Hectares and above, particularly within the regeneration lands that comply with the Urban Framework of the LAP, the Planning Authority may consider that the proposal can establish its own identity and amenity in the transition phase of the area. As such, subject to the nature and scale of the proposal and the delivery of the Urban Framework, in general, the Planning Authority will not consider such proposals to be isolated piecemeal development or premature. In this context, the Planning Authority will encourage integrated proposals and the amalgamation of proposals/ landownerships.</i></p> <p><i>Any exceptions must be clearly justified by local circumstances and such justification must be set out in any planning application proposal. The Council may, in certain cases, phase permitted development where this is considered necessary in order to ensure:</i></p> <ol style="list-style-type: none"> <li><i>an appropriate balance between employment, residential and service facilities (schools, shopping, community facilities etc.) and other uses that are required to increase the self-sufficiency of the area or particular neighbourhood.</i></li> <li><i>the delivery of infrastructural services in tandem with development, including water, sewerage and road infrastructure, that is required to safeguard the environmental quality and public safety of the area.</i></li> </ol>										
	<p><i>Implementation Design Criteria</i></p> <p><i>Further to Chapter 2 and 3 of the Plan, proposals for redevelopment within the REGEN lands, will be assessed against the relevant criteria within the Urban Design Manual – A Best Practice Guide (2009), the Design Manual for Urban Roads and Streets (DMURS) (2013) and/or the</i></p>										

<p><i>Retail Design Manual (2012) as appropriate. The Design Statement to accompany redevelopment proposals in REGEN zoned lands should be in accordance with Chapter 2 of this Plan and also specifically address the following criteria:</i></p> <ol style="list-style-type: none"> <li><i>1. Demonstrate a clear transition towards a more urban form of development and a traditional street network in accordance with Chapter 2 and 3;</i></li> <li><i>2. Address connectivity and linkages in the area and demonstrate that the development of the site would not give rise to isolated piecemeal pockets of development with residential uses that are disconnected from public transport, public realm, retail, amenities and/or other residences;</i></li> <li><i>3. Residential development should be very carefully designed at the lower levels in particular adjacent to existing busy roads, and/or roads that are subject to significant movements by Heavy Goods Vehicles (HGVs) without demonstrated or proposed improvements to upgrade the street network in accordance with the Plan;</i></li> <li><i>4. Demonstrate that the potential for noise pollution, air pollution or other nuisance from established industrial uses will not exceed acceptable environmental standards. The Planning Authority may seek a report from a suitably qualified person to identify and quantify sources of noise pollution, air pollution, or nuisance, assess the potential impacts on the proposed development and provide a series of recommendations to mitigate the impacts of any pollutants insofar as possible (e.g. orientation and layout of dwellings, positioning of openings and insulation); and</i></li> <li><i>5. As part of any planning application for redevelopment, the developer shall demonstrate a rationale for the site selection of the proposed development in relation to existing, permitted and proposed development. In general, integration with adjoining development and/or the urban form of the established Centre will be required to prevent piecemeal or premature development. Developers should sequence the delivery of Cookstown radially from the Town Centre, Luas stops and the perimeter.</i></li> </ol> <p><i>While the sequencing requirements set out hereunder relate to growth up to 2040, the Core Strategy of the County Development Plan shall take precedence in regard to the capacity of the area to deliver residential units. Development proposals within the LAP area should therefore demonstrate consistency with the housing capacity and housing forecasts for the Tallaght Metropolitan Consolidation Town in the Core Strategy of the South Dublin County Development Plan 2016-2022 and any revisions made in successive Development Plans.</i></p> <p><i>The purpose of the sequencing requirements is to ensure that a minimum level of infrastructure, facilities and amenities are provided together with new residential development. This sequencing schedule is based on the premise that the number of dwelling units that may be permitted in each phase of development is dependent on the provision of a pre-determined amount of infrastructure, facilities and amenities to serve each neighbourhood/sub-neighbourhood. To ensure flexibility, the proposed phasing schedule is sequential (linked to housing output/bed space delivery) rather than being strictly time specific.</i></p> <p><i>The Planning Authority may set aside any phasing impediment where it is demonstrated to the satisfaction of the Planning Authority that the infrastructure in question is not in itself essential for the development being proposed. In some instances, the infrastructural requirements for</i></p>
---

	<i>one area (e.g. public open space) may be provided in an immediately adjoining area subject to demonstration that the infrastructure/facility will benefit residents of the area within which residential development is proposed.</i>
<b>Comment</b>	<i>This allows for planned and sequential phasing in line with good practice and as outlined above in the requirements for a design statement. In relation to potential emissions arising from development on brownfield lands such as those zoned REGEN, the Natura Impact Report and SEA have provided specific mitigation measures to address same and ensure likely significant effects are avoided.</i>

### 1.9 8.4.5 Neighbourhood/sub-neighbourhood requirements -

Chapter	BFF	PHH	W	SG	Ma	AQ	CA	L	CC	GI			
	⬇️	⬆️	⬇️	⬆️	⬆️	⬆️	⬆️	⬆️	⬆️	⬆️			
<b>Town Centre</b>													
<i>Infrastructure Requirements for the Town Centre Area</i>													
Physical Infrastructure <sup>1</sup>	Physical	<ul style="list-style-type: none"> <li>– Enhanced public realm including improved connectivity to public transport nodes. <b>(LA<sup>2</sup> – Developer/SDCC)</b></li> <li>– Upgrade of Chamber Square, for cultural and community uses including a pedestrian link to Belgard Civic Plaza/Park in tandem with new development. <b>(A – SDCC)</b></li> <li>– Bus Connects Transport Hub and Interchange land take as identified in the Urban Design Framework for this plan or otherwise agreed with the Lead Agencies. <b>(LA – NTA/TII/SDCC/Developer)</b></li> <li>– Belgard Square North Link Road and Airton Road Extension prior to or in tandem with new development. <b>(LA – SDCC)</b></li> <li>– Uplift of River Poddle to the north east of the Town Centre neighbourhood in tandem with development <b>(LA – Developer Led/SDCC)</b></li> </ul>											

<sup>1</sup> Note physical infrastructure relating to the provision of water, wastewater, gas, power will be subject to agreement with the relevant lead agencies i.e. ESB, Irish Water etc and is therefore not detailed in the above table.

<sup>2</sup> Agency Lead – Details the envisaged delivery agent for a particular piece of infrastructure.

Social Infrastructure	Schools	1 no. post primary school – location to be subject to agreement with the Department of Education and Skills
	Open Space	<p>1 no. new urban square measuring a minimum of c. 11,500-12,500 sqm to be developed on council lands adjoining the new Belgard Square North Link Road alongside the delivery of the new links roads at Belgard Square North and the Airton Road extension. <b>(AL – SDCC)</b></p> <p>1 no. pocket park measuring a minimum of c. 3800 sqm to be developed alongside the re-development of the former Uniphar lands along Belgard Square North. Pocket Park to be provided in a phased manner alongside the development of these lands to the north east of the town centre.</p>
Associated Infrastructure <sup>3</sup>	Childcare	The indicative unit growth for the area would generate a minimum requirement for 295 spaces <sup>4</sup> . All new residential developments and particularly those in excess of a 10-minute walk-time from existing childcare facilities with sufficient capacity to accommodate that development, will be required to comply with the minimum childcare standards and the provision of childcare facilities as part of specific developments. <b>(AL – Developer driven based on demand analysis)</b>
	Health	Primary medical care and other services such as GP's will be facilitated on an ongoing basis in consultation with the HSE to support population growth within the Town Centre. The delivery of such facilities will be demand driven as the area develops. The SIA indicates an average of 1.79 GP's/1000 population should be provided. <b>(AL – HSE/Developer in consultation with SDCC)</b>
	Community (including arts, culture and faith)	1 no. new community space required per 5,000 population growth (c. 2,000 units). The Planning Authority will actively engage with the Community Section of South Dublin County Council to ensure sufficient community facilities are planned for once 1,500 units have been permitted. <b>(AL – Developer/SDCC)</b>
<p><b>Comment: Prioritizing public transports generates long term positive effects in relation to material assets, air quality and climate and human health in particular; it strongly promotes integrated landuse and transport and represents good use of the existing public transport provision in the Tallaght town centre.</b></p> <p><b>The Civic Square proposals generate positive effects by enhancing an existing, somewhat fragmented and dated urban space to generate wider uses and be line with urban design principles. This in turn gives rise to direct positive effects in relation to townscape/landscape, cultural heritage (through place making), population and human health.</b></p> <p><b>The Natura Impact Report also identifies mitigation measures are in relation to the River Poddle which will have longer term biodiversity benefits but could be subject to adverse effects during the works.</b></p>		

<sup>3</sup> Services and Facilities essential for the health/well-being and social development of the area. Such service delivery to be monitored and reviewed as necessary over the lifetime of the plan.

<sup>4</sup> Derived from ensuring a space for the anticipated children in the 3-4 age range within the population growth for the area.

--	--	--	--	--	--	--	--	--	--	--	--

Chapter	BFF	PHH	W	SG	Ma	AQ	CA	L	CC	GI	
	↔	↑	↔	↑	↑	↑	↑	↑	↑	↑	
<b>Cookstown</b>											
<i><b>Overall Infrastructure Requirements for the Cookstown Area</b></i>											
Physical Infrastructure		Physical		<p>Enhanced public realm including improved connectivity to public transport nodes to the north and west and town centre to the south. <b>(AL – Developer/SDCC/NTA/TII)</b></p> <p>New Urban Square measuring a minimum of c. 6,500-7,000sqm on lands to be developed at, or in close proximity to, the junction of Cookstown Road and Second Avenue. <b>(AL – Developer/SDCC)</b></p>							
Associated Infrastructure		Childcare		<p>The indicative unit growth for the area would generate a requirement for 385 spaces<sup>5</sup> All new residential developments and particularly those in excess of a 10 minute walk-time from existing childcare facilities with sufficient capacity to accommodate that development, will be required to comply with the minimum childcare standards and the provision of childcare facilities as part of specific developments. <b>(AL – Developer driven based on demand analysis)</b></p>							
		Health		<p>Primary medical care and other services such as GP's will be facilitated on an ongoing basis in consultation with the HSE to support population growth within the Town Centre. The delivery of such facilities will be demand driven as the area develops. The SIA indicates an average of 1.79 GP's/1000 population should be provided. <b>(AL – HSE/Developer in consultation with SDCC)</b></p>							
		Community (including arts, culture and faith)		<p>1 no. new community space required per 5,000 population growth (c. 2,000 units) The Planning Authority will actively engage with the Community Section of South Dublin County Council to ensure sufficient community facilities are planned for once 1,500 units have been permitted. <b>(AL – Developer/SDCC)</b></p>							

<sup>5</sup> Derived from ensuring a space for the anticipated children in the 3-4 age range within the population growth for the area.

**Area specific requirements**

Cookstown		
CT- A	Physical Infrastructure	<ul style="list-style-type: none"> <li>– Upgrade / enhancements required to Second Avenue in order to facilitate development within CT-A, including public realm improvements, pedestrian and cyclist linkages <b>(AL – Developer Led)</b></li> <li>– Enhanced pedestrian and cyclist links to Cookstown Luas stop <b>(AL – Developer Led)</b></li> <li>– Removal/undergrounding of 110kv overhead power lines at northern section of Cookstown, linked to proximity and set back required by ESBI on relevant sites <b>(AL – Developer Led)</b></li> </ul>
	Social Infrastructure	N/A
CT – B	Physical Infrastructure	<ul style="list-style-type: none"> <li>– Upgrade / enhancements required to Second Avenue in order to facilitate development within CT-B, including public realm improvements, pedestrian and cyclist linkages <b>(AL – Developer Led)</b></li> <li>– Enhanced pedestrian and cyclist links to Cookstown Luas stop <b>(AL – Developer Led)</b></li> </ul>
	Social Infrastructure	N/A
CT – F1	Physical Infrastructure	<ul style="list-style-type: none"> <li>– Upgrade / enhancements required to Second Avenue in order to facilitate development within CT-F1, including public realm improvements, pedestrian and cyclist linkages <b>(AL – Developer Led)</b></li> <li>– Enhanced pedestrian and cyclist links to Cookstown Luas stop <b>(AL – Developer Led)</b></li> <li>– Uplift of River Poddle <b>(AL – Developer Led)</b></li> <li>– Removal/undergrounding of 110kv overhead power lines at northern section of Cookstown, linked to proximity and set back required by ESBI on relevant sites <b>(AL – Developer Led)</b></li> </ul>
	Social Infrastructure	Pocket Park Minimum Area c. 3,700sqm. To be constructed and open for use once 508 units or 990 bed spaces (whichever is delivered earlier) have been constructed. No further development shall take place until such time as the open space has been provided unless

		<p>agreement has been reached with the Planning Authority in regard to securing the provision of such open space(s). <b>(AL – Developer in consultation with SDCC)</b></p> <p>All initial proposals below c. 508 units or c. 990 bed spaces should clearly demonstrate that adequate levels of public open space (permanent or temporary) have been provided in instances where the pocket parks have yet to be developed.</p> <p>Following the construction of a further 200 units 50% of the pocket park to the west of Block CT-C (c. 1500sqm) shall be provided.</p> <p>No further units within this area shall be occupied until the new Cookstown Urban Square (Identified in Chapter 2 ‘Framework’) has been constructed and ready for use or agreement has been reached with the Planning Authority in regard to securing the provision of this open space area.</p>
--	--	--

Cookstown		
CT-C	Physical Infrastructure	<ul style="list-style-type: none"> <li>– Upgrade / enhancement of Second Avenue, including public realm improvements, provision of pedestrian and cyclist linkages <b>(AL – Developer Led)</b></li> <li>– Upgrade / enhancement of Cookstown Road, including public realm improvements, provision of pedestrian and cyclist linkages <b>(AL – Developer Led)</b></li> <li>– Enhanced pedestrian and cyclist links to Belgard Luas stop or Cookstown Luas stop <b>(LA – Developer Led)</b></li> <li>– Belgard Square North Link Road, providing direct link to Town Centre <b>(AL – SDCC)</b></li> <li>– Removal/undergrounding of 110kv overhead power lines at northern section of Cookstown, linked to proximity and set back required by ESBI on relevant sites <b>(AL – Developer Led)</b></li> </ul>
	Social Infrastructure	<p>2 no. Pocket Parks Minimum Total Area 8,200sqm.</p> <p>Pocket Park 1 West Edge – Minimum area c. 3000sqm</p>

		<p>Pocket Park 2 Central – Minimum area c. 5200sqm</p> <p>A minimum of 50% (i.e. 4,100sqm) of the overall pocket park open space to be constructed and ready for use once c. 332 units or c. 648 bed spaces (whichever is delivered earlier) have been constructed. No further development shall take place until such time as the open space has been provided unless agreement has been reached with the Planning Authority in regard to securing the provision of such open space(s).</p> <p>All initial proposals below c. 332 units or c. 648 bed spaces should clearly demonstrate that adequate levels of public open space (permanent or temporary) have been provided in instances where the pocket parks have yet to be developed.</p> <p>The remaining 1500sqm of the pocket park space shall be constructed and ready for use prior to the first occupation of a further 150 units/ 290 bed spaces unless agreement has been reached with the Planning Authority in regard to securing the provision of such open space(s). <b>(AL – Developer in consultation with SDCC)</b></p> <p>No further units within this area shall be constructed until the new Cookstown Urban Square (Identified in Chapter 2 ‘Framework’) has been constructed and ready for use or agreement has been reached with the Planning Authority in regard to securing the provision of this open space area.</p>
<b>Cookstown</b>		
<b>CT – D</b>	Physical Infrastructure	<ul style="list-style-type: none"> <li>– Upgrade / enhancement of Cookstown Road, including public realm improvements, provision of pedestrian and cyclist linkages <b>(AL – Developer Led)</b></li> <li>– Enhanced pedestrian and cyclist links to Belgard Luas stop <b>(AL – Developer Led)</b></li> <li>– Commencement of Belgard Square North Link Road, to provide direct link to Town Centre <b>(AL – SDCC)</b></li> </ul>

		<ul style="list-style-type: none"> <li>– Removal/undergrounding of 110kv overhead power lines at northern section of Cookstown, linked to proximity and set back required by ESBI on relevant sites <b>(AL – Developer Led)</b></li> <li>– New secondary route between Cookstown Road and Belgard Road <b>(AL – Developer Led)</b></li> </ul>
	Social Infrastructure	<p>Open space to the north along the Luas Line - Area 10,000sqm. Upgrade and enhancement works to this open space area in consultation with the Local Authority Parks Department to be constructed and ready for use once c. 493 units or 961 bed spaces (whichever is delivered earlier) have been constructed.</p> <p>A maximum of 200 further units only within this area may be constructed once the above works have been completed to the satisfaction of the Planning Authority.</p> <p>No further units within this area shall be constructed until the new Cookstown Urban Square (Identified in Chapter 2 ‘Framework’) has been constructed and ready for use or agreement has been reached with the Planning Authority in regard to securing the provision of this open space area. <b>(AL – Developer in consultation with SDCC)</b></p>
CT – E	Physical Infrastructure	<ul style="list-style-type: none"> <li>– Upgrade / enhancement of Old Belgard Road, including public realm improvements, provision of pedestrian and cyclist linkages <b>(AL – Developer Led)</b></li> <li>– Enhanced pedestrian and cyclist links to Belgard Luas stop <b>(AL – Developer Led)</b></li> <li>– Removal/undergrounding of 110kv overhead power lines at northern section of Cookstown, linked to proximity and set back required by ESBI on relevant sites <b>(AL – Developer Led)</b></li> <li>– New secondary route between Cookstown Road and Belgard Road <b>(AL – Developer Led)</b></li> </ul>
	Social Infrastructure	<p>Pocket Park/Urban Space Minimum Area 3,778sqm. To be constructed and open for use once 191 units or 372 bed spaces (whichever is delivered earlier) have been constructed.</p> <p>No further units shall be constructed until the minimum pocket park/urban space has been provided unless agreement has been reached with the Planning Authority in regard to securing the provision of this open space area.. <b>(AL – Developer in consultation with SDCC)</b></p>

		All initial proposals below c. 191 units or c. 372 bed spaces should clearly demonstrate that adequate levels of public open space (permanent or temporary) have been provided in instances where the pocket parks have yet to be developed.
<b>Cookstown</b>		
CT – G	Physical Infrastructure	<ul style="list-style-type: none"> <li>– Upgrade / enhancement of Cookstown Road, including public realm improvements, provision of pedestrian and cyclist linkages <b>(AL – Developer Led)</b></li> <li>– Enhanced pedestrian and cyclist links to Belgard Luas stop <b>(LA – Developer Led)</b></li> <li>– Commencement of Belgard Square North Link Road, to provide direct link to Town Centre <b>(AL – SDCC)</b></li> <li>– Commencement of Airton Road Extension linking Fourth Avenue (Tallaght Hospital), Belgard Square North Link Road and the Airton Road <b>(AL – SDCC)</b></li> <li>– New secondary route between Cookstown Road and Belgard Road <b>(AL – Developer Led)</b></li> </ul>
	Social Infrastructure	<p>Pocket Park Minimum Area 3,267sqm. To be constructed and open for use once 397 units or 774 bed spaces (whichever is delivered earlier) have been constructed.</p> <p>All initial proposals below c. 397 units or c. 774 bed spaces should clearly demonstrate that adequate levels of public open space (permanent or temporary) have been provided in instances where the pocket parks have yet to be developed.</p> <p>A maximum of 200 further units only within this area may be constructed once the above works have been completed to the satisfaction of the Planning Authority.</p> <p>No further units within this area shall be constructed until the new Cookstown Urban Square (Identified in Chapter 2 'Framework') has been constructed and ready for use or agreement has been reached with the Planning Authority in regard to securing the provision of this open space area. <b>(AL – Developer in consultation with SDCC)</b></p>

Cookstown		
CT – F2	Physical Infrastructure	<ul style="list-style-type: none"> <li>– Upgrade / enhancement of Second Avenue, including public realm improvements, provision of pedestrian and cyclist linkages <b>(AL – Developer Led)</b></li> <li>– Enhanced pedestrian and cyclist links to Cookstown Luas stop <b>(AL – Developer Led)</b></li> <li>– Commencement of Belgard Square North Link Road, to provide direct link to Town Centre <b>(AL – SDCC)</b></li> <li>– Commencement of Airton Road Extension linking Fourth Avenue, Belgard Square North Link Road and Airton Road <b>(AL – SDCC)</b></li> <li>– Uplift of River Poddle <b>(AL – Developer Led)</b></li> </ul>
	Social Infrastructure	<p>Pocket Park Minimum Area 4,133sqm. To be constructed and open for use once 508 units or 990 bed spaces (whichever is delivered earlier) have been constructed and ready for occupation.</p> <p>All initial proposals below c. 508 units or c. 990 bed spaces should clearly demonstrate that adequate levels of public open space (permanent or temporary) have been provided in instances where the pocket parks have yet to be developed.</p> <p>A maximum of 200 further units only within this area may be constructed once the above works have been completed to the satisfaction of the Planning Authority.</p> <p>No further units within this area shall be constructed until the new Cookstown Urban Square (Identified in Chapter 2 ‘Framework’) has been constructed and ready for use or agreement has been reached with the Planning Authority in regard to securing the provision of this open space area. <b>(AL – Developer in consultation with SDCC)</b></p>
<p><i>Comment: In relation to the physical infrastructure elements they primarily relate to upgrading roads to improve permeability, public realm and connectivity for cyclists and pedestrians which are consistent with a number of SEOS namely population and human health, air quality and climate and material assets. Measures already in the LAO most particularly those in Chapter Seven will apply, as well as measures in the South Dublin CDP 2016-2022.</i></p> <p><i>The undergrounding of pylons is positive in terms of landscape, cultural heritage and population and human health and existing development control measures should provide robust protection at project stage. However given this area of Cookstown is zoned REGEN and comprises brownfield lands</i></p>		

*the potential for emissions to give rise to adverse effects on conservation objectives has been identified through the NIR and specific mitigation measures identified to address same..*

Chapter	BFF	PHH	W	SG	Ma	AQ	CA	L	CC	GI							
	↑	↑	↑	↑	↑	↑	↑	↑	↑	↑							
<b>Broomhill</b>																	
<i>Infrastructure Requirements for the Broomhill Area</i>																	
Physical Infrastructure		Physical		<ul style="list-style-type: none"> <li>– Enhanced public realm including improved connectivity to public transport nodes. <b>(AL – Developer/SDCC)</b></li> <li>– Enhancement of Airton Road, including improved pedestrian and cyclist links <b>(AL – Developer/SDCC)</b></li> </ul>													
		Open Space		<p>Delivery of high quality public open space in tandem with residential development along Airton road in the form of:</p> <ul style="list-style-type: none"> <li>– Centrally located pocket park, or</li> <li>– Linear park along length of Airton Road between new building frontage and existing road.</li> <li>– Delivery of green amenity corridor along the southern boundary with TUD-TC in tandem with development</li> </ul>													
Associated Infrastructure		Childcare		<p>The indicative unit growth for the area would generate a requirement for 103 spaces<sup>6</sup> All new residential developments and particularly those in excess of a 10 minute walk-time from existing childcare facilities with sufficient capacity to accommodate that development, will be required to comply with the minimum childcare standards and the provision of childcare facilities as part of specific developments. <b>(AL – Developer driven based on demand analysis)</b></p>													
		Health		<p>Primary medical care and other services such as GP's will be facilitated on an ongoing basis in consultation with the HSE to support population growth within the Town Centre. The delivery of</p>													

<sup>6</sup> Derived from ensuring a space for the anticipated children in the 3-4 age range within the population growth for the area.

		such facilities will be demand driven as the area develops. The SIA indicates an average of 1.79 GP's/1000 population should be provided. <b>(AL – HSE/Developer in consultation with SDCC)</b>
<p><i>Comment: again the physical infrastructure elements provide for public realm and improved accessibility for walkers and cyclists. For other elements such as pocket parks ,existing measures in the LAP provide for biodiversity enhancement.</i></p> <p><i>The NIR identifies that the infrastructural element of the plan is located in the vicinity of a culverted section of the River Poddle. Given the hydrological pathway between the River Poddle and the European Sites at Dublin Bay the potential for likely significant effects downstream cannot be ruled out and therefore mitigation measures are included in the NIR and SEA ER for same.</i></p>		

	BFF	PHH	W	SG	Ma	AQ	CA	L	CC	GI		
	↑	↑	↑	↑	↑	↑	↑	↑	↑	↑		
<b>Village Centre</b>												
<b>Infrastructure Requirements for the Village Centre Area</b>												
Physical Infrastructure		Physical		<ul style="list-style-type: none"> <li>– Enhanced public realm including improved connectivity to public transport nodes. <b>(AL – Developer/SDCC)</b></li> </ul>								
		Open Space		<ul style="list-style-type: none"> <li>– Enhancement of existing urban spaces/green spaces within the village <b>(AL –SDCC)</b></li> <li>– Provision of a new urban space on the corner of main street and the old Greenhills Road</li> </ul>								
Associated Infrastructure		Childcare		<p>The indicative unit growth for the area would generate a requirement for 9 additional spaces<sup>7</sup>.</p> <p>All new residential developments and particularly those in excess of a 10 minute walk-time from existing childcare facilities with sufficient capacity to accommodate that development, will be required to comply with the minimum childcare standards and the provision of childcare facilities as part of specific developments. <b>(AL – Developer driven based on demand analysis)</b></p>								
<i>Comment: positive interactions across all SEOS relating to enhancing public realm including urban and green spaces.</i>												

<sup>7</sup> Derived from ensuring a space for the anticipated children in the 3-4 age range within the population growth for the area.

	BFF	PHH	W	SG	Ma	AQ	CA	L	CC	GI	
	↑	↑	↑	↑	↑	↑	↑	↑	↑	↑	
<b>Whitestown Hub</b>											
<b><i>Infrastructure Requirements for the Whitestown Area Hub</i></b>											
Physical Infrastructure		Physical		<ul style="list-style-type: none"> <li>– Enhanced public realm including improved connectivity to public transport nodes. <b>(AL – Developer/SDCC)</b></li> </ul>							
		Open Space		<ul style="list-style-type: none"> <li>– Provision of a new linear pocket park along Whitestown Way <b>(AL – SDCC)</b></li> <li>– Enhancement of Whitestown Stream for ecological value and as an amenity route. <b>(AL – SDCC)</b></li> </ul>							
<ul style="list-style-type: none"> <li>– Comment: these are positive elements across all SEOS. The enhancement of Whitestown Stream is consistent with biodiversity SEOS and will contribute to Green Infrastructure SEO also.</li> </ul>											

The following outlines the key projects (not covered within the tables in section 8.4) which are recognised as key priorities with regard to unlocking and energising Tallaght town centre, in the context of the LAP and the current development interest, in advancing residential and other commercial development projects in the town centre core area.

	BFF	PHH	W	SG	Ma	AQ	CA	L	CC	GI	
	↑	↑	↑	↑	↑	↑	↑	↑	↑	↑	
<ul style="list-style-type: none"> <li>• Tallaght Innovation Hub</li> <li>• Elderly Housing (Sean Walsh Park)</li> <li>• Tallaght Stadium Fourth Stand</li> <li>• Sean Walsh Park Upgrades (Sporting – Astro Pitches)</li> <li>• Green Amenity Routes at Killinarden</li> </ul>											

	BFF	PHH	W	SG	Ma	AQ	CA	L	CC	GI	
	↑	↑	↑	↑	↑	↑	↑	↑	↑	↑	
<ul style="list-style-type: none"> <li>• Tymon Library</li> <li>• N81 and Belgard Road Upgrades</li> <li>• Links to Tymon Library and Bancroft Park</li> <li>• Tallaght Heritage Trail</li> </ul> <p>Comment: Integrating and prioritizing public transports generates long term positive effects in relation to material assets, air quality and climate and human health in particular; it strongly promotes integrated landuse and transport and represents good use of the existing public transport provision in the Tallaght town centre. New library and heritage trail are consistent with Population and human health and cultural heritage SOEs. Green amenity routes at Killinarden will also improve connectivity north and south through the plan area. These proposals will be subject to detailed design and application of all relevant development standards and controls in the Tallaght Town Centre LAP and the South County Development Plan 2016-2022.</p>											

## 1.10 Chapter Nine Tallaght Specific Development Standards

In general, this Section includes guidance on development management standards that are additional to Chapters 2, 3 and 5 which will be used in conjunction with the standards set out in the South Dublin County Council Development Plan 2016-2022 (or subsequent relevant Development Plan) and all guidelines published by the Department of Housing, Planning and Local Government under Section 28 of the Planning and Development Act 2000-2018. Relevant additional guidance published in the forthcoming years will also apply. These do not form part of this assessment as they provide more detailed, project and site level guidance and do not include policies/objectives or landuse zonings.

## Annex B Review of Plans, Policies and Programmes

### International Level

Title	Summary
<b>Sustainable Development</b>	
<b>EU Environmental Action Programme to 2020</b>	<p>The 7<sup>th</sup> EU Environmental Action Programme is more strategic in nature and identifies three main areas to guide EU environmental policy and research. The three thematic priority objectives are intended to:</p> <ul style="list-style-type: none"> <li>• Protect nature and strengthen ecological resilience</li> <li>• Boost sustainable resource-efficient low-carbon growth, and</li> <li>• Effectively address environment-related threats to health.</li> </ul>
<b>Environmental Assessment</b>	
<b>SEA Directive - Assessment of the effects of certain plans and programmes on the Environment, (2001/42/EC) 2001</b>	<p>This Directive requires plan-makers to carry out an assessment of the likely significant environmental effects of implementing a plan or programme before the plan or programme is adopted.</p>
<b>Environmental Impact Assessment Directive (85/337/EEC)</b>	<p>The EIA Directive (85/337/EEC) came into force in 1985 and applies to a wide range of defined public and private projects, which are defined in Annexes I and II of the Directive. This has been amended with Directive 2011/92/EU and the 2014 Directive (see below).</p>
<b>Environmental Impact Assessment Directive (2014/52/EC)</b>	<p>It is necessary to amend Directive 2011/92/EU in order to strengthen the quality of the environmental impact assessment procedure, align that procedure with the principles of smart regulation and enhance coherence and synergies with other Union legislation and policies, as well as strategies and policies developed by Member States in areas of national competence. The Directive now applies from May 2017.</p>
<b>Biodiversity, Flora and Fauna</b>	
<b>UN Convention of Biological Diversity, 1992</b>	<p>The Convention on Biological Diversity (CBD) entered into force in December 1993. It has 3 main objectives:</p> <ol style="list-style-type: none"> <li>1. The conservation of biological diversity.</li> <li>2. The sustainable use of the components of biological diversity.</li> <li>3. The fair and equitable sharing of the benefits arising out of the utilisation of genetic resources.</li> </ol>
<b>The Convention on</b>	<p>Protection and conservation of wetlands and habitats of importance to waterfowl</p>

Title	Summary
<b>Wetlands of International Importance (The Ramsar Convention) 1971 and subsequent amendments</b>	
<b>EU Biodiversity Strategy to 2020</b>	<p>In 2011 the European Commission adopted a new strategy to halt the loss of biodiversity and ecosystem services in the EU by 2020. There are six main targets, and 20 actions to help Europe reach its goal. The six targets cover:</p> <ul style="list-style-type: none"> <li>· Full implementation of EU nature legislation to protect biodiversity.</li> <li>· Better protection for ecosystems, and more use of green infrastructure.</li> <li>· More sustainable agriculture and forestry.</li> <li>· Better management of fish stocks.</li> <li>· Tighter controls on invasive alien species.</li> <li>· A bigger EU contribution to averting global biodiversity loss.</li> </ul>
<b>EU Directive on the Conservation of Wild Birds, (2009/147/EC) 1979. Known as the Birds Directive</b>	<p>This Directive ensures far-reaching protection for all of Europe's wild birds, identifying 194 species and sub-species among them as particularly threatened and in need of special conservation measures. Member States are required to designate Special Protection Areas (SPAs) for 194 particularly threatened species and all migratory bird species. SPAs are scientifically identified areas critical for the survival of the targeted species, such as wetlands. They are part of the Natura 2000 ecological network established under the Habitats Directive 92/43/EEC.</p>
<b>EU Directive on the Conservation of Natural Habitats and of Wild Flora and Fauna, (92/43/EEC), 1992 known as the Habitats Directive</b>	<p>The main goal of the Directive is to promote the maintenance of biodiversity by requiring Member States to take measures to maintain, protect or restore natural habitats, animal and plant species to a favourable conservation status, introducing robust protection for those habitats and species of European importance. For Ireland, these habitats include raised bogs, active blanket bogs, turloughs, sand dunes, machair (flat sandy plains on the north and west coasts), heaths, lakes, rivers, woodlands, estuaries and sea inlets. The Directive provides for a network of protected sites known as The Natura 2000 network, which limits the extent and nature of development which may have a detrimental effect on the flora or fauna identified therein.</p>
<b>European Communities (Birds and Natural Habitats) Regulations 2011</b>	<p>These regulations consolidate the European Communities (Natural Habitats) Regulations 1997 to 2005 and the European Communities (Birds and Natural Habitats)(Control of Recreational Activities) Regulations 2010, as well as addressing transposition failures identified in the CJEU judgements.</p> <p>Articles 6(1) and (2) of the Regulations require Member States to take appropriate conservation measures to maintain and restore habitats and species, for which a site has been designated, to a favourable conservation status. Furthermore the Regulations require Member States to avoid damaging activities that could significantly disturb these species or deteriorate the habitats of the protected species or habitat types.</p>

Title	Summary
	<p>Under these regulations any plan or project likely to have a significant effect on a Natura 2000 site, either individually or in combination with other plans or projects, shall undergo an Appropriate Assessment to determine its implications for the site. The competent authorities can only agree to the plan or project after having ascertained that it will not adversely affect the integrity of the site concerned. In exceptional circumstances, a plan or project may still be allowed to go ahead, in spite of a negative assessment, provided there are no alternative solutions and the plan or project is considered to be of overriding public interest.</p>
<b>Green Infrastructure Strategy</b>	<p>The European Commission in May 2013 adopted a Green Infrastructure Strategy, '<i>to promote the deployment of green infrastructure in the EU in urban and rural areas</i>'. This is a key step in implementing the EU 2020 Biodiversity Strategy and specifically Target 2 that requires that 'by 2020, ecosystems and their services are maintained and enhanced by establishing green infrastructure and restoring at least 15% of degraded ecosystems'. Green Infrastructure (GI) is contributing to all other targets of the EU Biodiversity strategy – in particular the full implementation of the Birds and Habitats Directive (target 1) – and to maintain and enhance biodiversity in the wider countryside and the marine environment (targets 3 and 4).</p>
<b>Population and Human Health</b>	
<b>The Stockholm Convention</b>	<p>The Stockholm Convention on Persistent Organic Pollutants is a global treaty to protect human health and the environment from chemicals that remain intact in the environment for long periods, become widely distributed geographically, accumulate in the fatty tissue of humans and wildlife, and have adverse effects to human health or to the environment.</p>
<p><b>Several environmental parameters interact and impact on human health including water quality, infrastructure, air quality, soil, cultural heritage and landscape; the plans, policies and programmes associated with these are presented under thematic headings as appropriate.</b></p>	
<b>Geology and Soil</b>	
<b>EU Soil Thematic Strategy</b>	<p>In September 2006, the European Commission published the final Thematic Strategy for Soil Protection (COM(2006)231 final) and a proposal for a Directive establishing a framework for the protection of soil across the EU (COM(2006)232). The objective of the strategy is to protect and ensure the sustainable use of soil, based on the guiding principles of preserving soil functions, preventing further degradation and restoring degraded soils to a level of functionality consistent with current and intended use. Once adopted the European Soil Thematic Strategy will guide and frame Ireland's approach to developing its own soil protection strategy.</p>
<b>Water Resources</b>	
<b>Water Framework Directive (2000/60/EC) as</b>	<p>The Water Framework Directive (WFD) was adopted in 2000 in an effort to establish a framework for the protection of waterbodies within the EU including:</p>

Title	Summary
amended	<p>inland surface waters; groundwater; transitional waters; and coastal waters.</p> <p>The key aims of the WFD are:</p> <ul style="list-style-type: none"> <li>expanding the scope of water protection to all waters, surface waters and groundwater;</li> <li>achieving "good status" for all waters by a set deadline</li> <li>water management based on river basins;</li> <li>"combined approach" of emission limit values and quality standards.</li> <li>getting the prices right;</li> <li>getting the citizen involved more closely, and</li> <li>streamlining legislation.</li> </ul> <p>Its ultimate objective is to achieve "good ecological and chemical status" for all Community waters by 2015.</p>
<b>Floods Directive (2007/60/EC)</b>	The Directive aims to establish a common framework for assessing and reducing the risk that floods within the European Union pose to human health, the environment, property and economic activity.
<b>The Drinking Water Directive (DWD), (98/83/EC) 1998</b>	This Directive is intended to protect human health by laying down healthiness and purity requirements which must be met by drinking water within the Community.
<b>Groundwater Directive, (2006/118/EC) 2006</b>	This directive establishes a regime which sets underground water quality standards and introduces measures to prevent or limit inputs of pollutants into groundwater.
<b>EC Bathing Water Quality Directive, (2006/7/EC) 2006</b>	This Directive strengthens the rules guaranteeing bathing water quality. It supplements Directive 2000/60/EC on water protection and management. Each year, the Member States are required to identify the bathing waters in their territory and define the length of the bathing season. They shall establish monitoring at the location most used by bathers or where the risk of pollution is greatest.
<b>Climate and Air Quality</b>	
<b>Kyoto Protocol</b>	The Protocol was initially adopted on 11 December 1997 in Kyoto, Japan, and entered into force on 16 February 2005. To date 191 states have signed and ratified the protocol. Following the Conference of Parties to the Climate Change Convention (COP) meeting in Copenhagen 2009, the EU revised its commitment to reducing greenhouse gases by increasing the target to 20% reduction on 1990 levels by 2020.
<b>The Ambient Air Quality and Cleaner Air for Europe (CAFE) Directive</b>	The EU objective in relation to air quality is 'to achieve levels of air quality that do not result in unacceptable impacts on, and risks to, human health and the environment'.
<b>EU Adaptation Strategy</b>	The European Commission adopted an EU adaptation strategy in April 2013. The strategy has 3 key objectives:

Title	Summary
<b>2013</b>	<p>Promoting adaptation by member states: The Commission is encouraging all Member States to adopt comprehensive adaptation strategies and is supporting adaptation in cities through the Mayors Adapt initiative</p> <p>Mainstreaming adaptation into key EU policies: Promoting the importance of adaptation in key EU policy areas such as Agriculture(CAP), Fisheries(CFP) and Cohesion(Structural funds etc)</p> <p>Providing better adaptation information for decision makers: The EU has developed the European Climate Adaptation Platform, Climate Adapt which contains comprehensive information on adaptation actions taken across the EU as well as practical tools for adaptation planning.</p>
<b>Material Assets</b>	
<b>EU Directive on Waste, (2006/12/EC), 2006</b>	<p>This Directive requires EU States to publish waste management plans. It requires a system of permits and registrations to be put in place to authorise all waste management infrastructure, as well as setting down the basic requirements that need to be satisfied for these statutory authorisations to be issued.</p>
<b>EU Directive on Waste (2008/98/EC), 2008</b>	<p>This Directive establishes a legal framework for the treatment of waste within the Community. It aims at protecting the environment and human health through the prevention of the harmful effects of waste generation and waste management.</p> <p>The Directive requires Member States to take measures for the treatment of their waste in line with the following hierarchy which is listed in order of priority:- prevention;- preparing for reuse;- recycling;- other recovery, notably energy recovery;- disposal.</p>
<b>EU Urban Waste Water Treatment Directive (91/271/EEC), 1991</b>	<p>The aim of the Urban Waste Water Directive is to protect inland surface waters from the adverse effects of discharges of urban wastewater and discharge of certain biodegradable industrial waste water (particularly from the agro-food industry).</p>
<b>Directive 2009/28/EC on the promotion of the use of energy from renewable sources</b>	<p>Directive 2009/28/EC on the promotion of the use of energy from renewable sources establishes the basis for the achievement of the EU's 20% renewable energy target by 2020. Under the terms of the Directive, each Member State is set an individually binding renewable energy target, which will contribute to the achievement of the overall EU goal. Each Member State is required to adopt a national renewable energy action plan.</p>
<b>Cultural Heritage Archaeology and Built Heritage</b>	
<b>The World Heritage Convention</b>	<p>The World Heritage Convention was adopted by the United Nations Educational, Scientific and Cultural Organisation (UNESCO) in November 1972. The World Heritage Convention aims to promote cooperation among nations to protect heritage around the world that is of such</p>

Title	Summary
	<p>outstanding universal value that its conservation is important for current and future generations..</p> <p>The following sites are on the tentative list for World Heritage Site Designation in the county: Inis Cealtra and the Burren.</p>
<b>European Convention on the Protection of the Archaeological Heritage, 1992 (The Valletta Convention)</b>	<p>This Convention was ratified by Ireland in 1997 and as such the Planning Authority is legally bound by it. The aim of the Convention is to 'protect the archaeological heritage as a source of the European collective memory and as an instrument for historical and scientific study'. It requires that appropriate consideration be given to archaeological issues at all stages of the planning and development process.</p>
<b>Convention for the Protection of the Architectural Heritage of Europe, 1985 (Granada Convention)</b>	<p>Ratified by Ireland in 1997, the 1985 Convention for the Protection of the Architectural Heritage of Europe is intended to reinforce and promote policies for the conservation and enhancement of Europe's heritage. The Convention is dual purpose, involving the promotion of architectural heritage policies while fostering European-wide co-operation measures. Covering monuments, groups of buildings and sites of importance, the Convention requires a national inventory of architectural heritage to be developed. Legal protection measures must be established, with a system of formal authorisation required for works affecting protected sites and structures. Architectural heritage conservation considerations are required to feature in the Convention signatories' town and Regional planning processes.</p>
<b>Landscape</b>	
<b>The European Landscape Convention 2000</b>	<p>The 2000 European Landscape Convention, adopted in Florence (and was ratified by Ireland in 2002), requires a commitment to introduce policies on landscape protection and management. It promotes the protection, management and planning of EU landscapes as a response to European-wide concerns that the quality and diversity of landscapes were deteriorating. The underlying purpose of the Convention is to encourage public authorities to adopt policies and measures at local, Regional, National and International level to protect and manage landscapes throughout Europe.</p>
<b>Other relevant conventions, plans, policies and programmes</b>	
<b>The Aarhus Convention</b>	<p>The Aarhus Convention establishes a number of rights of the public (individuals and their associations) with regard to the environment. The Parties to the Convention are required to make the necessary provisions so that public authorities (at national, regional or local level) will contribute to these rights to become effective.</p>
<b>Environmental Liability Directive 2004/35/EC</b>	<p>The overall objective of the Directive and the Regulations is to prevent and remedy environmental damage by holding operators whose activities have caused environmental damage financially liable for remedying the damage. The Environmental Liability Regulations 2008 define environmental damage under three categories: Damage to natural habitats and protected species - any damage that has significant adverse effects on reaching or maintaining the favourable conservation status of European designated habitats or species (i.e. those covered by the Habitats Directive (92/43/EEC) and Birds Directive (79/409/EEC)). Water damage - damage which significantly</p>

Title	Summary
	adversely affects the ecological, chemical and/or quantitative status and/or ecological potential of waters covered in the Water Framework Directive (2000/60/EC). Land damage - any contamination that creates a significant risk of human health being adversely affected as a result of the direct or indirect introduction in or under the land of substances, preparations, organisms or micro-organisms.

## National Level

Title	Summary
<b>Sustainable Development</b>	
<b>Our Sustainable Future A framework for sustainable development in Ireland</b>	Our Sustainable Future timeframe is to 2020 to tie in with other national and international frameworks, but a longer-term horizon to 2050 is also taken where appropriate, to provide a framework for guiding and reporting on long-term broad development trends such as on climate change.
<b>The National Planning Framework 2040</b>	Is a national document that will guide at a high-level strategic planning and development for the country over the next 20+ years, so that as the population grows, that growth is sustainable (in economic, social and environmental terms). Finalisation of the NPF alongside the ten-year National Development Plan will put together one plan to guide strategic development and infrastructure investment at national level. The NPF with the National Development Plan will also set the context for each of Ireland's three regional assemblies to develop their Regional Spatial and Economic Strategies taking account of and co-ordinating local authority County and City Development Plans in a manner that will ensure national, regional and local plans align.
<b>Biodiversity, Flora and Fauna</b>	
<b>Actions for Biodiversity 2011 – 2016, Ireland's 2nd National Biodiversity Plan</b>	The National Biodiversity Plan is intended to play a central part in Ireland's efforts to halt biodiversity loss and was developed as in line with the EU and International Biodiversity strategies and policies. It sets out the strategic objectives of the government in relation to biodiversity
<b>Wildlife (Amendment) Act 2000</b>	The Wildlife Act is Ireland's primary national legislation for the protection of wildlife. It covers a broad range of issues, from the designation of nature reserves, the protection of species, regulation of hunting and controls in wildlife trading. It is implemented by a series of regulations. The Act provides strict protection for nearly all birds, 22 other animal species, and 86 plant species. These species are protected from injury, or from disturbance / damage to their breeding or resting place wherever these occur. The 2000 Act was amended in 2010.
<b>National Heritage Plan</b>	The Department of Arts Heritage Gaeltacht and the Islands published the National Heritage Plan in April 2002. The plan sets out a vision for the

Title	Summary
(2002)	management of the heritage of Ireland. A key element of the process of formulating the National Heritage Plan is the requirement to prepare Local Heritage Plans at County and City level.
<b>Population and Human Health</b>	
<b>Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (Cities, Towns &amp; Villages) (2009)</b>	The aim of these guidelines is to set out the key planning principles which should be reflected in development plans and local area plans, and which should guide the preparation and assessment of planning applications for residential development in urban areas.
<b>Geology and Soil</b>	
<b>Geological Heritage Sites Designation (under the Wildlife Amendment Act 2000)</b>	The Wildlife (Amendment) Act 2000 provides for designation of Natural Heritage Areas (NHAs) which will include geological sites. Until actually designated, there is no real protection for any important sites identified by GSI and recommended for NHA status. However, a number of geological features are protected because they are the underlying reason for a biological or ecological site protected as a National Nature Reserve, National Park or as a Special Area of Conservation (SAC). In addition many local authorities have scheduled County Geological Sites within their County Development Plans.
<b>Water Resources</b>	
<b>National River Basin District Management Plan 2018</b>	The National River Basin District Management Plan is now published (2018). The second cycle River Basin Management Plan aims to build on the progress made during the first cycle with a greater emphasis on ensuring the evidence base is available and the administration supports are fully in place to support key measures. The approach to the plan development involves characterisation of Ireland's water bodies in order to develop a tailored programme of measures to allow for the protection of good status or the restoration of good status for all water bodies. The outcomes are then monitored in order to feed into further characterisation and measures setting as the cycle moves forward. The plan was subject to SEA and Appropriate Assessment.
<b>Water Services Act (2007)</b>	The Act sets down a comprehensive modern legislative code governing functions, standards, obligations and practice in relation to the planning, management, and delivery of water supply and waste water collection and treatment services. The Act focuses on management of water "in the pipe", as distinct from broader water resources issues such as river water quality, etc.
<b>Water Services (Amendment) Act (2012)</b>	The 2012 Act amends the 2007 Water Services Act in order to comply with a European Court of Justice ruling against Ireland in October 2009. The Court found that Ireland had failed to fulfil its obligations under the Waste Directive (75/442/EEC) regarding domestic waste waters disposed of through septic tanks and other individual waste water treatment systems. The new Part 4A requires each water services authority to establish and maintain a register of domestic waste water treatment systems situated within their functional area.
<b>Irish Water Services Strategic</b>	The 25 year plan for strategic delivery of water services is currently being prepared and the SEA Scoping report was issued for consultation

Title	Summary
<b>Plan SEA and AA</b>	with a deadline in September 2014.
<b>The Planning System and Flood Risk Management Guidelines (and Technical Appendices) for Planning Authorities (DoEHLG, OPW), 2009</b>	<p>In relation to planning at the County level the guidelines require planning authorities to:</p> <ul style="list-style-type: none"> <li>introduce flood risk assessment as an integral and leading element of their development planning functions at the earliest practicable opportunity.</li> <li>Align strategic flood risk assessment (SFRA) with the SEA process.</li> <li>Establish flood risk assessment requirements as part of the preparation of the County Development Plan.</li> <li>Assess planning applications against the guidance set out in the Guidelines.</li> <li>Ensure development is not permitted in areas of flood risk except where there are no suitable alternative sites.</li> </ul>
<b>Climate and Air Quality</b>	
<b>Climate Action Plan 2019</b>	<p>States how Ireland will meet its targets to 2030. Delivering such an integrated set of policies will require a deep level of collaboration across Government. The model will be built around ambitious goals, consistent implementation, transparent accountability, and capacity for continuous feedback and learning. The approach adopted will closely follow the recommendations of the Oireachtas Committee and build on the learnings from the success of the Action Plan for Jobs. Key features will include:</p> <ul style="list-style-type: none"> <li>A five year Carbon Budget and sectoral targets with a detailed plan of actions to deliver them</li> <li>A Climate Action Delivery Board overseen by the Department of the Taoiseach to ensure delivery</li> <li>An independent Climate Action Council to recommend the Carbon Budget and evaluate policy</li> <li>Strong accountability to an Oireachtas Climate Action Committee</li> <li>Carbon proofing all Government decisions and major investments</li> </ul>
<b>National Adaptation Framework 2018</b>	<p>Ireland's first statutory <a href="#">National Adaptation Framework (NAF)</a> was published in 2018. The NAF sets out the national strategy to reduce the vulnerability of the country to the negative effects of climate change and to avail of positive impacts. The NAF was developed under the Climate Action and Low Carbon Development Act 2015.</p> <p>The NAF builds on the work already carried out under the <a href="#">National Climate Change Adaptation Framework</a> (NCCAF, 2012). The NAF outlines a whole of government and society approach to climate adaptation in Ireland. Under the NAF a number of Government Departments will be required to prepare sectoral adaptation plans in relation to a priority area that they are responsible for. Work on these plans will begin in 2018. Local authorities are required to prepare local adaptation strategies. The NAF will be reviewed at least once every five years. The NAF</p>

Title	Summary
	also aims to improve the enabling environment for adaptation through ongoing engagement with civil society, the private sector and the research community.
<b>National Climate Change Strategy (2007-2012)</b>	The National Climate Change Strategy 2007 - 2012 sets out a range of measures, building on those already in place under the first National Climate Change Strategy (2000) to ensure Ireland reaches its target under the Kyoto Protocol. The Strategy provides a framework for action to reduce Ireland's greenhouse gas emissions
<b>Review of Ireland's climate change policy and Climate Action and Low Carbon Bill 2013</b>	The National Economic and Social Council submitted a review of Ireland's climate change policy to the Minister of Environment in late 2012. The review includes the development of potential policies and measures to reduce greenhouse gas emissions in agriculture, transport, heat in buildings and renewable energy supply and a basis for a national transition to a low-carbon future by 2050.
<b>Material Assets</b>	
<b>Smarter Travel, A Sustainable Transport Future, A New Transport Policy for Ireland 2009-2020</b>	Smarter Travel is the transport policy for Ireland that sets out how the vision of a sustainable travel and transport system can be achieved.
<b>Cultural Heritage Archaeology and Built Heritage</b>	
<b>National Monuments Act 1930 with subsequent amendments</b>	This is the primary legal protection to archaeology in Ireland and has been amended a number of times, most recently 2004.
<b>Architectural Heritage Protection - Guidelines for Planning Authorities (2011)</b>	The 2004 guidelines were reissued in 2011 following the transfer of architectural heritage protection functions to the Department of Arts, Heritage and the Gaeltacht. Part IV of the Planning and Development Acts 2000 – 2011 sets out the legislative provisions for the protection and conservation of our architectural heritage
<b>National Inventory of Architectural Heritage (NIAH)</b>	The National Inventory of Architectural Heritage (NIAH) is a state initiative under the administration of the Department of Arts, Heritage and the Gaeltacht. The purpose of the NIAH is to identify, record, and evaluate the post-1700 architectural heritage of Ireland, uniformly and consistently as an aid in the protection and conservation of the built heritage. NIAH surveys provide the basis for the recommendations of the Minister to the planning authorities for the inclusion of particular structures in their Record of Protected Structures (RPS).
<b>Landscape</b>	
<b>A National Landscape</b>	The Department of Arts, Heritage and the Gaeltacht has issued A National Landscape Strategy for Ireland which sets out objectives and

Title	Summary
<b>Strategy for Ireland –2015</b>	principles in the context of a proposed National Landscape Strategy for Ireland.
<b>Draft Landscape and Landscape Assessment Guidelines, (2000)</b>	These Guidelines attempt to approach landscape appraisal in a systematic manner and recommend Landscape Character Assessment (LCA) as the method for assessment. LCA involves the characterisation of landscape based primarily on landcover (trees, vegetation, water etc.) and secondly on the value (i.e. historical, cultural, etc.). LCA is intended to aid the development management process as it gives indicators of development types which would be suited to certain locations using certain design criteria and consequently the character of the landscape remains intact.
<b>Planning and Development Act 2000 (as amended).</b>	
<p>This Act consolidated all planning legislation from 1963 to 1999 and remains the basis for the Irish planning code, setting out the detail of regional planning guidelines, development plans and local area plans as well as the basic framework of the development management and consent system. Among other things, it provides the statutory basis for protecting our natural and architectural heritage, the carrying out of Environmental Impact Statements and the provision of social and affordable housing.</p>	
<p>There have been a number of changes to the legislation since 2000, the most significant of which are set out in The Planning and Development (Amendment) Act 2002 and the Housing (Miscellaneous Provisions) Act 2004, which made substantial changes to Part V of the Act.</p>	
<p>In addition, a suite of new planning policies are being prepared most notably the National Planning Framework due to be finalised first quarter of 2017 which will replace the National Spatial Strategy. Prior to this a non-statutory Planning Policy Statement was issued in 2015 establishing then key principles including the following:</p>	
<ul style="list-style-type: none"> <li>- No. 8. Planning will conserve and enhance the rich qualities of natural and cultural heritage of Ireland –</li> <li>- No. 9. Planning will support the protection and enhancement of environmental quality .</li> </ul>	

## County level

Title	Summary
<b>Eastern and Midland Region Economic and Spatial Strategy 2019-2031</b>	<p>Spatial Strategy – to manage future growth and ensure the creation of healthy and attractive places to live, work, study, visit and invest in.</p> <p>Economic Strategy – that builds on our strengths to sustain a strong economy and support the creation of quality jobs that ensure a good living standard for all.</p> <p>Metropolitan Plan – to ensure a supply of strategic development areas for the sustainable growth and continued success and competitiveness of the Dublin metropolitan area.</p> <p>Investment Framework – to prioritise the delivery of key enabling infrastructure and services by government and state agencies.</p> <p>Climate Action Strategy – to accelerate climate action, ensure a clean and healthy environment and to promote sustainable transport and strategic green infrastructure.</p>
<b>South Dublin Climate change Action Plan</b>	Sets out a series of targets and actions upto 2024 to deliver climate adaptation and mitigation measures in the area of transport, energy, nature based solutions, resource and community.

<b>2019-2024</b>	
<b>South Dublin County Development Plan 2016-2022</b>	This plan sets out on a statutory basis the development framework for South Dublin County. The main sections relate to core strategy, housing, community infrastructure, economic development, urban centres and retailing, transport and mobility, infrastructure and environmental quality, green infrastructure, heritage, conservation and landscapes, energy and implementation.
<b>South Dublin Local Economic and Community Plan 2016</b>	The socio-economic framework centres around 6 key themes and goals which underpin the LECP. These themes and goals contribute to realising the overall vision. They include Infrastructure, Enterprise and Employment Health and Well being Environment Poverty and Inclusion Education and Training Citizenship and Participation
<b>South Dublin Heritage Plan 2010-2015</b>	South Dublin County Council intends to review and update the current County Heritage Plan 2010-2015. In tandem with this review, SDCC is also in the process of preparing the County's first Biodiversity Action Plan. To advance these two strategic plans, a joint consultation process was held in <b>2016</b> . The result of this joint process will be two separate plans, an updated County Heritage Plan 2016-2022 and the County's first County Biodiversity Plan 2016-20122.