



South Dublin County Council

Development Plan  
2016 – 2022

# Proposed Material Alteration to Variation No.3

March 2019

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

*Strategic Environmental Assessment &  
Appropriate Assessment Addendum Report*

<b>PROPOSED MATERIAL ALTERATION REF. NO. 1</b>	
<b>Proposed Material Alteration</b>	<p>Alter text as follows (proposed Material Alteration in <i>green bold italics</i>):</p> <p><b>CS6SLO1:</b>  <i>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.</i></p>
<b>SEA Screening Assessment</b>	<p>This proposed Material Alteration provides for the preparation of a Local Area Plan in advance of planning applications for residential development being considered, and will provide a basis for the forward planning of the Variation lands. The implications of the changes to the text of the Variation resulting from the proposed Material Alteration are not identified as giving rise to significant environmental effects from an SEA perspective.</p>
<b>AA Screening Assessment</b>	<p>There is no potential for any direct or indirect impacts to European sites to arise from the proposed Material Alteration, either alone or in combination with other plans or projects.</p>
<b>Further Assessment Required</b>	<p>No</p>

### 3 Schedule 2A Assessment

<b>Criteria for determining whether the proposed Material Alteration to the Variation No. 3 of the South Dublin County Development Plan 2016-2022 is likely to have significant effects on the environment</b>
<b>1. The characteristics of the plan having regard, in particular, to:</b>
<i>the degree to which the Plan sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources,</i>
The proposed Material Alteration provides for one additional sentence to be inserted at the end of Specific Local Objective CS6 SLO 1, stating <i>'that no planning application for residential use of these lands be approved prior to the passing of a Local Area Plan for these lands'</i> . This provides a basis for the forward planning of the Regeneration area and is consistent with the SEOs.
<i>the degree to which the Plan influences other plans, including those in a hierarchy,</i>
The proposed Material Alteration relates to the Variation which provides for the development of a land use framework for the plan area. It will sit within a hierarchy of land use plans, of which the South Dublin County Development Plan (CDP) 2016 -2022 is the primary County plan.
<i>the relevance of the Plan in the integration of environmental considerations in particular with a view to promoting sustainable development,</i>
The existing CDP provides for a suite of environmental considerations and these measures contribute to the promotion of sustainable development in light of the Variation No. 3 and proposed Material Alteration objectives.
<i>Environmental problems relevant to the Plan</i>
Environmental problems are discussed in the existing SEA ER of the Variation and this Material Alteration as proposed does not contribute to such environmental problems.
<i>the relevance of the Plan to the implementation of European Union legislation on the environment (e.g. plans linked to waste-management or water protection).</i>
The Variation to the CDP provides for the future development of a land use framework for the plan area and has been subject to SEA to date. The SEA, and other environmental assessments including Appropriate Assessment and Flood Risk Assessment considered and integrated European Union legislation on the environment including that relating to topics such as Waste Management and Water protection.
<b>2. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to:</b>
<i>the probability, duration, frequency and reversibility of the effects,</i>
Subject to implementation of the mitigation measures as provided for in the South Dublin CDP 2016-2022, no significant effects are identified.
<i>the cumulative nature of the effects,</i>
The proposed Material alteration would not be likely to result in significant environmental effects.

<i>the transboundary nature of the effects</i>
The proposed Material alteration would not be likely to result in significant environmental effects in this regard.
<i>the risks to human health or the environment (e.g. due to accidents),</i>
The proposed Material Alteration would not be likely to result in significant environmental effects.
<i>the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected).</i>
The proposed Material Alteration would not be likely to result in significant environmental effects.
<i>the value and vulnerability of the area likely to be affected due to:</i>
(a) special natural characteristics or cultural heritage  The proposed Material Alteration would not be likely to result in significant environmental effects.
(b) exceeded environmental quality standards or limit values,  The proposed Material Alteration would not be likely to result in significant environmental effects.
(c) intensive land-use, The proposed Material Alteration would not be likely to result in significant environmental effects.
(d) the effects on areas or landscapes which have a recognised national, European Union or international protection status.  Likely significant effects in relation to conservation management objectives of European Sites are not identified.

## **Conclusion**

On the basis of the findings of this addendum for Strategic Environmental Assessment, it is concluded that the proposed Material Alteration to Variation No. 3 of the South Dublin County Development Plan 2016-2022 satisfies the strategic environmental objectives of South Dublin 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 proposed Material Alteration has likewise determined that no Stage 2 Appropriate Assessment is required in relation to the proposed Material Alteration.

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

A final determination, however, will not be made until the specified Environmental Authorities have been consulted.