

**Proposed Material Alterations to the
Proposed Amendment No. 1
March 2017**

**Environmental Assessment
SEA & AA Screening Report**



SEA and AA Screening of the proposed alterations to the Proposed Amendment No. 1 to the Ballycullen – Oldcourt Local Area Plan (2014).

The purpose of this report is to screen the proposed alterations to the Proposed Amendment No. 1 to the Ballycullen – Oldcourt LAP (2014), for Strategic Environmental Assessment (SEA) and Appropriate Assessment (AA) and to ensure that there are no unexpected or significant environmental effects on the environment and/or any designated Natura 2000 site, as a result of the proposed alterations.

The proposed alterations to the Proposed Amendment No. 1 of the Ballycullen – Oldcourt LAP (2014) are set out below. Some of the proposed alterations would comprise a Material Alteration to the Proposed Amendment No. 1 and would therefore require public display for a period of not less than 4 weeks.

The proposed changes to text are structured to follow the sequence of the Local Area Plan. This document should therefore be read in conjunction with the relevant sections of the Ballycullen – Oldcourt Local Area Plan (2014).

Each Material Alteration is designated with a unique reference number and is accompanied by the relevant section/figure and page number of the LAP to which the Material Alteration relates. Proposed non-material alterations as set out in the Chief Executive Officer Report on submissions received are included also.

The nature and extent of each of the Material Alterations to the Proposed Amendment No. 1 are identified as follows:

- Proposed Material Alterations involving additional text in **blue**.
- Proposed Material alterations involving deletion of text are shown in **blue strikethrough**.
- Proposed Amendments involving additional text are shown in **green**. These relate to the Proposed Amendment No. 1 Report as published on the 15th December 2016 and the subsequent Chief Executive's Report on Submissions received as issued to the Elected Representatives on the 9th of March 2017.
- Proposed amendments involving deletion of text as per the Proposed Amendment No. 1 Report, published on the 15th December 2016, are shown in **green strikethrough**. For clarity, the text in **blue** replaces the text as shown in **green strikethrough**.
- Proposed amendments involving deletion of text are shown in **red strikethrough**. These relate to the Proposed Amendment No. 1 Report as published on the 15th December 2016.

**PROPOSED ALTERATIONS TO THE PROPOSED AMENDMENT NO. 1 TO THE
BALLYCULLEN – Oldcourt Local Area Plan (2014)**

ALTERATION REF. NO. PA01	
Section Ref.	Page Ref.
EXECUTIVE SUMMARY - PHASING	4

Phasing

The purpose of phasing is to ensure that facilities and amenities are provided in a timely manner either prior to or in tandem with residential development rather than at the latter stages of residential development or after such development has taken place.

For the purpose of the Phasing Strategy, the Plan Lands are divided into eastern and western sections using the Ballycullen Road as the point of division. The strategies for each of the two areas comprise three phases. Each phase specifies a quantum of residential development and prescribed key pieces of physical and social infrastructure including community facilities that must be provided prior to the next phase of development. This will help to ensure that key pieces of infrastructure are delivered in a sequential manner as development progresses.

~~Two primary schools will be required to meet the existing and future population needs of the Plan Lands and its surrounding suburban hinterland.~~

Further to Council Meeting on the 13th March 2017, it has been decided that a primary school on the eastern section of the Local Area Plan lands and a primary school and / or post primary school on the western section of the Local Area Plan lands will be required to meet the existing and future population needs of the Plan Lands and its surrounding suburban hinterland.*

* Please refer to page 2 for interpretation of colour coded text.

ALTERATION REF. NO. PA02	
Section Ref.	Page Ref.
6.0 - PHASING	38

6.3.1 Eastern Side of Plan Lands

PHASE ONE*	
Key Development	260 dwellings (if all permitted developments are modified in accordance with this Local Area Plan) ^a
Key Outcomes Required before Next Phase	<ul style="list-style-type: none"> • Knocklyon Park Extension to include link to existing parkland/playing pitches to the north-east, upgrade of roundabout junction to four arm junction and 1 x NEAP (see Appendix 2 of LAP) • Commencement of construction of a school on the designated primary school site on the eastern side of the Plan Lands OR on the designated primary school site on the western side of the Plan Lands^b • Site made available for construction of a Primary School on the eastern or western side of the Plan Lands • Site made available for the construction of a Primary School on the eastern side of the Plan lands or a Primary School and/or Post-Primary School on the western side of the Plan Lands. • Commencement of construction of Stocking Wood Neighbourhood and Community Centre to include at least 190 sq.m of community floorspace, at least 270 sq.m of childcare floorspace, convenience shopping (not exceeding 1,500 sq.m gross) and a bus lay-by^c • Demonstrate compliance with the provision of road improvements and traffic requirements as per the Local Area Plan Accessibility and Movement Strategy and all other relevant traffic related plans, guidelines and studies.*
Rationale	A substantial number of dwellings have been constructed on the eastern side of the Plan Lands with little or no public open space, local convenience shopping, bus stop facilities, community facilities, childcare facilities or play facilities. To provide primarily for the needs of existing residents, these amenities must be provided prior to or in tandem with the construction of any further housing in the area.

* Please refer to page 2 for interpretation of colour coded text.

	A primary school is also required to meet the existing population needs of the Plan Lands and its surrounding suburban hinterland.
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** Phase One on the eastern side of the Plan Lands includes development sites that are subject to existing permissions but is not exclusive to such lands.

ALTERATION REF. NO. PA03	
Section Ref.	Page Ref.
6.0 - PHASING	38

PHASE TWO	
Key Development	150 dwellings
Key Outcomes Required before Next Phase	<ul style="list-style-type: none"> • Completion of Neighbourhood and Community Centre to include at least 190 sq.m of community floorspace in addition to the minimum quantum set out under Phase One (at least 460 sq.m community floorspace total) and upgrade of roundabout junction to four arm junction with crossing facilities^c • Completion and operation of a primary school on either of the two designated primary school sites within the Plan Lands^b • Site made available for construction of a Primary School on the eastern or western side of the Plan Lands • Site made available for the construction of a Primary School on the eastern side of the Plan lands or a Primary School and/or Post-Primary School on the western side of the Plan Lands.* • Commencement of landscaping of Green Buffer with tracks and trails along southern boundary with mountains. • Demonstrate compliance with the provision of road improvements and traffic requirements as per the Local Area Plan Accessibility and Movement Strategy and all other relevant traffic related plans, guidelines and studies.[†]
Rationale	Further community and neighbourhood facilities will be required to meet the needs of further residents on the eastern side of the Plan Lands as they continue to develop. A school will also need to be in place.

* Please refer to page 2 for interpretation of colour coded text.

ALTERATION REF. NO. PA04	
Section Ref.	Page Ref.
6.0 - PHASING	38

PHASE THREE	
Key Development	Completion of balance of permissible residential development on eastern side of Plan Lands- approx. 210 dwellings 150 dwellings ^d
Key Outcome Required Before Completion of Phase	<ul style="list-style-type: none"> • Site made available for construction of a second primary school on the remaining designated primary school on the eastern or western side of the Plan Lands^b • Completion of landscaping of Green Buffer with tracks and trails along southern boundary with mountains • Commencement of planning process for the provision of a school on the designated primary school site on the eastern side of the Plan Lands OR on the designated primary school site on the western side of the Plan Lands. • Commencement of planning process for the provision of a school on the designated Primary School site on the eastern side of the Plan Lands OR on the designated Primary School and/or Post-Primary school site on the western side of the Plan Lands. • Demonstrate compliance with the provision of road improvements and traffic requirements as per the Local Area Plan Accessibility and Movement Strategy and all other relevant traffic related plans, guidelines and studies.*
Rationale	<p>Two primary schools and parkland facilities will be required to meet the existing and future population needs of the Plan Lands and its surrounding suburban hinterland. Green buffers must be in place before the lands are fully developed particular the partially developed eastern side of the Plan Lands.</p> <p>Parkland facilities will be required to meet the existing and future population needs of the Plan Lands and its surrounding suburban hinterland. A Primary School is also required to meet the existing and new population needs of the Plan Lands and its surrounding suburban hinterland.</p>

* Please refer to page 2 for interpretation of colour coded text.

ALTERATION REF. NO. PA05	
Section Ref.	Page Ref.
6.0 - PHASING	38

PHASE FOUR	
Key Development	Completion of balance of permissible residential development on the eastern side of Plan Lands - approx. 60 dwellings ^d
Key Outcomes Required Before Next Phase	<ul style="list-style-type: none"> • Commencement of construction of the designated Primary Schools on the eastern and western side of the Plan Lands • Commencement of construction of the designated Primary School on the eastern side of the Plan lands and the Primary School and/or Post-Primary School on the western side of the Plan Lands. • Demonstrate compliance with the provision of road improvements and traffic requirements as per the Local Area Plan Accessibility and Movement Strategy and all other relevant traffic related plans, guidelines and studies.*
Rationale	<p>Two primary schools will be required to meet the existing and new population needs of the Plan Lands and its surrounding suburban hinterland.</p> <p>A primary school on the eastern section of the LAP lands and a primary school and/or post primary school on the western section of the LAP lands will be required to meet the existing and new population needs of the Plan Lands and its surrounding suburban hinterland.</p>

* Please refer to page 2 for interpretation of colour coded text.

ALTERATION REF. NO. PA06	
Section Ref.	Page Ref.
6.0 - PHASING	39

6.3.2 Western Side of Plan Lands

PHASE ONE	
Key Development	<p>Option A (relocation of 220 kV lines) – 200 dwellings</p> <p>Option B (retention of existing 220 kV lines) – 150 dwellings</p>
Key Outcomes Required Before Next Phase	<ul style="list-style-type: none"> • Commencement of works on Gunny Hill playing pitches including access • 1 x NEAP on western side of Plan Lands (see Appendix 2 of LAP) • Commencement of construction of a school on the designated primary school site on the eastern side of the Plan Lands OR on the designated primary school site on the western side of the Plan Lands^b • Site made available for construction of a Primary School on the eastern or western side of the Plan Lands • Site made available for the construction of a Primary School on the eastern side of the Plan lands or a Primary School and/or Post-Primary School on the western side of the Plan Lands. • Demonstrate compliance with the provision of road improvements and traffic requirements as per the Local Area Plan Accessibility and Movement Strategy and all other relevant traffic related plans, guidelines and studies.*
Rationale	<p>Public open space and children’s play facilities will be required to serve new housing development on the western side of the Plan Lands. A primary school is also required to meet the existing population needs of the Plan Lands and its surrounding suburban hinterland.</p>

* Please refer to page 2 for interpretation of colour coded text.

ALTERATION REF. NO. PA07	
Section Ref.	Page Ref.
6.0 - PHASING	39

PHASE TWO	
Key Development	<p>Option A (relocation of 220 kV lines) – 300 dwellings</p> <p>Option B (retention of existing 220 kV lines) – 220 dwellings</p>
Key Outcomes Required Before Next Phase	<ul style="list-style-type: none"> • Completion of Gunny Hill playing pitches including access • Completion and operation of a primary school on either of the two designated primary school sites within the Plan Lands^b • Site made available for construction of a Primary School on the eastern or western side of the Plan Lands • Site made available for the construction of a Primary School on the eastern side of the Plan lands or a Primary School and/or Post-Primary School on the western side of the Plan Lands. • Commencement of landscaping of Oldcourt Park with access and 1 additional NEAP for western side of Plan Lands • The provision of a minimum of 300 sq.m. of community floorspace. • Demonstrate compliance with the provision of road improvements and traffic requirements as per the Local Area Plan Accessibility and Movement Strategy and all other relevant traffic related plans, guidelines and studies.
Rationale	Public open space and children’s play facilities will be required to serve new housing development on the western side of the Plan Lands.

ALTERATION REF. NO. PA08	
Section Ref.	Page Ref.
6.0 - PHASING	39

PHASE THREE	
Key Development	<p>Completion of balance of permissible residential development on western side of Plan Lands:</p> <p>Option A (relocation of 220 kV lines) – approx. 460 dwellings 350 dwellings</p> <p>Option B (retention of existing 220 kV lines) – approx. 460 dwellings 350 dwellings</p>
Key Outcomes Required Before Next Phase	<ul style="list-style-type: none"> • Site made available for construction of a second primary school on the remaining designated primary school on the eastern and western side of the Plan Lands • Completion of Oldcourt Park • Commencement of planning process for the provision of a school on the designated primary school site on the eastern side of the Plan Lands OR on the designated primary school site on the western side of the Plan Lands. • Commencement of planning process for the provision of a school on the designated Primary School site on the eastern side of the Plan Lands OR on the designated Primary School site and/or Post-Primary School site on the western side of the Plan Lands. • Demonstrate compliance with the provision of road improvements and traffic requirements as per the Local Area Plan Accessibility and Movement Strategy and all other relevant traffic related plans, guidelines and studies.*
Rationale	<p>Two primary schools and parkland facilities will be required to meet the existing and future population needs of the Plan Lands and its surrounding suburban hinterland.</p> <p>Parkland facilities will be required to meet the existing and future population needs of the Plan Lands and its surrounding suburban hinterland. A Primary School and/or Post-Primary School is also required to meet the existing and new population needs of the Plan Lands and its surrounding suburban hinterland.</p>

* Please refer to page 2 for interpretation of colour coded text.

ALTERATION REF. NO. PA09	
Section Ref.	Page Ref.
6.0 - PHASING	39

PHASE FOUR	
Key Development	<p>Completion of balance of permissible residential development on western side of Plan Lands:^d</p> <p>Option A (relocation of 220 kV lines) – approx. 110 dwellings</p> <p>Option B (retention of existing 220 kV lines) – approx. 110 dwellings</p>
Key Outcomes Required Before Next Phase	<ul style="list-style-type: none"> • Commencement of construction of the designated Primary Schools on the eastern and western side of the Plan Lands • Commencement of construction of the designated Primary School on the eastern side of the Plan lands and the Primary School and/or Post-Primary School on the western side of the Plan Lands. • Demonstrate compliance with the provision of road improvements and traffic requirements as per the Local Area Plan Accessibility and Movement Strategy and all other relevant traffic related plans, guidelines and studies.*
Rationale	<p>Two Primary Schools will be required to meet the existing and new population needs of the Plan Lands and its surrounding suburban hinterland.</p> <p>A primary school on the eastern section of the LAP lands and a primary school and/or post primary school on the western section of the LAP lands will be required to meet the existing and new population needs of the Plan Lands and its surrounding suburban hinterland.</p>

^a Extant Planning Permissions

* Please refer to page 2 for interpretation of colour coded text.

It is possible that 1,180* dwellings could be built on the eastern side of the Plan Lands if all extant permission for residential development were to be fully built or completed prior to their expiration. The densities, layouts and dwelling-types of these permitted developments are not in keeping with the objectives of this plan and would require extensive engineered solutions that would not be in accordance with SUDS principles. Some of these permissions are close to expiry. Furthermore, aspects of the permitted developments may no longer be viable under the current housing market and economic climate. New applications lodged for development on these sites would be looked upon favourably, provided that:

- They adhere to the density and housing mix requirements contained within the Plan
- They comply with the SUDS requirements of the Plan
- Applications for development includes for the Knocklyon Park Extension and a Neighbourhood and Community Facility.

*Figure includes recently expired permission on Ballycullen Partnership Site.

^b Primary / Post-Primary School Provision

Two primary schools sites are designated under this LAP to cater for the existing population demands of the surrounding area and the future population demands of the Plan Lands. Further to a Material Alteration of the Local Area Plan, the Oldcourt/Gunny Hill School Site has been increased by 1.2 acres to allow for a third school site. The Phasing Strategy provides the option of constructing the first primary school on either of the two school sites initially designated to serve the Plan Lands be it on the eastern or western side of the Plan Lands. Development on the eastern and western sides of the Plan Lands shall not enter into their third-fourth phases until at least one primary school has been constructed and is fully operational. ~~the commencement of the planning process for a school on the designated primary school site on the eastern side of the Plan Lands OR on the designated primary school site on the western side of the Plan Lands.~~ the commencement of the planning process for the provision a school on the designated primary school site on the eastern side of the Plan Lands OR on the designated primary school site and/or post primary school site on the western side of the Plan Lands.*

^c Community Floorspace

Based on Option A (see tables presented overleaf), a total of 680 sq.m of community floorspace is required to serve the existing and future population needs of the Plan Lands. This includes for at least 190 sq.m of community floorspace to serve existing dwelling on the eastern side of the Plan Lands. The required floorspace quantum is calculated at a rate of 3 sq.m per 10 dwellings. Floorspace on the eastern side of the Plan Lands shall be provided within the planned Stocking Wood Neighbourhood/Community Centre. Floorspace on the western side shall be co-located with the permitted discount foodstore.

^d Residential Development

For the purposes of phasing assessment and in the interest of clarity, a residential unit will be defined as completed when a Certificate of Compliance on Completion (CCC), where required, has been submitted via the Building Control and Management System (BCMS), validated, and particulars entered on the Register.†

* Please refer to page 2 for interpretation of colour coded text.

ALTERATION REF. NO. PA10	
Section Ref.	Page Ref.
Appendix 1 – School Provision	45

Each of the two primary school sites designated under this Local Area Plan shall measure at least 1.8 hectares and shall each be set aside for the development of a primary school. [The Post-Primary School, if provided, shall comply with the minimum space requirements of the Dept. of Education and Skills.](#) Further to a Material Alteration of the Local Area Plan, the Oldcourt/Gunny Hill School Site designated under this Plan has been increased by 1.2 acres to allow for two primary schools (a third school on the Plan Lands) at this location. See Figure 5.3 (Land Use and Density Framework Strategy) for proposed additional school site.. **(Objective LUD12)**

ALTERATION REF. NO. PA11	
Section Ref.	Page Ref.
Appendix 1 Site Specific Objectives Oldcourt School Sites & Replacement Playing Pitches – Gunny Hill	47

A primary school [and/or post primary school](#) site of at least 1.8 hectares shall also be reserved on the ‘Objective B’ zoned lands located within the Plan Lands between Gunny Hill and Oldcourt Lane. Further to a Material Alteration of the Local Area Plan, the site has been increased by 1.2 acres to allow for two primary schools at this location. **(Objective SSP15)**

ALTERATION REF. NO. PA12	
Section Ref.	Page Ref.
Appendix 1 Site Specific Objectives Oldcourt School Sites & Replacement Playing Pitches – Gunny Hill	47

Playing pitches and any open green spaces developed as part of the primary school site [and/or post-primary school site](#) shall link with and integrate with the open space and sustainable urban drainage network detailed under the Green Infrastructure Strategy (Section 5.3) **(Objective SSP16).***

ALTERATION REF. NO. PA13	
Section Ref.	Page Ref.
Appendix 1 Site Specific Objectives Oldcourt School Sites & Replacement Playing Pitches – Gunny Hill	47

Surface water on the primary school site [and/or post-primary school site](#) shall be intercepted by on-site SUDS features (i.e. green roofs, rainwater harvesters, soakaways and porous grass paviers for parking) and any run-off shall be discharged to the SUDS network envisaged for the Plan Lands. **(Objective SSP17)**

ALTERATION REF. NO. PA14	
Section Ref.	Page Ref.
Appendix 1 Site Specific Objectives Oldcourt School Sites & Replacement Playing Pitches – Gunny Hill	47

Pedestrian and cyclist access to any primary [and/or post-primary](#) school development shall link with the pedestrian and cycle network detailed under the Accessibility & Movement Strategy (Section 5.2). Vehicular access shall be designed to include safe queuing and drop-off facilities. **(Objective SSP18)**†

* Please refer to page 2 for interpretation of colour coded text.

† Please refer to page 2 for interpretation of colour coded text.

ALTERATION REF. NO. PA15	
Section Ref.	Page Ref.
Appendix 1 Cycle Facilities	53

Bicycle Parking Standards

Development	Bicycle Parking
Residential Units	1 space per dwelling
Retail	1 space per 100 sq.m. gross floor area
Primary School and/or Post Primary School	1 space per 10 pupils
Neighbourhood Parks	1 space per 0.2 hectares
Crèches	1 space per 100 sq.m gross floor area
Community Centre	1 space per 30 sq.m gross floor area

Strategic Environmental Assessment Screening

The policies and objectives as set out in the Ballycullen – Oldcourt Local Area Plan (2014) (which were subject to a full SEA and AA screening in 2014) are in accordance with the principles of sustainable development and a commitment to the enhancement and protection of the natural and manmade environment.

The Proposed Amendment No. 1 relates only to the reconfiguration of phasing requirements in the Phasing Strategy of the Local Area Plan for (i) the provision of schools and type of school allowed and (ii) that planned development demonstrates compliance with the provision of road improvements and traffic requirements as per the Local Area Plan Accessibility and Movement Strategy and all other relevant traffic related plans, guidelines and studies, before proceeding from one phase to the next. Such alterations to the phasing strategy / requirements do not alter the overall vision and ethos on which the Plan is based and which has been considered fully in the SEA and AA screening process.

The proposed alterations to the Proposed Amendment No. 1 to the Ballycullen – Oldcourt LAP (2014), as detailed above, seek to amend the wording of the LAP to allow a primary school and/or post primary school on the western section (Gunny Hill site) of the LAP lands. This proposal would comprise a material alteration to the proposed amendment No. 1.

Given the nature of the proposed alterations, which seeks to change the school type allowed on the Gunny Hill site (i.e. a primary school and/or a post-primary school), it is considered that the proposed alterations to the Proposed Amendment No. 1 would not result in any unexpected or significant effects on the environment.

It is noted that the submission received from the EPA does not request the preparation of a full SEA and / or express concerns with regards the impact of the proposed alterations to the Proposed Amendment No. 1, on the environment.

Recommendation:

On the basis of the above assessment and consideration of the criteria outlined in the SEA Regulations, it is considered that the proposed alterations to the Proposed Amendment No. 1 to the Ballycullen – Oldcourt Local Area Plan (2014) are not likely to give rise to significant environmental effects, both within and beyond the Local Area Plan area.

Appropriate Assessment Screening

The Proposed Amendment No. 1 to the Ballycullen – Oldcourt Local Area Plan (2014) was screened for Appropriate Assessment in line with the requirements of Article 6(3) of the EU Habitats Directive (Directive 92/43/EEC) on the Conservation of Natural Habitats and of Wild Fauna and Flora; the Planning and Development Act 2000 (as amended) and the European Communities (Birds and Natural Habitats Regulations) 2011 (S.I. No. 477/2011). The Appropriate Assessment Screening report found that the Proposed Amendment No. 1 is not likely to have significant direct, indirect or secondary impacts on any Natura 2000 site.

The submission received from the EPA does not request the preparation of a Natura Impact Statement and / or express concerns with regards the impact of the Proposed Amendment No. 1 on adjacent or downstream Natura 2000 sites.

Further to public consultation, the proposed alterations to the Proposed Amendment No. 1 to the Ballycullen – Oldcourt LAP (2014) seek to amend the wording of the LAP to allow a primary school and/or post primary school on the western section (Gunny Hill site) of the LAP lands. This proposal would comprise a material alteration to the Proposed Amendment No. 1

Proposed alterations also seek the Phasing Strategy to be amended to include the requirement that all planned development demonstrate compliance with the provision of road improvements and traffic requirements as per the Local Area Plan Accessibility and Movement Strategy and all other relevant traffic related plans, guidelines and studies, before moving from each phase to the next. This proposal is not considered a Material Alteration to the Proposed Amendment No. 1.

Recommendation:

Given the nature of the proposed alterations (detailed above), it is considered that the proposed alterations to the Proposed Amendment No. 1 would not result in any significant direct, indirect or secondary impacts on any Natura 2000 site. Therefore, Stage 2: Appropriate Assessment will not be required to inform the Proposed Amendment No. 1 either alone or in combination with other plans or projects, with respect to any Natura 2000 site and its conservation objectives.