



Proposed Material Alteration to Variation No.3

March 2019

**Zoning Objective Amendment
on Lands at Ballymount / Naas Road**

Planning Report

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1.0 Background

On the 20th November 2018, South Dublin County Council (SDCC) gave notice that it had prepared Proposed Variation No. 3 to the South Dublin County Development Plan 2016-2022, pursuant to Section 13 of the Planning and Development Act 2000 (as amended).

It was proposed to amend the zoning objective of approximately 178 hectares of land from zoning objective EE (Enterprise and Employment) to objective REGEN (Regeneration). These lands are located in the Ballymount / Naas Road area, which are south of the Grand Canal and east of the M50, adjoining the boundary with Dublin City Council, all located within the areas of Fox and Geese, Bluebell, Ballymount, Redcow, Gallanstown and Drimnagh. The Proposed Variation No. 3 also included the rewording of a Specific Local Objective contained in the County Development Plan, namely CS6 SLO1.

The public consultation period took place from the 20th November 2018 to 18th December 2018 inclusive (a period of 4 weeks) during which time information on Proposed Variation No.3 to the South Dublin County Development Plan 2016-2022 and environmental reports (Strategic Environmental Assessment Environmental (SEA) report, SEA Screening Report, Appropriate Assessment (AA) Screening Report, Natura Impact Report and Strategic Flood Risk Assessment) were disseminated to the public and submissions were invited.

14 submissions were received during the public consultation period. All submissions were read, analysed and summarised and a Chief Executive's Report was prepared. A list of all the persons/bodies that made submissions within the public consultation period was provided in the Chief Executive's Report, together with a reference number that can be clicked as a link to a database containing scanned copies of each submission.

The Chief Executive's Report on the submissions received was furnished to the Elected Members for their consideration on Monday 21st January 2019. Consideration of the Variation and Report was undertaken at the February Council Meeting, held on Monday 11th February 2019 and a resolution was made to make the variation with Material Alteration as per Section 13(6)(a) of the Planning and Development Act 2000 (as amended).

2.0 Purpose of this Document and Next Steps

The purpose of this document is to set out the Proposed Material Alteration to the Variation No. 3 of the County Development Plan 2016-2022 and associated Environmental Determination (SEA and AA) including details on how to make a submission.

Following a consultation period for the Proposed Material Alteration and Environmental Determinations, the Chief Executive will prepare a further report on submissions received.

Having considered the Chief Executive's Report on the Submissions Received on the Proposed Material Alteration, the Elected Members may make the Proposed Variation with or without the Proposed Material Alteration.

3.0 Nature of Material Alteration

One modification was agreed by Members at the February Council Meeting and is considered to constitute a Material Alteration to Variation No. 3 of the County Development Plan 2016-2022. The proposed alteration, which involves additional text, is shown in **green bold**.

The proposed Material Alteration is to the reworded Specific Local Objective CS6 SLO 1, as advertised as part of Proposed Variation No.3. The proposed amendment is noted at the end of the CS6 SLO 1, in green, as follows:

CS6 SLO 1:

*To initiate a plan led approach to the sustainable regeneration of the brownfield lands in the Naas Road / Ballymount REGEN zoned lands. The plan led approach will include the preparation of a masterplan in 2019 with a view to preparing a Local Area Plan or other appropriate mechanism for the Regeneration (REGEN) and Local Centre (LC) at Walkinstown zoned lands. The masterplan will provide a framework for the sequential and phased development of the lands, integrating sustainable transport, land use and blue and green infrastructure. The spatial planning of the area will be informed by the Naas Road Framework Plan (2010). **That no planning applications for residential use of these lands be approved prior to the passing of a Local Area Plan for these lands.***

4.0 Environmental Determination

On the basis of the findings of this addendum for Strategic Environmental Assessment, it is concluded that the Proposed Material Alteration to the Proposed Variation No. 3 of the South Dublin County Development Plan 2016-2022, satisfies the strategic environmental objectives of South Dublin County Council, and will not result in any significant negative impact(s) on the environment and likely significant effects on the environment are avoided. The Appropriate Assessment Screening undertaken on this Material Alteration has likewise determined no stage 2 Appropriate Assessment is required in relation to the Material Alteration.

Therefore, on the basis of the above assessment and consideration of the criteria as set out in Schedule 2a of the Regulations 2011 (as amended), it is considered that the Material Alteration to Variation No.3 of the South Dublin County Development Plan 2016-2022 is unlikely to give rise to significant environmental effects and does not require full SEA.

5.0 How to Make a Written Submission / Observation

Written submissions or observations with respect to this proposed Material Alteration can be made in writing to the address below no later than 4.00pm **29th March 2019** (12.00 midnight if made online).

Submissions should be in one medium only and include the full name and address of the person making the submission, details of organisation, community group or company represented where relevant and clearly marked – Proposed Material Alteration to Variation No. 3 South Dublin County Council Development Plan 2016-2022. As an online facility has been provided for your convenience, e-mail submissions will not be accepted.

Submissions or observations can be made as follows:

On Line: <https://consult.sdblincoco.ie/> (up to 12.00 midnight on **29th March 2019**).

OR

By Post: Senior Executive Officer, Forward Planning Section, Land Use, Planning and Transportation Department, South Dublin County Council, County Hall, Tallaght, Dublin 24 (up to **4.00pm on 29th March 2019**).

LATE SUBMISSIONS WILL NOT BE ACCEPTED

Any written submissions or observations in respect of the proposed Material Alteration received within the timeframe will be taken into consideration before the making of the proposed variation.