

PLANNING AND DEVELOPMENT ACT 2000, AS AMENDED

PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004-2011

NOTICE OF PROPOSED VARIATIONS NO.1 AND NO. 2 OF SOUTH DUBLIN COUNTY COUNCIL DEVELOPMENT PLAN 2016-2022

Notice is hereby given pursuant to Section 13 of the Planning and Development Act 2000 (as amended) that at its meeting on 12th February 2018, South Dublin County Council initiated variations of the South Dublin County Council Development Plan 2016-2022 in accordance with Section 13 of the Planning and Development Act 2000 (as amended) in the following manner;

Proposed Variation No. 1 - Zoning Amendment to Lands at Grangecastle West

It is proposed to change the zoning objective of 193 hectares of land from zoning objective RU (Rural and Agriculture) to objective EE (Enterprise and Employment). These lands are located in the townlands of Loughtown Upper and Milltown, which are south of the Grand Canal and west and north of the R120, adjoining the existing Grange Castle Business Park. It is also proposed to realign the indicative route for the Western Dublin Orbital Route (North).

The reason for the proposed variation is to ensure the availability of sufficiently zoned land for enterprise and employment in an established economic cluster that has been subject to significant investment in high quality infrastructure and services, thereby facilitating the future growth and development of employment and enterprise opportunities in South Dublin County in a sustainable and orderly planning manner.

Accompanying Proposed Variation No. 1 is:

- A Planning Report.
- Amended Development Plan Maps No. 3 and 4.
- A Strategic Flood Risk Assessment, in accordance with the requirements of 'The Planning System and Flood Risk Guidelines for Planning Authorities' (2009).
- A Strategic Environmental Assessment (SEA) Screening and Scoping Report and an Environmental Report in accordance with the SEA Directive (DIR 2001/42/EC) and pursuant to the Planning and Development (Strategic Environmental Assessment) Regulations 2004-2011.
- An Appropriate Assessment (AA) Screening Report and determination in accordance with the requirements of Article 6(3) of the EU Habitats Directive (DIR 92/43/EEC).

An Environmental Report, in accordance with the Planning and Development (SEA) Regulations 2004-2011 has been carried out. South Dublin County Council has determined, following Appropriate Assessment Screening under Article 6(3) of the Habitats Directive, that further Appropriate Assessment (AA) of Proposed Variation No. 1 is not necessary, as implementation of the variation would not be likely to have significant effects on the Natura 2000 network of sites. A copy of the SEA Screening and Scoping Reports, the Environmental Report and AA Screening Statement and Determination are available for public inspection with the proposed variation.

Proposed Variation No. 2 - Vacant Site Levy

The proposed variation provides for the incorporation of new requirements introduced by the Urban Regeneration and Housing Act 2015 in respect of the implementation of the Vacant Site Levy in the written statement. In accordance with the provisions of the Urban Regeneration and Housing Act 2015, the proposed variation provides for the inclusion of mandatory objectives for the development and renewal of areas that are in need of residential development and/or regeneration and the identification of areas in need of residential development and/or regeneration which may be subject to the application of the vacant site levy in the future.

Accompanying the proposed variation is:

- A Planning Report.
- A Strategic Environmental Assessment (SEA) Screening Report and determination in accordance with the SEA Directive (DIR 2001/42/EC) and pursuant to the Planning and Development (Strategic Environmental Assessment) Regulations 2004-2011.

- An Appropriate Assessment (AA) Screening Report and determination in accordance with the requirements of Article 6(3) of the EU Habitats Directive (DIR 92/43/EEC).

South Dublin County Council has determined, following screening for Strategic Environmental Assessment in accordance with the Planning and Development (SEA) Regulations 2004-2011 and Appropriate Assessment Screening under Article 6(3) of the Habitats Directive, that further Strategic Environmental Assessment (SEA) and Appropriate Assessment (AA) of Proposed Variation No. 2 is not necessary, as implementation of the variation would not be likely to have significant effects on the environment including the Natura 2000 network of sites. A copy of the SEA Screening Report and AA Screening Statement and Determinations are available for public inspection with the proposed variation.

Public Display:

The Proposed Variations No. 1 and No. 2 of the South Dublin County Council Development Plan 2016-2022 along with accompanying planning and environmental reports are being placed on public display and may be inspected from **Friday 16th February 2018 to Friday 16th March 2018** (both dates inclusive) during normal opening hours at County Hall Tallaght, the Civic Offices Clondalkin and in County Library, Tallaght and all Local Branch Libraries during normal opening hours for each library (excluding Bank Holidays).

The documents may also be viewed on South Dublin County Council's website at

www.sdcc.ie

Making a submission:

Written submissions or observations with respect to these proposed variations can be made in writing to the address below no later than **4.00pm 16th March 2018** (12.00 midnight if made online).

Submissions should be in **ONE** medium only and include the full name and address of the person making the submission, details of organisation, community group or company represented where relevant and clearly marked – Proposed Variation No. 1 South Dublin County Council Development Plan 2016-2022 -Grangecastle West or Proposed Variation No. 2 South Dublin County Council Development Plan 2016-2022- Vacant Site Levy. As an online facility has been provided for your convenience, e-mail submissions will not be accepted.

Submissions or observations can be made as follows:

On Line: <https://consult.sdblincoco.ie/> up to **12.00 midnight on 16th March 2018**.

OR

By Post: Senior Executive Officer, Forward Planning Section, Land Use, Planning and Transportation Department, South Dublin County Council, County Hall, Tallaght, Dublin 24

LATE SUBMISSIONS WILL NOT BE ACCEPTED

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

Laura Leonard
A/Director of Services
Land Use Planning and Transportation Department

Web: www.sdcc.ie