



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

Strategic Environmental Assessment  
and Appropriate Assessment  
Screening Report on the Proposed  
Material Alterations and Amendments  
to the Draft Local Area Plan

February 2020



## SEA and AA Screening of Proposed Amendments to the Tallaght Town Centre Draft Local Area Plan

### A.1 Introduction

This addendum provides the SEA and AA commentary on the proposed amendments to the Tallaght Town Centre Draft Local Area Plan 2020-2026 as recommended in the Chief Executive's Report on the submissions and observations received during the public consultation period and arising from a number of motions adopted by Elected Members at the Special Council Meeting held on Thursday 23<sup>rd</sup> January 2020

A concluding statement for the SEA process and the AA is provided at the end of this Table.

### A.2 Proposed Material Alterations to the Draft Local Area Plan

The following amendments to the Draft Local Area Plan were deemed to constitute Material Alteration, as per Section 20(3)(e) of the Planning and Development Act 2000 (as amended).

**Table A Proposed Material Alterations to the Draft Local Area Plan**

No.	Proposed mapping and text changes:	SEA – <i>interaction with Strategic Environmental Objectives</i>	AA – <i>potential to result in any negative impact impacts, alone or in-combination with other measures of the LAP or with other plans or projects, to European Sites in view of their Conservation Objectives.</i>
1	(a) Amend Figures 2.5, 3.12 and 3.15 and all subsequent diagrams, maps and graphs remove the mixed-use frontages indicated at the following locations and other minor amendments to mixed-use frontages: - Along the entirety of Broomhill Road within Broomhill neighbourhood, - Along the northern side of Airton Road within Broomhill neighbourhood,	no significant interactions	The recommendations are minor in nature and will not have the potential to result in any negative impact impacts, alone or in-combination with other measures of the LAP or with other plans or

	<ul style="list-style-type: none"> <li>- Along either side of Greenhills Road north of junction with Airton Road, within Broomhill and Greenhills neighbourhoods.</li> </ul> <p>(b) Amend the vision for Broomhill in Section 3.5, page 47 of the Draft LAP as follows:  <i>An attractive consolidated, diversified and intensified place for business and employment that is better connected to surrounding places. Emerging residential uses along <del>primary frontages</del>—the southern side of Airton Road</i></p> <p>(c) Merge and amend the 'Land Use/Urban Functions' and 'Land Use Mix' for Broomhill in Section 3.5, page 47 of the Draft LAP as follows:  <i>Predominantly business, <del>enterprise and employment</del> area with more mixed-use residential development fronting along <del>Greenhills Road and the southern side of</del> Airton Road, subject to integrating effectively with existing surrounding uses.</i></p> <p>(d) Amend text in Section 2.4.2, page 21 as follows:  <i>Some residential elements <del>are appropriate in</del> will be considered in Broomhills and Greenhills along mixed-use frontages <del>identified in the urban framework;</del> <del>Belgard Road, Airton Road, Broomhill and Greenhills Road</del>, subject to integrating effectively with existing uses.</i></p>		projects, to European Sites in view of their Conservation Objectives.
2	Add text/objective Section 4.2 as follows: <i>With 33% unemployment rates in some areas of Tallaght "CSO Figures" a local Employment Clause should be part of the phasing of construction projects in the Tallaght LAP with endeavours on the part of construction companies to employ local labourers and apprentices. This should be done in partnership with employers, SDCC, DDETb, TUI, South County Partnership &amp; Tallaght Training Centre that would support individuals to train &amp; upskill.</i>	no significant interactions	The recommendations are minor in nature and will not have the potential to result in any negative impact impacts, alone or in-combination with other measures of the LAP or with other plans or projects, to European Sites in view of their Conservation Objectives.
3	Amend 'Plot Ratio Ranges' in Table 2.0, and subsequent neighbourhood chapters, of the Draft LAP for consistency with the density strategy as follows: <i>Centre 1.5-<del>2.0</del> 2.5</i>	The recommendations are identified as giving rise to positive effects in relation to Material	The density strategy of the LAP and its implications for European Sites in the wider surrounding area were

	<p>Cookstown</p> <p>CT-C <b>0.75-1.0 1.25-1.5</b></p> <p>CT-F1 <b>1.25-1.5 1.5-2</b></p> <p>CT-F2 1.25-1.5</p> <p>CT-G 0.75-1.0*</p> <p>Village 0.75-1.0*</p> <p>Broomhill 0.75-1.0*</p> <p>Greenhills 0.75-1.0*</p> <p><b>TUD-TC</b> 0.75-1.0*</p> <p><i>*Up to 1.5 where it is demonstrated that the site is within 500m walking distance of a high capacity public transport stop (i.e. a Luas stop or high frequency bus stop (i.e. 10-minute peak hour frequency) on a dedicated bus lane.</i></p>	<p>Assets SEOs promoting higher densities to frequent public transport stops.</p> <p>No likely significant adverse effects are identified from the SEA.</p>	<p>assessed as part of the screening report for Appropriate Assessment and the Natura Impact Report. This recommendation will not alter the findings of the screening report for Appropriate Assessment and the NIR and will not, alone or in-combination with other measures of the LAP or with other plans or projects, to have a significant effect on any European Sites in view of their Conservation Objectives.</p>
4	<p>Add the following text below the final paragraph of Section 2.6, page 22:</p> <p><i>To reflect the importance of placemaking at key public transport stops and key public spaces, flexibility in relation to the plot ratio range and the potential for higher buildings (2-4 storey increase on typical levels set in the LAP) may be considered at certain locations which are considered to be key or landmark sites, subject to exceptional design which creates a feature of architectural interest, a significant contribution to the public realm at these locations and mixed uses at ground floor level. These requirements are subject to criteria for taller buildings set out in Section 2.6.2. This provision may apply where the site is directly adjacent to the following:</i></p> <ul style="list-style-type: none"> <li>• <i>High capacity public transport stops (i.e. a Luas stop or high frequency bus stop (i.e. 10-minute peak hour frequency) on a dedicated bus lane);</i></li> <li>• <i>The proposed 'New Urban Square' north of Belgard Square North in the Centre neighbourhood;</i></li> <li>• <i>The proposed 'New Urban Square' within the Cookstown neighbourhood; and</i></li> </ul>	<p>The recommendations are identified as giving rise to positive effects in relation to landscape SEOs. No adverse environmental effects are identified.</p>	<p>This recommendation, which allows for flexibility in plot ratios and building heights at certain locations will not have the potential to result in any negative impacts to European Sites, over and above those already identified in the screening report for Appropriate Assessment and the NIR. The implementation of all mitigation measures outlined in the NIR will ensure that the application of flexibility for plot ratios and the provision of taller buildings at key locations within the plan area will not have the potential, alone or in-combination with other measures of the LAP or with other plans or projects, to have a significant effect</p>

	<ul style="list-style-type: none"> <li>• <i>The proposed Transport Interchange and adjacent proposed 'Urban Space' in the Centre neighbourhood.</i></li> </ul> <p><i>This provision will only apply to the extent of a site which is within 100m walking distance of the above locations and will only be considered where the Planning Authority is satisfied that provision of the above facilities will be achieved.</i></p>		on any European Sites in view of their Conservation Objectives.
5	<p>Add the following subheading and text to Section 2.6.2 &amp; 3.2, page 25 &amp; 37:</p> <p><b>Quality Height Provisions in The Centre</b></p> <p><i>The height standards set out above may be exceeded in the Centre neighbourhood where they reflect the height of existing buildings, particularly in the core of the town centre proximate to the Luas Terminus and The Square Shopping Centre, subject to Section 2.6.</i></p>	no adverse effects identified	<p>This recommendation, which allows for amendment to building height, will not have the potential to result in any negative impacts to European Sites over and above those already identified in the screening report for Appropriate Assessment and the NIR. The implementation of all mitigation measures outlined in the NIR will ensure that the provision of such buildings will not, alone or in-combination with other measures of the LAP or with other plans or projects, to have a significant effect on any European Sites in view of their Conservation Objectives.</p>
6	<p>Amend section 2.6.2 'Landmark Buildings' as follows:</p> <p><i>In the interest of place making and improving legibility, Landmark Buildings are permissible at key locations that will punctuate urban areas. In general, buildings that exceed the prescribed general buildings heights should only be provided at the locations indicated as having 'Potential for Higher Buildings' in the Building Height Strategy (see Figure 2.4) and at locations adjacent to the key public transport stops and key public spaces identified in Section 2.6.</i></p> <p><i>A 2–3 storey increase on the above typical levels may be considered for key or landmark sites or where sites exceed 2ha in area and can establish its own identity</i></p>	minor, no interaction	<p>The recommendations are minor in nature and will not have the potential to result in any negative impact impacts, alone or in-combination with other measures of the LAP or with other plans or projects, to European Sites in view of their Conservation Objectives.</p>

	<p>(see Section 8.2 Implementation). <del>Buildings over 10 storeys would generally not be supported</del></p>		
7	<p>Amend Section 5.2.2, page 76 as follows:</p> <p><del>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:</del></p> <ul style="list-style-type: none"> <li><del>A minimum of 30% of dwelling units for owner occupation / private sale</del></li> <li><del>A maximum of 60% of dwelling units for Build to Rent</del></li> <li><del>A minimum of 10% of dwelling units for social housing (Part V)</del></li> </ul> <p><del>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.</del></p> <p><del>Where permission is granted for a residential development, the applicant will be required to lodge with the Land Registry a burden on the properties identified as for owner occupation / private sale, in the form of a Section 47 agreement, restricting these dwelling for a period of 7 years to owner occupation / private sale, unless otherwise agreed in writing with the Planning Authority.</del></p> <p><del>On sites where a developer demonstrates that 30% private sale / owner occupation units cannot be achieved based on assessment against Plan criteria including viability considerations, an alternative scenario may be considered. However, provision of more than 60% BTR must be accompanied by evidence that the level of BTR provided is justified. Proposals for student accommodation will be considered in the context of the proximity of the teaching hospital at Tallaght and TUD.</del></p> <p>Replaced with the following:</p>	<p>The recommendation is not identified as giving rise to positive indirect effects longer term in relation to Population and Human Health SEOs. No adverse environmental effects are identified.</p>	<p>This recommendation will not result in any land use activities or effects and will not have the potential, alone or in-combination with other measures of the LAP or with other plans or projects, to have a significant effect on any European Sites in view of their Conservation Objectives.</p>

	<p><i>In the interest of providing an appropriate housing tenure mix it is policy of the Council that all residential development proposals shall state the proposed tenure mix and provide justification for the proposed mix having regard to the socio economic and demographic context of the area. It is an ambition of the LAP to encourage the provision of at least 30% owner occupied units across the LAP area.</i></p> <p><i>This provision will be reviewed pending the completion of a Housing Need and Demand Assessment (HNDA) for the Dublin area.</i></p>		
--	--	--	--

### A.3 Chief Executive's Recommended Amendments

The following amendments to the Draft Local Area Plan were recommended in the Chief Executive's Report on foot of submissions and observations received during the public consultation.

**Table B Chief Executive's Recommended Amendments**

No.	Section of Draft LAP	Category Issue	Recommended Amendments	SEA – <i>interaction with Strategic Environmental Objectives</i>	AA – <i>potential to result in any negative impact impacts, alone or in-combination with other measures of the LAP or with other plans or projects, to European Sites in view of their Conservation Objectives.</i>
1.	All	General / Acknowledgement	Codify the objectives and policies contained within the LAP.	no interaction	The recommendations are minor in nature and will not have the potential to result in any negative impact impacts, alone or in-combination with other measures of the LAP or with other plans or projects, to European Sites in view of their Conservation Objectives
2.	All	General / Acknowledgement	In addition to the specific amendments recommended in this Chief Executive's Report, the Chief Executive recommends that amendments to the Draft Plan be made for general typographical errors, punctuation, formatting, grammatical errors & inconsistencies in tables/ figures, maps and text.	as above	The recommendations are minor in nature and will not have the potential to result in any negative impact impacts, alone or in-combination with other measures of the LAP or with other plans or projects, to European Sites in view of their Conservation Objectives
3.	Chapter 1	Introduction & Policy Context	Update objective bullet point 5 on page 9 of the Draft LAP as follows:	Positive interactions with Cultural Heritage, and Population and Human health SEO	The recommendations are minor in nature and will not have the potential to result in any negative

			<i>Respect, protect and promote our natural and built heritage and architectural features...</i>		impact impacts, alone or in-combination with other measures of the LAP or with other plans or projects, to European Sites in view of their Conservation Objectives
4.	Chapter 1	Introduction & Policy Context	Refer to 'Spatial Planning and National Roads Guidelines for Planning Authorities (2012)' in Figure 1.3 and Section 2.2.1 of the LAP and that proposals for enhanced public realm and connectivity across the N81 for pedestrians and cyclists will be carried out in consultation with the NTA and TII.	indirect positive effects on material assets SEOs	The recommendations are minor in nature and will not have the potential to result in any negative impact impacts, alone or in-combination with other measures of the LAP or with other plans or projects, to European Sites in view of their Conservation Objectives
5.	2.3	Urban Framework	Add the following text clarification as note to end of Section 2.3.  <i>The proposed urban structure is a guide for future development in the area and is not intended to be rigidly adhered to. Flexibility in relation to the proposed urban structure will be considered where it is demonstrated that the overarching objectives of the urban framework and key elements of the proposed urban structure are achieved in any alternative layout.</i>	no interaction	The recommendations are minor in nature and will not have the potential to result in any negative impact impacts, alone or in-combination with other measures of the LAP or with other plans or projects, to European Sites in view of their Conservation Objectives
6.	2.3	Urban Framework	Add following text to section 2.3 of the LAP:  <i>The Council will initiate urban design competitions on Council owned land and will encourage applicants to do the same on privately owned land, as considered appropriate where the building or site in question is considered to be of significant importance to the build-out of the LAP.</i>	Positive interactions with Landscape SEOs	The recommendations are minor in nature and will not have the potential to result in any negative impact impacts, alone or in-combination with other measures of the LAP or with other plans or projects, to European Sites in view of their Conservation Objectives

7.	Various	Urban Framework	Amend text to remove specific size requirements for Urban Squares where they appear in text across the document.	no interaction	The recommendations are minor in nature and will not have the potential to result in any negative impact impacts, alone or in-combination with other measures of the LAP or with other plans or projects, to European Sites in view of their Conservation Objectives
8.	2.3 and Appendix 2	Urban Framework	Include cross reference to Appendix 2 on plan making and urban design process and update text as necessary.	no interactions	The recommendations are minor in nature and will not have the potential to result in any negative impact impacts, alone or in-combination with other measures of the LAP or with other plans or projects, to European Sites in view of their Conservation Objectives
9.	2.3	Urban Framework	Include minor amendments to the block plans as appropriate within the final framework plan and as addressed in the following sections.		
10.	2.2.3	Access Movement &	<p>Add text to Section 2.2.3 as follows:</p> <p><i>In particular, the LAP supports the following:</i></p> <ul style="list-style-type: none"> <li>- <i>Accommodation of the emerging Greenhills to City Centre Bus Corridor;</i></li> <li>- <i>The development of a transport hub in Tallaght Town Centre which facilitates ease of access for residents, workers, shoppers and visitors to all public transport services and facilitates seamless interchange between all bus</i></li> </ul>	<p>See AA Commentary.</p> <p>Positive interactions in relation to material assets, population and human health and air quality long term.</p>	<p>This additional text, which supports Greenhills to city centre busy corridor, transport hub in Tallaght Town centre and support for Greater Dublin Area cycle network will not have the potential to result in any negative impacts to European Sites over and above those already identified in the screening report for Appropriate Assessment and the NIR. The implementation of all mitigation measures outlined in the NIR will ensure that the</p>

			<p><i>services; between bus services and Luas; and between cycling, bus and Luas; and</i></p> <ul style="list-style-type: none"> <li><i>- Development of the Greater Dublin Area Cycle Network, with particular priority given to route 9A and S05.</i></li> </ul>		<p>provision of such elements will not, alone or in-combination with other measures of the LAP or with other plans or projects, to have a significant effect on any European Sites in view of their Conservation Objectives.</p>
11.	2.2.1	Access Movement &	<p>Add text to Section 2.2.1 as follows:</p> <p><i>The N81 National Secondary Route traverses the LAP lands. It is an objective of the plan to provide cycle and pedestrian routes which facilitate ease of access across the N81 between the Town Centre and Sean Walsh Park, surrounding residential areas, The Stadium and ultimately the Dublin Mountains. Any future proposed works shall be agreed with TII and the NTA and are required to comply with Section 28 Guidelines 'Spatial Planning and National Roads Guidelines for Planning Authorities (2012).</i></p>	<p>see preceding comment in relation to SEA.</p>	<p>This additional text, which relates to additional text under Access and Movement will not have the potential to result in any negative impacts to European Sites over and above those already identified in the screening report for Appropriate Assessment and the NIR. The full implementation of these measures will ensure that only those projects proposed in the Plan area that do not have the potential to result in likely significant effects to European Sites as a consequence of impacts to surface water, groundwater, the spread of non-native invasive species, or recreational pressures in the Dublin Mountains, will be considered for approval.</p>
12.	Various	Access Movement &	<p>Amend urban structure in The Centre neighbourhood to north of Belgard Square North to clarify requirement for green amenity route through these lands.</p>	<p>Positive interactions with SEOs including landscape, pop and health</p>	<p>This additional text, which clarifies requirement for green amenity route through the Centre lands will not have the potential to result in any negative impacts to European</p>

					Sites over and above those already identified in the screening report for Appropriate Assessment and the NIR. The implementation of all mitigation measures outlined in the NIR will ensure that the provision of such elements will not, alone or in-combination with other measures of the LAP or with other plans or projects, to have a significant effect on any European Sites in view of their Conservation Objectives.
13.	Various	Access Movement &	Remove 'Removed Pedestrian Bridge' from diagrams.	no interaction	The recommendations are minor in nature and will not have the potential to result in any negative impacts, alone or in-combination with other measures of the LAP or with other plans or projects, to European Sites in view of their Conservation Objectives
14.	2.2.2	Pedestrian & Cycle Movement	<p>Add/amend the following text in Section 2.2.2 to highlight 'filtered permeability':</p> <p><i>It is an objective of the Council to encourage the principle of filtered permeability at suitable locations throughout the LAP area.</i></p> <p><i>The Council will encourage pedestrian and cyclist priority, i.e. 'filtered permeability', to be demonstrated in development proposals, particularly those incorporating proposed cycle routes, strategic amenity routes and tertiary routes. This may be in the form of 'home zones' which are designed primarily for people, restricting through routes for</i></p>	positive interactions with SEOS	This additional text, which relates to filtered permeability, provision to extend Luas bicycle stops will not have the potential to result in any negative impacts to European Sites over and above those already identified in the screening report for Appropriate Assessment and the NIR. The implementation of all mitigation measures outlined in the NIR will ensure that the provision of such elements will not, alone or in-combination with other measures of the LAP or with other plans or projects, to have a significant effect

			<p><i>vehicular traffic or other appropriate solutions.</i></p> <p><i>SDCC will facilitate and engage with permeability projects where required in order to link residential areas by bicycle to the strategic cycling network and by walking and cycling to local services, including public transport.</i></p>		on any European Sites in view of their Conservation Objectives.
15.	2.2.2	Pedestrian & Cycle Movement	<p>Add provision to extend Luas bicycle parking provisions to all Luas stops within the plan lands to Section 2.2.2:</p> <p><i>It is an objective of the Council to extend Luas bicycle parking facilities already provided at the Terminus Luas stop and other Luas stops located with the LAP area.</i></p>		
16.	2.2.3	Public Transport	<p>Add following note to Section 2.2.3:</p> <p><i>Any development arising from the provisions of the plan and which may have a direct impact on the Luas line or its operation must be agreed with TII and all other relevant stakeholders.</i></p>		
17.	9.2	Public Transport	<p>Add following text to Section 9.2:</p> <p><i>Where development is located within a 500m catchment of the Luas line, the provisions of TII 'Code of Engineering practice for works on, near, or adjacent the Luas light rail system' must be adhered to.</i></p>		
18.	Various	Land Use & Urban Functions	Remove urban functions/uses from Figures 2.5, 3.2, 3.6, 3.9, 3.12, 3.15, 3.18, 3.21, 3.24	no interactions	minor text changes, no effects

			to avoid confusion and include alternative base map with 'Mixed-Use Frontages'.		
19.	Various	Mixed-Use Frontages	<p>Reflecting clarification of extent of mixed-use frontages remove the mixed-use frontages indicated at the following locations and other minor amendments to mixed-use frontages:</p> <ul style="list-style-type: none"> <li>- Along the entirety of Broomhill Road within Broomhill neighbourhood,</li> <li>- Along the northern side of Airton Road within Broomhill neighbourhood,</li> </ul> <p>Along either side of Greenhills Road north of junction with Airton Road, within Broomhill and Greenhills neighbourhoods.</p>	no significant interactions	<p>The recommendations are minor in nature and will not have the potential to result in any negative impact impacts, alone or in-combination with other measures of the LAP or with other plans or projects, to European Sites in view of their Conservation Objectives.</p>
20.	2.4	Land Use	Add paragraph in Section 2.4 stating that tools available to the Planning Authority, including the Vacant Sites Levy, will be actively used to discourage vacancy.	longer positive effects on cultural heritage, landscape and material asset SEOS through reuse of buildings.	<p>The recommendations are minor in nature and will not have the potential to result in any negative impact impacts, alone or in-combination with other measures of the LAP or with other plans or projects, to European Sites in view of their Conservation Objectives</p>
21.	Various	Employment	Include text in Section 2.4 and 4.2 referring to preliminary findings of employment survey and potential of this area to accommodate additional employment levels in tandem with residential development through more intensive uses, due to low density of workers per floorspace in industrial uses currently prevalent across the LAP lands.	minor, no interactions	<p>The recommendations are minor in nature and will not have the potential to result in any negative impact impacts, alone or in-combination with other measures of the LAP or with other plans or projects, to European Sites in view of their Conservation Objectives</p>

22.	2.4.2	Mixed-Use Frontages	<p>Add text to Section 2.4.2 for clarity as follows:</p> <p><i>Appropriate uses at ground floor level on mixed use frontages can include offices, commercial, services, community facilities, recreational facilities, etc. This is an opportunity for existing businesses and facilities in the area which can be suitably accommodated alongside residential uses. The potential to accommodate non-traditional ground floor uses should also be explored, such as car showrooms and mechanics, which are prevalent in the area and could be accommodated in residential developments subject to appropriate mitigations measures to negate potential impacts on residential amenity, provided they are in compliance with the zoning objectives for the area.</i></p> <p><i>In the design of non-residential floorspace the development management standards of the County Development Plan should be applied and, in particular, there will be a need to consider the size and layout of the proposed space to ensure it will offer attractive spaces to businesses. Applicants are encourage to set out appropriate floor to ceiling heights for non-residential space, that sufficient space for loading and servicing is provided as well as appropriate signage, noise mitigation measures are included, control over the hours of operation is set out, bicycle and operational parking is provided. Applicants</i></p>		<p>The recommendations are minor in nature and will not have the potential to result in any negative impact impacts, alone or in-combination with other measures of the LAP or with other plans or projects, to European Sites in view of their Conservation Objectives</p>
-----	-------	---------------------	--	--	---

			<i>should set out how these standards are being addressed through the planning application.</i>																			
23.	2.4.2	Mixed-Use Frontages	<p>Reflecting clarification of extent of mixed-use frontages amend text in Section 2.4.2 as follows:</p> <p><i>Some residential elements are appropriate in will be considered in Broomhills and Greenhills along mixed-use frontages identified in the urban framework; Belgard Road, Airton Road, Broomhill and Greenhills Road, subject to integrating effectively with existing uses.</i></p>		The recommendations are minor in nature and will not have the potential to result in any negative impacts, alone or in-combination with other measures of the LAP or with other plans or projects, to European Sites in view of their Conservation Objectives																	
24.	2.6.1 and 3.1-3.9	Plot Ratio	<p>Amend 'Plot Ratio Ranges' in Table 2.0, and subsequent neighbourhood chapters, of the Draft LAP for consistency with the density strategy as follows:</p> <table> <tbody> <tr> <td><i>Centre</i></td> <td><i>1.5-2.0 2.5</i></td> </tr> <tr> <td><i>Cookstown</i></td> <td><i>CT-C 0.75-1.0 1.25-1.5</i></td> </tr> <tr> <td></td> <td><i>CT-F1 1.25-1.5 1.5-2</i></td> </tr> <tr> <td></td> <td><i>CT-F2 1.25-1.5</i></td> </tr> <tr> <td></td> <td><i>CT-G 0.75-1.0*</i></td> </tr> <tr> <td><i>Village</i></td> <td><i>0.75-1.0*</i></td> </tr> <tr> <td><i>Broomhill</i></td> <td><i>0.75-1.0*</i></td> </tr> <tr> <td><i>Greenhills</i></td> <td><i>0.75-1.0*</i></td> </tr> <tr> <td><i>TUD-TC</i></td> <td><i>0.75-1.0*</i></td> </tr> </tbody> </table> <p><i>*Up to 1.5 where it is demonstrated that the site is within 500m walking distance of a high</i></p>	<i>Centre</i>	<i>1.5-2.0 2.5</i>	<i>Cookstown</i>	<i>CT-C 0.75-1.0 1.25-1.5</i>		<i>CT-F1 1.25-1.5 1.5-2</i>		<i>CT-F2 1.25-1.5</i>		<i>CT-G 0.75-1.0*</i>	<i>Village</i>	<i>0.75-1.0*</i>	<i>Broomhill</i>	<i>0.75-1.0*</i>	<i>Greenhills</i>	<i>0.75-1.0*</i>	<i>TUD-TC</i>	<i>0.75-1.0*</i>	<p>The recommendations are identified as giving rise to positive effects in relation to Material Assets SEOs promoting higher densities to frequent public transport stops.</p> <p>No likely significant adverse effects are identified from the SEA.</p> <p>The density strategy of the LAP and its implications for European Sites in the wider surrounding area were assessed as part of the screening report for Appropriate Assessment and the Natura Impact Report. This recommendation will not alter the findings of the screening report for Appropriate Assessment and the NIR and will not, alone or in-combination with other measures of the LAP or with other plans or projects, to have a significant effect on any European Sites in view of their Conservation Objectives.</p>
<i>Centre</i>	<i>1.5-2.0 2.5</i>																					
<i>Cookstown</i>	<i>CT-C 0.75-1.0 1.25-1.5</i>																					
	<i>CT-F1 1.25-1.5 1.5-2</i>																					
	<i>CT-F2 1.25-1.5</i>																					
	<i>CT-G 0.75-1.0*</i>																					
<i>Village</i>	<i>0.75-1.0*</i>																					
<i>Broomhill</i>	<i>0.75-1.0*</i>																					
<i>Greenhills</i>	<i>0.75-1.0*</i>																					
<i>TUD-TC</i>	<i>0.75-1.0*</i>																					

			<i>capacity public transport stop (i.e. a Luas stop or high frequency bus stop (i.e. 10-minute peak hour frequency) on a dedicated bus lane.</i>		
25.	2.6 and 3.1-3.9	Plot Ratio and Heights	<p>Add the following text below the final paragraph of Section 2.6, page 22:</p> <p><i>To reflect the importance of placemaking at key public transport stops and key public spaces, flexibility in relation to the plot ratio range and the potential for higher buildings (2-4 storey increase on typical levels set in the LAP) may be considered at certain locations which are considered to be key or landmark sites, subject to exceptional design which creates a feature of architectural interest, a significant contribution to the public realm at these locations and mixed uses at ground floor level. These requirements are subject to criteria for taller buildings set out in Section 2.6.2. This provision may apply where the site is directly adjacent to the following:</i></p> <ul style="list-style-type: none"> <li>• <i>High capacity public transport stops (i.e. a Luas stop or high frequency bus stop (i.e. 10-minute peak hour frequency) on a dedicated bus lane);</i></li> <li>• <i>The proposed 'New Urban Square' north of Belgard Square North in the Centre neighbourhood;</i></li> <li>• <i>The proposed 'New Urban Square' within the Cookstown neighbourhood; and</i></li> </ul>	<p>The recommendations are identified as giving rise to positive effects in relation to landscape SEOS. No adverse environmental effects are identified.</p>	<p>This recommendation, which allows for flexibility in plot ratios and building heights at certain locations will not have the potential to result in any negative impacts to European Sites, over and above those already identified in the screening report for Appropriate Assessment and the NIR. The implementation of all mitigation measures outlined in the NIR will ensure that the application of flexibility for plot ratios and the provision of taller buildings at key locations within the plan area will not have the potential, alone or in combination with other measures of the LAP or with other plans or projects, to have a significant effect on any European Sites in view of their Conservation Objectives.</p>

			<ul style="list-style-type: none"> <li>• <i>The proposed Transport Interchange and adjacent proposed 'Urban Space' in the Centre neighbourhood.</i></li> </ul> <p><i>This provision will only apply to the extent of a site which is within 100m walking distance of the above locations and will only be considered where the Planning Authority is satisfied that provision of the above facilities will be achieved.</i></p>		
26.	2.6.1	Plot Ratio	<p>Amend text in paragraph of Section 2.6.1, page 23 as follows:</p> <p><i>In considering minimum plot ratio for the neighbourhoods, the Planning Authority will have regard to established uses and in general, will allow flexibility in assessing planning applications for extensions to support established uses, schools or other community infrastructure. This is particularly relevant in Whitestown, Greenhills and TUD/TC. The minimum plot ratio will apply to the full redevelopment of any site in the Plan lands.</i></p>	Minor text change, no interaction	The recommendations are minor in nature and will not have the potential to result in any negative impact impacts, alone or in-combination with other measures of the LAP or with other plans or projects, to European Sites in view of their Conservation Objectives
27.	2.6.1	Plot Ratio	<p>Amend/add text in Section 2.6.1, page 23 as follows:</p> <p><i>The plot ratio and building height of any proposed development shall not normally exceed the maximum plot ratio or building height thresholds for any particular site, block or parcel of land, except where there is a</i></p>	minor, no interactions	The density strategy of the LAP and its implications for European Sites in the wider surrounding area were assessed as part of the screening report for Appropriate Assessment and the Natura Impact Report. This material alteration will not alter the findings of the

			<p><i>compelling case of a significant public or economic benefit.</i></p> <p><i>The dedication of part of the site for public open space including parks and plazas, above the standard 10% requirement for public open space on site;</i></p>		screening report for Appropriate Assessment and the NIR and will not, alone or in-combination with other measures of the LAP or with other plans or projects, to have a significant effect on any European Sites in view of their Conservation Objectives.
28.	Various	Development Capacity	Review development capacity figures referred to arising from proposed changes to Draft Plan and consider splitting to include in various chapters	minor, no interactions	
29.	Various	Height and Built Form	Clarify that the heights provided for in the LAP, including diagrams, are 'up to'.		
30.	2.6.2 and 3.2	Height and Built Form	<p>Add following heading and text to section 2.6.2 before '<b>Landmark Buildings</b>'</p> <p><b>The Centre</b></p> <p><i>The height standards set out above may be exceeded in the Centre neighbourhood where they reflect the height of existing buildings, particularly in the core of the town centre proximate to the Luas Terminus and The Square Shopping Centre, subject to Section 2.6.</i></p>	<p>The recommendation provides for greater consistency with statutory guidelines. No adverse environmental effects are identified.</p>	<p>This recommendation, which allows for provision of new landmark buildings at appropriate locations within the plan area, will not have the potential to result in any negative impacts to European Sites over and above those already identified in the screening report for Appropriate Assessment and the NIR. The implementation of all mitigation measures outlined in the NIR will ensure that the provision of such buildings will not, alone or in-combination with other measures of the LAP or with other plans or projects, to have a significant effect on any European Sites in view of their Conservation Objectives.</p>

31.	Various	Height and Built Form	Include new height band for The Centre of 7-8 storeys (+1 recessed) residential, 6-7 storeys (+1 recessed) non-residential.	minor, no interaction	
32.	2.6.2	Height and Built Form	<p>Amend section 2.6.2 '<b>Landmark Buildings</b>' as follows:</p> <p>Move the final paragraph under '<b>Landmark Buildings</b>' to be the first paragraph.</p> <p><i>In the interest of place making and improving legibility, Landmark Buildings are permissible at key locations that will punctuate urban areas. In general, buildings that exceed the prescribed general buildings heights should only be provided at the locations indicated as having 'Potential for Higher Buildings' in the Building Height Strategy (see Figure 2.4) and at locations adjacent to the key public transport stops and key public spaces identified in Section 2.6.</i></p> <p><i>A 2-<del>3-4</del> storey increase on the above typical levels may be considered for key or landmark sites or where sites exceed 2ha in area and can establish its own identity (see Section 8.2 Implementation). <del>Buildings over 10 storeys would generally not be supported</del></i></p>	minor, no interaction	The recommendations are minor in nature and will not have the potential to result in any negative impact impacts, alone or in-combination with other measures of the LAP or with other plans or projects, to European Sites in view of their Conservation Objectives
33.	Various	Urban Structure	Include minor amendments to the block plans as appropriate within the final framework plan.		
34.	2.6.2	Design, Built Form and Finishes	Remove lower portion of figure 2.8, the upper portion of Figure 2.8 adequately demonstrates the concept of Urban Grain.		

35.	2.6.2	Design, Built Form and Finishes	<p>Amend Section 2.6.2 ‘Building Setback’ as follows:</p> <p><i>Development across the Plan lands should present strong building frontages close to street edges, except where otherwise identified to provide for Green/Blue Infrastructure, parking, wide footpaths, etc. Setbacks from the street edge should therefore be minimised.</i></p>		
36.	Various	Public Realm and Open Space	<p>Amend drawing 4.2 and all associated drawings to clarify that the location of the Cookstown Urban Park is indicative only but indicating it must be delivered jointly by developers on lands in their ownership and in the vicinity of the junction of Cookstown Road and Second Avenue provide and within walking distance of public transport nodes and all higher density development in the northern section of Cookstown.</p>	minor no interactions	<p>The recommendations are minor in nature and will not have the potential to result in any negative impact impacts, alone or in-combination with other measures of the LAP or with other plans or projects, to European Sites in view of their Conservation Objectives</p>
37.	2.7	Public Realm and Open Space	<p>Add provision for Council to carry out public art competitions for future proposed public squares within the plan lands as deemed appropriate.</p>		
38.	2.7	Public Realm and Open Space	<p>Update the following for consistency:</p> <p><i>It is an objective of the Council to prepare the policy of the council to develop and implement a detailed public realm strategy for the plan area.</i></p>		
39.	2.7	Public Realm and Open Space	<p>Amend Section 2.7.2 for consistency as follows:</p>		

			<p>Where identified in the open space strategy and Urban Framework for the LAP, the Planning Authority will seek the delivery of identified areas of public open space. The proposed 'New Urban Squares' <del>are more fixed in nature</del> will be central and vital community resources for new communities and should be provided in accordance with the criteria set out in Section 8.4.2 of the LAP in the vicinity of the locations identified. The Council will seek the delivery of these areas as public open spaces in accordance with phasing requirements, working with landowners to provide these spaces. <del>providing a vital community resource for new communities.</del> 'Local Pocket Parks' and smaller 'Urban Squares' are more flexible in nature in terms of their location and their delivery will be sought on a site by site basis in the development management process, unless reasonable alternatives are proposed and it is demonstrated how these will be achieved.</p>		
40.	2.7 and various	Public Realm and Open Space	<p>Amend text in Section 2.7 to include description of pocket park and requiring their function, dimensions and sizing to be addressed in the relevant Urban Design Statement: <i>A 'pocket park' is a small outdoor space for passive and small-scale active recreation, similar to a small park or square and plaza, as defined in the County Development Plan.</i></p>		

			<p><i>'New Urban Squares' and 'Urban Spaces' provide for civic amenity in usually high density areas with varying degrees of passive and active recreation, similar to a square and plaza, as defined in the County Development Plan.</i></p>		
41.	Chapter 8	Implementation and Sequencing	Amend text in phasing tables in Chapter 8 in relation to pocket parks and urban squares removing details of dimensions of parks. All housing and bedspace quants associated with the delivery of pocket parks will be rationalised and updated, where necessary.	as above	The recommendations are minor in nature and will not have the potential to result in any negative impact impacts, alone or in-combination with other measures of the LAP or with other plans or projects, to European Sites in view of their Conservation Objectives
42.	3.2	The Centre	<p>Add text at end of Section 3.2 for clarity to reflect Section 2.3 as follows:</p> <p><b><i>Block Structure</i></b></p> <p><i>Flexibility in relation to individual site and block structure will be considered where it is demonstrated that the principles and key elements of the proposed urban structure are achieved. This is particularly relevant to key landmark sites, such as the Square Shopping Centre, where opportunity exists to provide buildings of architectural merit which contribute to the character of the Town Centre core area, public realm improvements and enhance connectivity at a strategic location proximate to the Luas terminus and proposed transport interchange.</i></p>	as above	The recommendations are minor in nature and will not have the potential to result in any negative impact impacts, alone or in-combination with other measures of the LAP or with other plans or projects, to European Sites in view of their Conservation Objectives

43.	3.2	The Centre	<p>Amendments to the block plans as appropriate within the final framework plan, including:</p> <p>Remove indicated building frontages on 'OS – Open Space' zoned lands at Westpark next to the junction of Belgard Road and N81.</p> <p>Provide for building block adjacent to Transport Interchange.</p> <p>Provide east-west pedestrian route between the Square and Belgard Square West along southern extent of area currently indicated for Transport Interchange.</p> <p>Amend block structure immediately north-east of the Square and at southern entrance to the Square.</p> <p>Remove 'Removed Pedestrian Bridge'.</p> <p>Include new height band for The Centre of 7-8 storeys (+1 recessed) residential, 6-7 storeys (+1 recessed) non-residential and apply to areas recognised for increased heights in the core of the town centre proximate to the Luas Terminus and The Square Shopping Centre.</p> <p>Update amenity/pedestrian route line of east-west-north 'Existing/improved water course' and 'Existing/improved landscape' and immediately adjoining tertiary routes.</p>	<p>minor changes, no interactions with SEOs</p>	<p>This recommendation, which allows alterations to block plans in the Ctnre, will not have the potential to result in any negative impacts to European Sites over and above those already identified in the screening report for Appropriate Assessment and the NIR. The implementation of all mitigation measures outlined in the NIR will ensure that the provision of such buildings will not, alone or in combination with other measures of the LAP or with other plans or projects, to have a significant effect on any European Sites in view of their Conservation Objectives.</p>
-----	-----	------------	--	---	---

			Amend height of block directly adjacent to SDCC's office to reflect height of building directly to the north of Belgard Square North.		
44.	3.2	The Centre	<p>Amend the 'Land Use Mix' for The Centre in Section 3.2 of the Draft LAP as follows:</p> <p><i>A broad mix of uses in accordance with zoning objective in the County Development Plan</i>  <del><i>Mixed uses including, retail, office-based employment, civic and residential development to complement existing commercial development. New development areas to include supporting non-residential development particularly at ground floor level.</i></del></p>	no interactions	The recommendations are minor in nature and will not have the potential to result in any negative impact impacts, alone or in-combination with other measures of the LAP or with other plans or projects, to European Sites in view of their Conservation Objectives
45.	3.2	The Centre	<p>Amend/add the following key objective in Section 3.2 of the Draft LAP as follows:</p> <p><i>Support the continued function and future expansion of services of Tallaght Hospital and facilitate improved access to the Hospital</i></p> <p><i>Facilitate economic development and provide an enterprise centre, employment generation, and provide an Innovation Centre which supports small business and accommodates growth and future success of local businesses.</i></p> <p><i>Encourage new development on existing areas of surface car parking and support in principle the relocation of existing surface parking and roof parking spaces associated with The Square in new multi-storey and/or</i></p>	Measures such as uplifting of the Poddle previously assessed through the SEA process and application of mitigation measure will ensure no significant adverse effects.	This recommendations which relate to the Centre, will not have the potential to result in any negative impacts to European Sites over and above those already identified in the screening report for Appropriate Assessment and the NIR. The implementation of all mitigation measures outlined in the NIR will ensure that the provision of such buildings will not, alone or in-combination with other measures of the LAP or with other plans or projects, to have a significant effect on any European Sites in view of their Conservation Objectives.

			<p><i>underground car parks, subject to high quality urban design and integration with the objectives of permeability and mixed-uses in the Centre neighbourhood.</i></p> <p><i>Provide enhanced cyclist and pedestrian connectivity across the N81 between the Town Centre and Sean Walsh Park, The Stadium and ultimately the Dublin Mountains, subject to agreement with the TII and the NTA and with regard to Section 28 Guidelines 'Spatial Planning and National Roads Guidelines for Planning Authorities.</i></p> <p><i>Explore the feasibility of uplifting the River Poddle and incorporating into public realm, open space and green/blue infrastructure asset strategies as part of proposals for development.</i></p>		
46.	3.2	The Centre	<p>Add paragraph after final paragraph on Page 16 as follows:</p> <p><i>SDCC is committed to facilitating and supporting the delivery of a transport interchange integrating Luas, bus, cycle &amp; taxi together with a quality public open space. Subject to the agreement of SDCC, NTA and TII for the design and delivery of the proposed Transport Interchange and public urban space, the indicative location of the proposed transport interchange may include residential or commercial development as part of an integrated development which</i></p>	<p>integration and landuse and transport a key policy objective at national and regional level. No adverse environmental effects identified.</p>	as above

			<i>adheres to the vision and urban design objectives of the LAP.</i>		
47.	3.2	The Centre	<p>Add to 'Building Height' provision as follows:</p> <p><b>The Centre</b></p> <p><i>7-8 storeys (+1 recessed) residential, 6-7 storeys (+1 recessed) non-residential.</i></p> <p><b>Quality height provisions in The Centre</b></p> <p><i>The height standards set out above may be exceeded in the Centre neighbourhood where they reflect the height of existing buildings, particularly in the core of the town centre proximate to the Luas Terminus and The Square Shopping Centre, subject to Section 2.6.</i></p>	no adverse effects identified	<p>This recommendation, which allows for amendment to building height, will not have the potential to result in any negative impacts to European Sites over and above those already identified in the screening report for Appropriate Assessment and the NIR. The implementation of all mitigation measures outlined in the NIR will ensure that the provision of such buildings will not, alone or in-combination with other measures of the LAP or with other plans or projects, to have a significant effect on any European Sites in view of their Conservation Objectives.</p>
48.	3.3	Cookstown	<p>Amend the vision for Cookstown in Section 3.3 of the Draft LAP as follows:</p> <p><i>An attractive mixed-use <b>residential</b> neighbourhood, which is residential led with more intensive enterprise and employment uses, with distinctive urban qualities and high levels of access to public transport and the urban centre.</i></p>	<p>Cookstown assessed through the SEA process and the recommendations are minor and do not give rise to significant environmental effects subject to full and proper implementation of mitigation measures outlined in the SEA ER.</p>	<p>The density strategy of the LAP and its implications for European Sites in the wider surrounding area were assessed as part of the screening report for Appropriate Assessment and the Natura Impact Report. These recommendations will not alter the findings of the screening report for Appropriate Assessment and the NIR and will not, alone or in-combination with other measures of the LAP or with other plans or projects, to have a significant effect on any European</p>
49.	3.3	Cookstown	<p>Merge and amend the 'Land Use/Urban Functions' and 'Land Use Mix' for Cookstown in Section 3.3 of the Draft LAP as follows:</p> <p><i>A residential-led area, with a greater mix of use around Luas stops. A focus on more</i></p>		

			<p><i>intensive enterprise, employment and innovation uses associated with existing uses such as the Hospital and TUD-Tallaght. Community, social and other <del>small</del> walk to services <del>will be acceptable in other locations</del> to provide for a growing residential population.</i></p>		<p>Sites in view of their Conservation Objectives.</p>
50.	3.3	Cookstown	<p>Amend/add the following key objective in Section 3.3 of the Draft LAP as follows:</p> <p><i>Emergence of a vibrant mixed use residential-led neighbourhood.</i></p> <p><i>Create new urban block structure.</i></p> <p><i>Deliver a mix of new open spaces, including provision of a new urban square at a central location at, or in close proximity to, the junction of Cookstown Road and Second Avenue. The exact location, design and delivery of this space to be progressed by SDCC in discussion with landowners in the area.</i></p> <p><i>Encourage and facilitate higher intensity employment uses and economic development.</i></p> <p><i>Encourage design proposals to provide appropriate space to accommodate non-residential uses, particularly for existing businesses in the Cookstown area which can be appropriately accommodated in a mixed-use development with a substantial residential component.</i></p>		

			<i>Explore the feasibility of uplifting the River Poddle and incorporating into public realm, open space and green/blue infrastructure asset strategies as part of proposals for development.</i>		
51.	3.4	The Village	Amend the boundary of the Village neighbourhood to include the Priory lands zoned for 'VC – Village Centre'	minor recommendations no significant environmental effects identified.	The recommendations are minor in nature and will not have the potential to result in any negative impact impacts, alone or in-combination with other measures of the LAP or with other plans or projects, to European Sites in view of their Conservation Objectives
52.	3.4	The Village	Modify Section 3.4 to acknowledge inclusion of the Priory and associated uses.		
53.	3.4	The Village	Merge and amend the 'Land Use/Urban Functions' and 'Land Use Mix' for Cookstown in Section 3.3 of the Draft LAP as follows:  <i>Mix of uses in accordance with the County Development Plan zoning objective for 'VC - Village Centre', including residential, appropriate retail, walk to services, cultural, civic, recreational, community and other uses which support the evening economy.</i>		
54.	3.4	The Village	Amend the indicated building frontage for the vacant site in the Village Centre (bound by Greenhills Road to the east, Main Street to the South and Old Greenhills Road to the west) by replacing the south western corner of this frontage with an 'Urban Space'.		
55.	3.4	The Village	Amend/add the following key objective in Section 3.4 of the Draft LAP as follows:  <i>Develop the tourism potential of the historic village in accordance with a Tourism Strategy</i>	Positive interactions with SEOs including cultural heritage, landscape, biodiversity	This recommendation, which relates to the village of Tallaght, will not have the potential to result in any negative impacts to European Sites over and above those already

			<p><i>for the area, including a heritage trail and potential community and cultural attractions.</i></p> <p><i>Protect the character and integrity of the Priory, including its parkland setting, and provide for greater public access and usage.</i></p> <p><i>Protect and preserve Herony located on Priory lands and extending into TUD lands.</i></p> <p><i>Provide for some residential or mixed-use development on lands to the east of the Priory, subject to the above key objectives.</i></p>		identified in the screening report for Appropriate Assessment and the NIR. The implementation of all mitigation measures outlined in the NIR will ensure that the provision of such buildings will not, alone or in-combination with other measures of the LAP or with other plans or projects, to have a significant effect on any European Sites in view of their Conservation Objectives.
56.	3.5	Broomhill	<p>Amend the vision for Broomhill in Section 3.5 of the Draft LAP as follows:</p> <p><i>An attractive consolidated, diversified and intensified place for business and employment that is better connected to surrounding places. Emerging residential uses along <del>primary frontages</del><sup>the southern side of</sup> Airton Road</i></p>	minor amendment, interactions	<p>The recommendations are minor in nature and will not have the potential to result in any negative impact impacts, alone or in-combination with other measures of the LAP or with other plans or projects, to European Sites in view of their Conservation Objectives</p>
57.	3.5	Broomhill	<p>Merge and amend the 'Land Use/Urban Functions' and 'Land Use Mix' for Broomhill in Section 3.5 of the Draft LAP as follows:</p> <p><i>Predominantly business, enterprise and employment area with more mixed use residential development fronting along <del>Greenhills Road and</del> the southern side of Airton Road, subject to integrating effectively with existing surrounding uses.</i></p>		
58.	3.5	Broomhill	<p>Include the following 'Building Heights' in Section 3.5 of the Draft LAP:</p>		

			<i>Retain the existing building line set back along Airton Road, particularly along the southern side of Airton Road for the provision of a linear park.</i>		
59.	3.5	Broomhill	<p>Amend open space requirements in Broomhill as follows:</p> <p><i>Local green corridors</i></p> <p><del><i>Local Pocket Park along Airton Road or</i></del> <i>Linear Park along Airton Road and along southern boundary with TUD/TC with new building frontage overlooking.</i></p>	positive interactions with Water and Biodiversity SEOs	
60.	3.5	Broomhill	<p>Amend/add the following key objective in Section 3.5 of the Draft LAP as follows:</p> <p><i>Maintain buffer along stream on southern edge of Broomhill neighbourhood.</i></p> <p><i>Maintain existing building line set back along Airton Road and seek delivery of a linear park along southern side of Airton Road in tandem with development.</i></p>		
61.	3.5	Broomhill	Amend urban structure plan for Broomhill to omit indicative open space to north of Airton Road and set back building line south of Airton Road to reflect requirement for linear park.	minor, no interactions	The recommendations are minor in nature and will not have the potential to result in any negative impact impacts, alone or in-combination with other measures of the LAP or with other plans or projects, to European Sites in view of their Conservation Objectives

62.	3.6	Greenhills	<p>Merge and amend the ‘Land Use/Urban Functions’ and ‘Land Use Mix’ for Greenhills in Section 3.6 of the Draft LAP as follows:</p> <p><i>Predominantly business, enterprise and employment area with higher value commercial, industry and distribution and potential for limited mixed uses along Greenhills Road, proximate to Airton Road, where it can integrate effectively with existing and established uses</i></p>	minor, no interactions	The recommendations are minor in nature and will not have the potential to result in any negative impact impacts, alone or in-combination with other measures of the LAP or with other plans or projects, to European Sites in view of their Conservation Objectives
63.	3.7	Technological University Dublin / Tallaght Campus	Amend the boundaries of the TUD-TC and Village neighbourhood to include the Priory lands zoned for ‘VC – Village Centre’ in the Village.	minor, no interactions	The recommendations are minor in nature and will not have the potential to result in any negative impact impacts, alone or in-combination with other measures of the LAP or with other plans or projects, to European Sites in view of their Conservation Objectives
64.	3.7	Technological University Dublin / Tallaght Campus	Modify Section 3.4 and 3.7 to acknowledge inclusion of the Priory and associated uses.		
65.	3.7	Technological University Dublin / Tallaght Campus	<p>Amend/add the following key objective in Section 3.7 of the Draft LAP as follows:</p> <p><i><del>Protect the character and integrity of The Priory.</del></i></p> <p><i>Protect the parkland setting and provide for greater public access and usage.</i></p> <p><i>Protect and preserve Herony located on Priory lands and extending into TUD lands.</i></p>	positive for landscape, water and biodiversity SEOS in addition to population and human health	

66.	3.8	Whitestown	<p>Merge and amend the 'Land Use/Urban Functions' and 'Land Use Mix' for Whitestown in Section 3.8 of the Draft LAP as follows:</p> <p><i>Commercial services and employment hub in close proximity to The Centre.</i></p>	minor, no interactions	
67.	3.8	Whitestown	<p>Add following requirement:</p> <p><i>Prior to any works being carried out to open up the Whitestown Stream as a cycling / pedestrian corridor, an Ecological Impact Assessment of proposals should be undertaken, which should include detailed ecological surveys of the Whitestown section of the Whitestown Stream.</i></p>	<p>Positive interactions with biodiversity SEOs in particular</p>	<p>This recommendation which relate to ecological impact assessment prior to cycling/pedestrian corridor provision as Whitestown Stream will not have the potential to result in any negative impacts to European Sites over and above those already identified in the screening report for Appropriate Assessment and the NIR. The implementation of all mitigation measures outlined in the NIR will ensure that the provision of such buildings will not, alone or in-combination with other measures of the LAP or with other plans or projects, to have a significant effect on any European Sites in view of their Conservation Objectives.</p>
68.	Chapter 4	Economic Development and Tourism	<p>Add text to Section 4.1 Introduction</p> <p><i>The significant assets of the historic village of Tallaght coupled with its location at the foot of the Dublin Mountains has contributed to Tallaght's emergence in recent years as a tourism centre and growing hospitality services centre. Tallaght's growing function</i></p>	<p>no interaction with SEOs, minor text at introduction</p>	<p>The recommendations are minor in nature and will not have the potential to result in any negative impact impacts, alone or in-combination with other measures of the LAP or with other plans or projects, to European Sites in view of their Conservation Objectives</p>

			<i>as a centre for sustainable energy innovation through its designation by SEI as a Sustainable Energy Community contributes to future tourism potential in the area.</i>		
69.	Chapter 4	Economic Development and Tourism	<p>Add text to Section 4.2</p> <p><i>Tallaght is a regionally important centre of economic activity, innovation, public services, sport and tourism. There is a substantial and varied employment base in the area. Preliminary findings of an employment survey for the area have revealed that worker density (workers per sqm floorspace) employment levels in office and retail uses across the various neighbourhoods in terms of workers per sqm floorspace are generally in accordance with the recommended guidance for the office services and the densities for retail services is higher (as per UK guidance HCA Employment Density Guidance 3rd Edition (2015)). Industrial uses across the LAP lands are generally significantly lower than recommended guidance, reflecting a high rate of floorspace with comparatively low numbers of workers. This is not considered to be an efficient use of building space in this highly populated, well-connected urban location with substantial civic, educational and economic strengths. There is significant potential through the gradual regeneration of existing brownfield lands to further the status of Tallaght as the County Town and a regionally important</i></p>	minor, no interactions	The recommendations are minor in nature and will not have the potential to result in any negative impact impacts, alone or in-combination with other measures of the LAP or with other plans or projects, to European Sites in view of their Conservation Objectives

			<i>centre of economic activity, innovation and public services.</i>		
70.	Chapter 4	Economic Development and Tourism	<p>Add policy objective to Section 4.2.</p> <p><i>It is the policy of the Council to continue to support Tallaght's role as a centre of Education and Innovation and to continue to support and promote the activities of Tallaght Hospital, TUD, the Training Centre, existing businesses and enterprises, and related use, as leaders in Education and Innovation.</i></p>	positive interactions with population and human health SEOs	The recommendations are minor in nature and will not have the potential to result in any negative impact impacts, alone or in-combination with other measures of the LAP or with other plans or projects, to European Sites in view of their Conservation Objectives
71.	Chapter 4	Economic Development and Tourism	<p>Add policy objective to Section 4.2</p> <p><i>It is the policy of the Council to support the provision of advanced Wifi service within the LAP lands.</i></p>	minor interactions with SEOS	The recommendations are minor in nature and will not have the potential to result in any negative impact impacts, alone or in-combination with other measures of the LAP or with other plans or projects, to European Sites in view of their Conservation Objectives
72.	Chapter 4	Economic Development and Tourism	<p>Amend and add text to Section 4.3</p> <p><i>In addition to the outdoor activities and sports elements, the additional elements needed to strengthen the Tallaght cluster and achieve its standing as a principal gateway, as identified in the South Dublin Tourism Strategy are</i></p> <p><i>Heritage Trail Landing Point</i></p> <p><i>Visitor Centre</i></p>		
73.	5.3 and 8.4.1	Community Facilities (Schools)	Amend text to provide for the reservation of 3no. primary schools within, or immediately adjoining, the LAP lands. Further clarification		

			and priority to be provided upon review of County Development Plan following ongoing assessment of residential development in the area.		
74.	5.2.1	Housing Mix	<p>Amend Section 5.2.1 as follows:</p> <p><i><del>Assuming continued growth in the number and size of families in the area based on recent trends, the young population and the predominance of pre to early stage families, the following policy is proposed in order to accommodate the envisaged growth in families of 4 or more persons in the area:</del></i></p> <p><i><del>It is policy of the Council to ensure an appropriate housing mix is provided within the LAP lands, therefore a minimum of 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</del></i></p> <p>Replaced with the following:</p> <p><i>It is policy of the Council to ensure an appropriate housing mix is provided within the LAP lands, which responds to demographic demands of the area in terms of a balanced provision of housing sizes. In this regard, residential development proposals shall state the proposed dwelling size mix and provide justification for the range of dwellings to be provided having regard to the</i></p>	<p>The recommendation is not identified as giving rise to positive indirect effects longer term in relation to Population and Human Health SEOs. No adverse environmental effects are identified.</p>	<p>This recommendation will not result in any land use activities or effects and will not have the potential, alone or in-combination with other measures of the LAP or with other plans or projects, to have a significant effect on any European Sites in view of their Conservation Objectives..</p>

			<p><i>needs of the area, demographic trends in the area and viability.</i></p> <p><i>This provision will be reviewed pending the completion of a Housing Need and Demand Assessment (HNDA) for the Dublin area.</i></p> <p><i>The Planning Authority will closely monitor developments in the LAP area and will seek to avoid an overproliferation of dwelling types or sizes which do not adequately serve the needs of a varied population. In the absence of preparation of the Housing Need Demand Assessment, where it is clear that a monotonous form of housing tenures or sizes is becoming apparent in the area, the Planning Authority will require development proposals to address shortfalls in housing need.</i></p>		
75.	5.2.2	Housing Mix	<p>Amend Section 5.2.2 as follows:</p> <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>	as above	as above

		<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> <p><i>Where permission is granted for a residential development, the applicant will be required to lodge with the Land Registry a burden on the properties identified as for owner occupation / private sale, in the form of a Section 47 agreement, restricting these dwelling for a period of 7 years to owner occupation / private sale, unless otherwise agreed in writing with the Planning Authority.</i></p> <p><i>On sites where a developer demonstrates that 30% private sale / owner occupation units cannot be achieved based on assessment against Plan criteria including viability considerations, an alternative scenario may be considered. However, provision of more than 60% BTR must be accompanied by evidence that the level of BTR provided is justified. Proposals for</i></p>		
--	--	---	--	--

		<p><del>student accommodation will be considered in the context of the proximity of the teaching hospital at Tallaght and TUD.</del></p> <p>Replaced with the following:</p> <p><i>In the interest of providing an appropriate housing tenure mix it is policy of the Council that all residential development proposals shall state the proposed tenure mix and provide justification for the proposed mix having regard to the socio economic and demographic context of the area. It is an ambition of the LAP to encourage the provision of at least 30% owner occupied units across the LAP area.</i></p> <p><i>This provision will be reviewed pending the completion of a Housing Need and Demand Assessment (HNDA) for the Dublin area.</i></p>			
76.	5.2.2	Housing Mix	<p>Add text to Section 5.2.2 as follows:</p> <p><b>Affordable Housing</b></p> <p><i>South Dublin County Council has launched a scheme of Affordable Housing aimed at those who do not qualify for social housing supports, but struggle to purchase or rent their own home on the market. The Council therefore supports residential development proposals which provides for the accommodation needs of those who have a specific need for affordable housing and have registered with the South Dublin County Council Affordable Housing Scheme.</i></p>	as above	as above

			<p><i>It is policy of the Council to support the provision of Affordable Housing in the area. In this regard, the Council encourages residential development proposals which address the needs of those who have registered with South Dublin County Council's affordable housing scheme. Flexibility with regard to the housing tenure and typology mix will be considered where it is demonstrated that 50% or more of the dwellings in a residential development are provided for Affordable Housing, as defined by the Council.</i></p> <p><b><i>Elderly Housing and Care</i></b></p> <p><i>It is an objective of the LAP to facilitate the delivery of elderly housing accommodation, stepped down care accommodation and other forms of assisted living accommodation which can benefit from close proximity to existing services and facilities.</i></p> <p><i>It is an objective of the LAP to encourage and facilitate the delivery of Lifetime Adaptable Housing.</i></p>		
77.	Chapter 6	Heritage and Conservation	Add text which summarises the findings of the SEA/AA to this chapter.	minor no interactions	The recommendations are minor in nature and will not have the potential to result in any negative impact impacts, alone or in-combination with other measures of the LAP or with other plans or projects, to European Sites in view of their Conservation Objectives

78.	Chapter 6	Heritage and Conservation	<p>Add following text relating to new development within the ACA.</p> <p><i>Any proposals for development within the Architectural Conservation Area (ACA) shall include a design rationale addressing the impact of the proposed development on the ACA, including how the proposal will integrate with the historic environment.</i></p>	Positive interactions with cultural heritage, population and landscape SEOs	The recommendations are minor in nature and will not have the potential to result in any negative impact impacts, alone or in-combination with other measures of the LAP or with other plans or projects, to European Sites in view of their Conservation Objectives
79.	Chapter 6	Heritage and Conservation	<p>Amend paragraph 2 of Section 6.2 to read as follows:</p> <p><i>There are a number of Protected Structures and Recorded Monuments in Tallaght which are included in the Record of Monuments and Places RMP and listed also in the Record of Protected Structures.</i></p>	Positive interactions with cultural heritage, population and landscape SEOs	The recommendations are minor in nature and will not have the potential to result in any negative impact impacts, alone or in-combination with other measures of the LAP or with other plans or projects, to European Sites in view of their Conservation Objectives
80.	Chapter 6	Heritage and Conservation	<p>Amend text in section 6.3 to read as follows:</p> <p><i>Features/deposits preserved in-situ shall be accompanied by appropriate and sensitive explanatory signage.</i></p>	Positive interactions with cultural heritage, population and landscape SEOs	The recommendations are minor in nature and will not have the potential to result in any negative impact impacts, alone or in-combination with other measures of the LAP or with other plans or projects, to European Sites in view of their Conservation Objectives
81.	Chapter 6 and 3.4	Heritage and Conservation	<p>Add the following text to section 6.2:</p> <p><i>Any proposals for the future development of the Priory or St Maelruan's shall be accompanied by a detailed Conservation plan which will assess the impact of any development and how it will contribute to the conservation of historically significant structures and landscape elements.</i></p>	Positive interactions with cultural heritage, population and landscape SEOs	The recommendations are minor in nature and will not have the potential to result in any negative impact impacts, alone or in-combination with other measures of the LAP or with other plans or projects, to European Sites in view of their Conservation Objectives

82.	Chapter 7	Climate Change and Adaptation	Add objective re:  <i>the protection of existing biodiversity and the regulation of activities/development in key wildlife areas.</i>	positive interactions with biodiversity SEOs	The recommendations are minor in nature and will not have the potential to result in any negative impact impacts, alone or in-combination with other measures of the LAP or with other plans or projects, to European Sites in view of their Conservation Objectives
83.	Chapter 7 and 3.8	Climate Change and Adaptation	Add following requirement:  <i>Prior to any works being carried out to open up the Whitestown Stream as a cycling / pedestrian corridor, an Ecological Impact Assessment of proposals should be undertaken, which should include detailed ecological surveys of the Whitestown section of the Whitestown Stream.</i>	see response to CE recommendation No.67	No.67
84.	Chapter 7	Climate Change and Adaptation	Add objective requiring protection and preservation of Herony located on Priory lands and extending into TUD lands.	positive interactions with biodiversity SEOs	The recommendations are minor in nature and will not have the potential to result in any negative impact impacts, alone or in-combination with other measures of the LAP or with other plans or projects, to European Sites in view of their Conservation Objectives
85.	Chapter 7	Climate Change and Adaptation	Add objective re rehabilitation of lands to south west of Sean Walsh Park adjoining existing ponds.	positive interactions with biodiversity SEOs	The recommendations are minor in nature and will not have the potential to result in any negative impact impacts, alone or in-combination with other measures of the LAP or with other plans or projects, to European Sites in view of their Conservation Objectives

86.	Chapter 7	Climate Change and Adaptation	<p>Add text:</p> <p><i>where sector specific (DoES, HSE etc.) climate change mitigation and adaptation targets are established these shall be applied within the LAP area.</i></p>	positive interactions with climate change SEOs in particular	The recommendations are minor in nature and will not have the potential to result in any negative impact impacts, alone or in-combination with other measures of the LAP or with other plans or projects, to European Sites in view of their Conservation Objectives
87.	Chapter 7	Climate Change and Adaptation	<p>Add text to Sections 7.43, 7.4.4, 7.4.5 and 7.4.6 of the Plan to reflect the current position in regard to Climate Change policy as they pertain to the Plan, including South Dublin County Council Climate Change Action Plan. The changes primarily relate to an update of the District heating policy to reflect current proposals in Tallaght including operation, DH ready provisions, and provision of service. Updates to reflect changes in national policy around Part L of the building regs and some minor comments/ changes are also recommended.</p>	as above	The recommendations are minor in nature and will not have the potential to result in any negative impact impacts, alone or in-combination with other measures of the LAP or with other plans or projects, to European Sites in view of their Conservation Objectives
88.	Chapter 8 and 3.2-3.9	Implementation and Sequencing	<p>For clarity phasing requirements for each neighbourhood to be incorporated into relevant neighbourhood. Overall approach as set out in Chapter 8, detail of tables for each neighbourhood to be either duplicated or cross referenced between chapters 3 and 8 cross referenced with Neighbourhood Guidance.</p>	minor, no interactions	The recommendations are minor in nature and will not have the potential to result in any negative impact impacts, alone or in-combination with other measures of the LAP or with other plans or projects, to European Sites in view of their Conservation Objectives
89.	Chapter 8	Implementation and Sequencing	<p>Phasing table to be amended with addition of two columns: Scheduling and Delivery Responsibility and Funding. Amendments</p>	minor, no interactions	The recommendations are minor in nature and will not have the potential to result in any negative

			also to table to clarify approach to be taken in relation to water and sewerage, power, gas etc. This also addresses issues raised in relation to SDCC involvement/ use of state land/ funding streams etc.		impact impacts, alone or in-combination with other measures of the LAP or with other plans or projects, to European Sites in view of their Conservation Objectives
90.	Chapter 8	Implementation and Sequencing	<p>Amend wording in Section 8.4.1 as follows:</p> <p><i>At this stage it is anticipated that 23 primary schools and a secondary school will be required within or in very close proximity to the plan area. The plan identifies a potential location for <del>the first primary school and</del> the secondary school. A site for the <del>second</del> primary schools has not yet been identified. It is intended that South Dublin County Council will maintain a strong working relationship with the Department regarding the provision of schools within the plan area. The plan does identify a set of SDCC objectives for locating the primary schools, however, this will need to be actively assessed and monitored within the plan area once permissions have been granted for c. 16800–21,000 units.</i></p>	minor, no interactions	The recommendations are minor in nature and will not have the potential to result in any negative impact impacts, alone or in-combination with other measures of the LAP or with other plans or projects, to European Sites in view of their Conservation Objectives
91.	Chapter 8	Implementation and Sequencing	<p>Amend wording for ‘neighbourhood/sub neighbourhood requirements’ to reflect clarifications recommended within this Report relating to community, transport interchange and Poddle, as follows:</p> <p><i>1 no. new community space required per 5,000 population growth (c.2,000 units) in the Centre or Cookstown neighbourhoods. The Planning Authority will actively engage with</i></p>	Minor changes, and where assessed previously in SEA, application and implementation of full mitigation measures will apply.	The recommendations are minor in nature and will not have the potential to result in any negative impact impacts, alone or in-combination with other measures of the LAP or with other plans or projects, to European Sites in view of their Conservation Objectives

		<p><del>the Community Section of South Dublin County Council to ensure sufficient community facilities are planned for demand for, and delivery of, this facility will be assessed once 1,500 units have been permitted in the Centre and Cookstown neighbourhoods.</del></p> <p><del>Bus Connects Transport Hub and Interchange within area <del>land take as</del> identified in the Urban Design Framework for this plan or as otherwise agreed with the Lead Agencies.</del></p> <p><i>Explore the feasibility of uplifting the <del>Uplift of</del> River Poddle and incorporating into public realm, open space and green/blue infrastructure asset strategies as part of proposals for development.</i></p> <p><i>Belgard Square North Link Road and Airton Road Extension prior to, or in tandem with, adjacent <del>new</del> development.</i></p>		<p>In regard to the Poddle ,this recommendations, will not have the potential to result in any negative impacts to European Sites over and above those already identified in the screening report for Appropriate Assessment and the NIR. The implementation of all mitigation measures outlined in the NIR will ensure that amendments will not, alone or in-combination with other measures of the LAP or with other plans or projects, to have a significant effect on any European Sites in view of their Conservation Objectives.</p>	
92.	Various	Urban Squares	Update wording for consistency to refer to 'Belgard Urban Square' and 'Cookstown Urban Square' as urban square or plaza throughout the Plan.	minor, no interactions	The recommendations are minor in nature and will not have the potential to result in any negative impact impacts, alone or in-combination with other measures of the LAP or with other plans or projects, to European Sites in view of their Conservation Objectives
93.	Various	Library Square	Update reference to Chamber Square to read as Library Square throughout Plan.	minor, no interactions	The recommendations are minor in nature and will not have the potential to result in any negative impact impacts, alone or in-combination with other measures

					of the LAP or with other plans or projects, to European Sites in view of their Conservation Objectives
94.	Chapter 8	Implementation and Sequencing	Amend text in phasing tables in Chapter 8 in relation to pocket parks and urban squares removing details of dimensions of parks. All housing and bedspace quanturns associated with the delivery of pocket parks will be updated and amended, where necessary.	minor, no interactions	The recommendations are minor in nature and will not have the potential to result in any negative impact impacts, alone or in-combination with other measures of the LAP or with other plans or projects, to European Sites in view of their Conservation Objectives
95.	Appendix 3	Social Infrastructure Audit	Update text to reflect any impact of detailed amendments throughout the Plan.	minor, no interactions	The recommendations are minor in nature and will not have the potential to result in any negative impact impacts, alone or in-combination with other measures of the LAP or with other plans or projects, to European Sites in view of their Conservation Objectives
96.	Appendix 3	Social Infrastructure Audit	Clarify quantity of open space required in the area and the quantity provided based on function and usability of open spaces.	minor, no interactions	The recommendations are minor in nature and will not have the potential to result in any negative impact impacts, alone or in-combination with other measures of the LAP or with other plans or projects, to European Sites in view of their Conservation Objectives
97.	Appendix 4	Strategic Flood Risk Assessment	The SFRA will be amended to reflect updates to policy, data on flood risk and otherwise since preparation of SFRA.	minor, no interactions	The recommendations are minor in nature and will not have the potential to result in any negative impact impacts, alone or in-combination with other measures of the LAP or with other plans or

					projects, to European Sites in view of their Conservation Objectives
98.	Appendix 5	Strategic Environmental Assessment	The SEA will be amended to reflect updates to policy and otherwise since preparation of SEA and to incorporate comments of EPA, including to codify objectives of LAP.	minor, no interactions	The recommendations are minor in nature and will not have the potential to result in any negative impact impacts, alone or in-combination with other measures of the LAP or with other plans or projects, to European Sites in view of their Conservation Objectives

## A.4 SEA Schedule 2a Assessment

Criteria for determining whether the Material Amendments to the draft Plan is likely to have significant effects on the environment
<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 material alterations and CE amendments, relate to the provisions of the draft LAP that in itself will provide the framework for landuse planning and projects in the plan area.
<i>the degree to which the Plan influence other plans, including those in a hierarchy,</i>
The material alterations and CE amendments relate to the draft LAP which will operate as the landuse framework for the plan area once adopted. It sits within a hierarchy of landuse plans, of which South Dublin County Development Plan (CDP) 2016 -2022 is the primary county plan.
The LAP has been prepared having regard to the policies and objectives outlined within the CDP 2016-2022 and in turn higher tier plans.
<i>the relevance of the Plan in the integration of environmental considerations in particular with a view to promoting sustainable development,</i>
The existing draft LAP provides for a suite of environmental considerations and these measures contribute to the promotion of sustainable development in light of the LAP objectives.
<b><i>Environmental problems relevant to the Plan</i></b>
The assessment in the material alterations and CE amendments identifies no conflicts with the Strategic Environmental Objectives and no additional mitigation measures are recommended.
<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 Draft Plan provides a landuse 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 those 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>
The material alterations and CE amendments would not be likely to result in significant environmental effects.
<i>the cumulative nature of the effects,</i>
The material alterations and CE amendments would not be likely to result in significant environmental effects
<i>the transboundary nature of the effects</i>

<p>The material alterations and CE amendments would not be likely to result in significant environmental effects in this regard.</p>
<p><i>the risks to human health or the environment (e.g. due to accidents),</i></p>
<p>The material alterations and CE amendments would not be likely to result in significant environmental effects as detailed in the individual assessment of CE recommendations in Table A of this report</p>
<p><i>the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected).</i></p>
<p>The material alterations and CE amendments would not be likely to result in significant environmental effects as detailed in the individual assessment of these recommendations in Table A of this report.</p>
<p><i>the value and vulnerability of the area likely to be affected due to:</i></p>
<p>(a) special natural characteristics or cultural heritage</p> <p>no such effects are identified in relation to the special natural characteristics or cultural heritage and several CE amendments such as requirement for Ecological Impact Assessment and cultural heritage provision in the village of Tallaght enhance this</p>
<p>(b) exceeded environmental quality standards or limit values,</p> <p>It is anticipated that environmental quality standards will not be exceeded by the draft LAP nor the CE recommendations.</p>
<p>(c) intensive land-use,</p> <p>In light of recent statutory guidelines that promotes higher densities, integrated landuse and transport the urban area of Tallaght is promoted for intensive landuse, in combination with reuse of brownfield land in compliance with objectives of the National Planning Framework and Eastern and Midlands Regional Economic and Spatial Strategy. No significant environmental effects are identified subject to implementation of CDP Measures and those identified through the SEA and Stage II AA process.</p>
<p>(d) the effects on areas or landscapes which have a recognised national, European Union or international protection status.</p> <p>The material alterations and CE amendments will not have the potential to result in any negative impacts to European Sites over and above those already identified in the screening report for Appropriate Assessment and the NIR. The implementation of all mitigation measures outlined in the NIR will ensure that amendments will not, alone or in-combination with other measures of the LAP or with other plans or projects, to have a significant effect on any European Sites in view of their Conservation Objectives.</p>

#### A.5.1 SEA Screening Conclusion

On the basis of the findings of this addendum for Strategic Environmental Assessment, it is concluded that the Proposed Material Alterations and CE recommendations to the Draft Tallaght Town Centre Local Area Plan 2020 -2026 satisfy 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 the Material Alterations and CE recommendations has likewise determined no stage 2 appropriate assessment is required in relation to the material alterations or CE recommendations.

This screening takes into account relevant criteria set out in Schedule 2A 'Criteria for determining whether a plan is likely to have significant effects on the environment' of the Planning and Development (SEA) Regulations 2004 (as amended). Taking into account the content of the Proposed Material Alterations and CE recommendations and the measures that have already been integrated into the Draft Plan that contribute towards environmental protection, environmental management and sustainable development, it is determined that potential effects arising from the Proposed Material Alterations and CE recommendations will not result in significant environmental impacts.

Therefore, it is determined that Strategic Environmental Assessment is not required for the Proposed Material Alterations and CE Recommendations to the draft Tallaght Town Centre Local Area Plan 2020 -2026.

#### A.5.2 AA Screening Conclusion

The likely impacts that will arise from the Draft Tallaght Town Centre Local Area Plan 2020-2026 alone and in combination with other plans and programmes have been examined in the context of a number of factors that could potentially have a significant effect on European Sites. Each of the 98 CE Recommendations and Proposal Material Alterations to the Draft Tallaght Town Centre LAP has now been assessed. It is determined that no European site within 15km of the LAP area will be adversely affected. It is also considered unlikely that hydrologically connected European sites, outside the 15km range, will be adversely affected. Therefore, the previous finding of no significant effects remains.

On the basis of the findings of this Screening for Appropriate Assessment of the Proposed Material Alterations and CE recommendations, it is concluded that the proposed Draft Tallaght Town Centre Local Area Plan 2020 – 2026 will not have a significant effect on European Sites and a Stage 2 Appropriate Assessment is not required.