



South Dublin County Council

Development Plan  
2016 – 2022

## Appendix 1:

Proposed Variation No.4  
Strategic Environmental Assessment  
(SEA) Screening Report

This report has been prepared by Minogue & Associates with all reasonable skill, care and diligence. Information report herein is based on the interpretation of data collected and has been accepted in good faith as being accurate and valid.

This report is prepared for South Dublin County Council and we accept no responsibility to third parties to whom this report, or any part thereof, is made known. Any such party relies on the report at their own risk.

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## 1.1 INTRODUCTION

South Dublin County Council intends to initiate the procedures for making a Variation to the South Dublin County Council Development Plan 2016-2022 (the Development Plan) under Section 13 of the Planning and Development Act 2000 (as amended).

Proposed Variation No. 4 to the Development Plan seeks to respond to the recent changes in National and Regional planning policy, namely the publication of the National Planning Framework (NPF) in 2018 and the Eastern and Midland Regional Assembly (EMRA) Regional Spatial and Economic Strategy (RSES) in 2019. The NPF includes a National Strategic Outcome (NSO) to achieve compact growth and consolidation of Ireland's cities as a top priority.

A review and detailed analysis of the Core Strategy has been carried out and South Dublin County Council (SDCC) is satisfied that the Core Strategy aligns with the RSES population targets. Legislation requires the Development Plan to be consistent with the population targets set out in the NPF and RSES.

Therefore the Proposed Variation No. 4 will result in the following changes to the Development Plan:

1. Amendments to the Core Strategy and associated tables in the written statement; and
2. Minor amendments to text and objectives/policies throughout the written statement.

## 1.2 STRATEGIC ENVIRONMENTAL ASSESSMENT

Under Directive 2001/42/EC - *Assessment of Effects of Certain Plans and Programmes on the Environment*, certain plans and programmes require an environmental assessment. This is known as the Strategic Environmental Assessment (SEA) Directive. Article 1 of this Directive states that its objective is:

*'to provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes with a view to promoting sustainable development.'*

The Planning and Development (Strategic Environmental Assessment) Regulations, 2004 (as amended) state that SEA is mandatory for certain plans while screening for SEA is required for other plans that fall below the specified thresholds. Article 13K of S.I. 436 of the Planning and Development (Strategic Environmental Assessment) Regulations (as amended by S.I. No. 201 of 2011) sets out the process by which a determination of the need for strategic environmental assessment of a variation to a Development Plan is made. In particular, Article 13K of the Regulations states that:

*'Where a planning authority proposes to make a variation of a development plan under section 13 of the Act, it shall, before giving notice under section 13(2) of the Act, consider whether or not the proposed variation would be likely to have significant effects on the environment, taking into account of relevant criteria set out in Schedule 2A'*

Therefore, as Strategic Environmental Assessment (SEA) is not a mandatory requirement for a variation to a Development Plan, this report comprises a screening of the requirement for SEA for the proposed variation associated with the alignment with the Regional Spatial and Economic Strategy (RSES) as outlined above in Section 1.1.

### 1.3 BACKGROUND AND CONTEXT TO PROPOSED VARIATION NO. 4

Project Ireland 2040; National Planning Framework ('NPF') was published on the 16th of February 2018, and sets out a course for planning and development in Ireland. The NPF was adopted on the 29th of May 2018 and was further supported by the publication of the Implementation Roadmap for the National Planning Framework ('Roadmap') which was published on the 3rd of July 2018. This document confirmed that the NPF was adopted as a strategy to replace the National Spatial Strategy (NSS) and advised that the NPF is of direct relevance to the preparation of Regional Spatial and Economic Strategies (RSES) (adopted the 3rd of May 2019) and County Development Plans.

The Roadmap highlights that one of the key reasons the Government has put the NPF in place is to shape and coordinate planning, economic and spatial development and infrastructure investment at national, regional and local levels, through RSEs, prepared by the three Regional Assemblies, and City and County Development Plans and Local Area Plans.

Additional legislative provisions have been made under Section 11(1) of the Planning and Development (Amendment) Act 2018 which included provisions for the initiation of review of City/County Development Plans to be:

- I. Deferred on a once-off basis, where due to commence prior to or within a period of 3 months after the initial making of the relevant RSES, until not later than a period of 3 months after the relevant RSES has been made;
- II. Temporarily suspended, where commenced and ongoing and where a draft plan has not been submitted to the members of the Planning Authority under Section 11(5)(a) of the Act, prior to the initial making of the relevant RSES in each case, until not later than a period of 3 months after the relevant RSES has been made; and
- III. Rendered consistent with the RSES, either through (a) a variation of the Development Plan or (b) if considered more appropriate, a full review, to commence within a maximum period of 6 months after the making of the relevant RSES.

Option iii. is of relevance to South Dublin County Council (SDCC), as the current Development Plan was only adopted in May 2016 and a deferral or suspension has not occurred. Therefore, following a detailed analysis of the RSES and the Development Plan, it is considered that a variation is required.

Further to the making of the RSES for the Eastern and Midland Regional Assembly (EMRA) area on 28th June 2019, the twelve planning authorities within the Region are now required to restart, review or vary their City or County Development Plans. This will enable the process of alignment of national, regional and local policy objectives, to commence within a period of either 13 or 26 weeks, as appropriate.

A review and detailed analysis of the Core Strategy has been carried out and South Dublin County Council (SDCC) is satisfied that the Core Strategy aligns with the RSES population targets. Legislation requires the County Development Plan to be consistent with the population targets set out in the NPF and RSES.

Therefore the Proposed Variation No. 4 will result in the following changes to the Development Plan:

1. Amendments to the Core Strategy and associated tables in the written statement; and
2. Minor amendments to text and objectives/policies throughout the written statement.

A summary of the changes in particular to the objectives/policies is presented below. Please see the accompanying Variation Report for a **full presentation of these changes** and it should be read in conjunction with the Planning Report for Variation No. 4.

### Section 1.5.0 Housing Requirements In South Dublin County

#### 1.5.1 Alignment with RSES **RPGs** and CSO Population Targets

The Regional Spatial and Economic Strategy (RSES) translates the national and regional population targets set by the National Planning Framework (NPF) Implementation Roadmap to county level. The approach in the core strategies is to realise these population targets which will be informed by the transitional population projections methodology set out in the NPF Roadmap, and a robust evidence based analysis of demand, past delivery and potential.

SDCC	CENSUS 2016	2026 Range		2031 Range	
		Low	High	Low	High
Dublin NPF Road Map	1,347,500	1,489,000	1,517,500	1,549,500	1,590,000
RSES SDCC Pop Allocation	279,000	308,000	314,000	320,500	329,000
<i>Source: NPF/RSES and CSO Census</i>					

Table 1.2: NPF/RSES Population Targets for the Dublin Region and SDCC

Table 1.2 above provides details of the population figures for the Dublin Region, extracted from the NPF Implementation Roadmap alongside figures for South Dublin County Council, extracted from Appendix B of the RSES, Strategic Planning Area (SPA) and County Population Tables. The SDCC County Development Plan 2016-2022 (CDP) population forecast (Table 1.10) for 2022 of 310,851 persons falls within the population projections, between the low and high 2026 range set out in the NPF and the RSES.

Table 1.3 below provides the actual 2016 South Dublin County household size alongside the declining household size set out in the NPF to 2040.

Table 1.3: Household Size

YEAR	2016	2019	2022	2026	2031	2040
SDCC Projected House Hold Size	2.94 <sup>1</sup>	2.89	2.83	2.75	2.66	2.5
<i>Source: NPF</i>						

The NPF indicates that the average household size in 2016 of 2.75 persons per household is expected to decline to 2.5 persons by 2040 resulting in an average household size decline of 0.01 persons per year over the 24-year period up to 2040. The population of the County in 2016 stood at 278,767 persons with a housing stock of 98,387 units.

The 2026 high range population target of 314,000 persons provides for a population growth per annum of 3,523.3 persons per year<sup>2</sup>. Extrapolating this figure to the year 2022 provides for a population projection of 299,907 persons<sup>3</sup>. Dividing this figure by the forecast average household size of 2.83 (in

<sup>1</sup>  $98387 \text{ units} - (\text{vacant units } 3,495) = 94,892$ .  $2016 \text{ pop } 278,767 / 94,892 \text{ units} = 2.94$

<sup>2</sup>  $314,000 - 278,767 = 35,233 / 10 = 3,523.3 \text{ ppl per year}$

<sup>3</sup>  $278,767 + 21,139.8 (+6 \text{ years}) = 299,906.8$

2022) provides for an overall housing unit requirement of 105,974 units or a growth of 7,587 units over the 6-year life of the CDP.

To date (Sept 2019), the Housing Task Force Returns indicate that SDCC have delivered 2,804 units since the adoption of the plan, therefore there is sufficient capacity for further growth over the remaining lifecycle of the plan period.

In regard to 'Housing Delivery' the CDP identifies a number of key development/regeneration lands with the potential to deliver a significant level of housing within the longer-term horizon. Such lands include REGEN (Regeneration) zoned lands within the Core Strategy which have an allocated potential of c. 4,690 units at the Naas Road (as adopted through Variation No. 3 on the 7<sup>th</sup> May 2019) and at Cookstown in Tallaght, together with the potential for c. 11,000 units within the Clonburriss Strategic Development Zone (SDZ). The development of such lands generally takes time with a number of factors influencing the delivery of same, including site assembly and provision of required infrastructure. Therefore, the provisions set out in the CDP are realistic and provide sufficient scope to accommodate future development over a two plan period.

If, in the event that the delivery of housing significantly increases beyond the current year on year growth rates<sup>4</sup> within the lifetime of the plan, the RSES high range allocation for the year 2026 of 314,000 persons provides sufficient scope for additional growth without impacting on the overall growth projection for the South Dublin County.

#### Section 1.6.0 Housing Land Capacity

Following a detailed analysis of the Core Strategy with respect to the population projections laid out in Appendix B of the RSES, it is noted that the Core Strategy aligns with the RSES population growth targets. Therefore, there is no impact to the Housing Land Capacity as a result of the implementation of the RSES.

#### 1.6.3 ~~1.6.4~~ Housing Capacity Summary

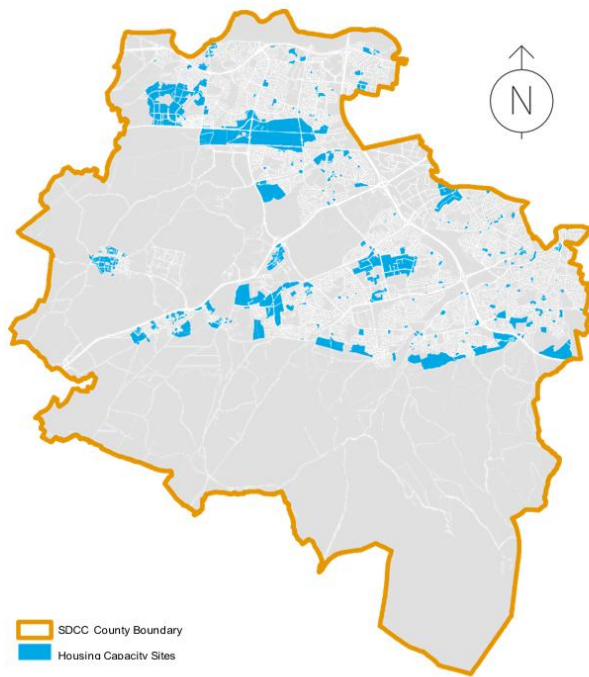
~~In January 2015, the remaining housing capacity of the 2010-2016 South Dublin County Development Plan was 34,294 units. The RPG housing allocations for South Dublin would require 39,649 additional housing units from January 2015 to the end of 2022. This results in a capacity shortfall of 5,355 housing units. Capacity has been identified for a further 5,849 units, through sustainable intensification; development on brownfield sites; on a number of smaller infill sites and on Local Area Plan and SDZ areas. The zoning objective of a number of sites has been amended to support development, should economic, market and demographic factors warrant this level of output. Most significantly, a new Regeneration zoning objective 'REGEN' has been introduced to support and facilitate the regeneration of underutilised industrial lands that are proximate to town centres and/or public transport nodes for more intensive enterprise and residential led development.~~

Map 1.3 below illustrates lands within the County capable of accommodating residential development. Such lands comprise of infill or new residential sites, lands designated as a 'Strategic Development Zone' or identified 'Regeneration Lands'. The designated SDZ lands comprise of Adamstown and Clonburriss located to the north west of the County. The SDZs present a shared outlook for the future residential, social, economic and environmental development of these areas in order to create a sustainable community. Lands identified 'REGEN' for regeneration purposes comprise of brownfield lands at Cookstown/Broomhill and along the Naas road which are capable of supporting and facilitating the regeneration of underutilises lands proximate to town centres and/or public transport nodes for more intensive enterprise and residential led development.

#### Map 1.3 Capacity Sites

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<sup>4</sup> The CDP in 2016 identified sufficient lands to cater for a population of c. 310,000ppl. The NPF/RSES high range allocation provides for 2026 of 314,000ppl provides for a surplus of 4,000ppl or 1,454units. Applying the forecast average household size of 2.75 in 2026 equates to an additional 15,795 units or an annual average unit delivery of c.1580 units).



Note: Graphic is indicative only. Please refer to Development Plan Maps for Land Use Zoning Objectives.

**CORE STRATEGY (CS) Policy 1 Consolidation Areas within the Metropolitan Area Gateway**

It is the policy of the Council to promote the consolidation and sustainable intensification of development to the east of the M50 and south of the River Dodder.

**CS1 Objective 1:**

To promote and support high quality infill development.

**CS1 Objective 2:**

To promote and support the regeneration of underutilised industrial areas in areas designated with Zoning Objective Regeneration 'REGEN' (to facilitate enterprise and/or residential led development).

**CS1 Objective 3:**

To promote and support the development of undeveloped zoned lands and promote pre-application consultation in accordance with Section 247 of the Planning and Development Act 2000 (as amended).

**CORE STRATEGY (CS) Policy 4 Small Towns and Villages**

It is the policy of the Council to support the sustainable long term growth of Small Towns and Villages based on local demand and the ability of local services to cater for growth.

**CS4 Objective 1:**

To support and facilitate development on zoned lands on a phased basis subject to approved Local Area Plans.

**CS4 Objective 2:**

To provide sufficient zoned land to accommodate services, facilities, retail and economic activity.

**Section 1.8.0 Phasing, Prioritisation And Infrastructure Delivery**

The National Planning Framework (NPF) sets out a tiered approach for zoning lands. The following



National Policy Objectives are of importance:

National Policy Objective 72a: *'Planning authorities will be required to apply a standardised, tiered approach to differentiate between i) zoned land that is serviced and ii) zoned land that is serviceable within the life of the plan'.*

National Policy Objective 72b: *'When considering zoning lands for development purposes that require investment in service infrastructure, planning authorities will make a reasonable estimate of the full cost of delivery of the specified services and prepare a report, detailing the estimated cost at draft and final plan stages'.*

National Policy Objective 72c: *'When considering zoning land for development purposes that cannot be serviced within the life of the relevant plan, such lands should not be zoned for development'.*

Moreover, the NPF specifically discusses the prioritising of development lands and states that 'there are many other planning considerations relevant to land zoning beyond the provision of basic enabling infrastructure including overall planned levels of growth, location, suitability for the type of development envisaged, availability of and proximity to amenities, schools, shops or employment, accessibility to transport services etc. Weighing up all of these factors, together with the availability of infrastructure, will assist planning authorities in determining an order of priority to deliver planned growth and development'.<sup>5</sup>

In addition to the NPF, ministerial guidelines on Urban and Building Height, Water Services etc. highlight the importance of optimising the yield from existing investment in services and creating more compact and integrated communities.

Therefore, all land subject to zoning shall undergo an Infrastructure Assessment and deliverability of same, in line with the NPF's NPO's 72a-72c and the requirement for the prioritisation of development land.

In line with the NPF and RSES, Map 1.3 outlines the sites that have been identified as having development potential during the plan period. In terms of phasing, planning prioritisation and infrastructure delivery it is advised that:

- 1) The continued consolidation of the established urban and suburban built form is a priority during the period 2016-2022. There is significant capacity for new housing on serviced lands to the east of the M50, south of the River Dodder and in the Metropolitan Consolidation Towns.
- 2) Strategic growth nodes at Adamstown and Clonburris (SDZs) offer significant potential for housing and commercial activity and are priority development areas. The SDZs are serviced by strategic water, drainage and transport infrastructure. The delivery of sufficient public transport and road capacity shall be actively supported in tandem with future development of the SDZs so as to facilitate sustainable new development in these areas. Internal physical and social infrastructure is required to be delivered in tandem with housing. The future development of these areas is/will be subject to approved Planning Schemes and is dependent on a sustainable delivery model.
- 3) The Ballycullen/Oldcourt LAP area is a key growth node at the edge of the Consolidation Areas within the Metropolitan Area Gateway. Future development will be dependent on the delivery of a surface water drainage scheme. Social and physical infrastructure and services will also need to be provided in tandem with the delivery of housing. Delivery of the surface water drainage scheme is due during the lifetime of this Plan.
- 4) Underutilised industrial lands that are close to town centres and transport nodes are designated with Zoning Objective Regeneration 'REGEN' (to facilitate enterprise and/or residential led regeneration). These lands are serviced and offer significant potential for more intensive employment and/or residential development and associated uses. The transition from underutilised industrial areas is likely to occur on an incremental basis and may need to be supported by an economic regeneration strategy. ~~It is envisaged that not more than 50% of these areas will come forward for housing during the period 2016-2022.~~

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<sup>5</sup> (2018) Department of Housing, Planning and Local Government, Project Ireland 2040: National Planning Framework, pg 137, Government Publications: Dublin.

- 5) The **self-sustaining growth towns** ~~emerging settlement~~ of Saggart/Citywest will develop based on the capacity of the public transport network and social infrastructure. While additional long term capacity exists in this area, the capacity of zoned lands is considered to be sufficient to meet demand during the period 2016-2022.
- 6) Rathcoole and Newcastle have limited public transport provision and social services, and as such, are not identified as growth nodes. These settlements will develop at an incremental pace, based on the delivery of social, physical and transport infrastructure and services. The capacity of zoned lands is considered to be largely sufficient to meet long term demand.

All residential and mixed use zoned lands have access to the strategic road, water and drainage networks and utilities.

The South Dublin County (Section 48) Development Contribution Scheme (2016 – 2020) assesses the future infrastructure needs of the County and seeks to prioritise the delivery of road and transport infrastructure; surface water drainage infrastructure; community facilities; and parks and open spaces in key growth areas, in tandem with the delivery of new communities.

The achievement of the Core Strategy is intrinsically linked to the delivery of concurrent water and drainage infrastructure by Irish Water to serve the priority growth locations. As such, the investment programme of Irish Water is a key influence on the achievement of the Core Strategy. **The council supports the DHPLG Water Services Guidelines for local authorities. In addition, the council will liaise with external agencies such as Irish water for the zoning of land for the CDP and LAP'S in accordance with Appendix 3 of the NPF to determine the nature and capacity of the infrastructure available or required.**

The delivery of enhanced transport infrastructure will be dependent on the investment programmes of government agencies such as the Department of Transport, Tourism and Sport , the National Transport Authority (NTA) and Transport Infrastructure Ireland (TII).

#### **Section 2.1.0 Traveller Accommodation**

<b>HOUSING (H) Policy 5 Traveller Accommodation</b>
<b>It is the policy of the Council to implement the South Dublin County Council Traveller Accommodation Programme 2014 – 2018 (and any superseding programmes agreed by the Council) in accordance with the principles of proper planning and sustainable development.</b>
<b>H5 Objective 1:</b> To implement the South Dublin County Council Traveller Accommodation Programme 2014-2018 (and any superseding programme <b>shall be for a period of 5 years</b> ).
<b>H5 Objective 2:</b> To ensure that Traveller Accommodation is located in proximity to services, including public transport.
<b>H5 Objective 3:</b> To provide long term sustainable Traveller Accommodation developments, while ensuring proper provision of infrastructure.
<b>H5 Objective 4:</b> To ensure that all Traveller Accommodation is provided to the highest standard following detailed consultation with local communities and Traveller advocacy groups.
<b>H5 Objective 5:</b> To ensure that every halting site has basic amenities such as water and ESB and are situated to enable as much integration with local communities as possible, i.e. access to schools, GPs, shops, playgrounds and sports clubs.

### Section 3.11.0 Third Level Education Facilities

#### COMMUNITY INFRASTRUCTURE (C) Policy 10 – Third and Fourth Level Education Facilities

It is the policy of the Council to support the development and ongoing provision of third level education in the County, and to develop Tallaght as a hub for education and employment to provide further opportunities for the County's workforce.

##### **C10 Objective 1:**

To facilitate and support the development of existing third level education centres and provide for new third and higher-level facilities, including the development of competences in innovation and outreach services.

##### **C10 Objective 2:**

To promote and assist the development of Tallaght as a centre for education and employment.

##### **C10 Objective 3:**

Promote the clustering of education related services and facilities proximate to existing third-level facilities.

##### **C10 Objective 4:**

To facilitate the provision of links between IT Tallaght and Tallaght Village, employment areas, and existing community and cultural facilities in the area to serve students of the ITT campus.

##### **C10 Objective 5:**

To support community and adult education providers who are already providing formal and nonformal education to targeted disadvantage groups and who have already identified the barriers to participation in lifelong learning such as childcare, transport and rural isolation to increase participation rates and support progression into further education and employment.

### Section 4.2.0 Strategic Policy For Employment

It is the policy of the Council to facilitate and support the growth of the economy of South Dublin County and the Greater Dublin Area in a sustainable manner whilst maintaining and improving environmental quality with the following key aims:

- To strengthen existing employment centres;
- To strengthen the integration between employment, housing and transportation with a view to promoting compact urban areas and reducing car dependency;
- To support high-value jobs as companies seek to move up the value chain and undertake higher value-added activities in Ireland.
- To facilitate economic growth by consolidating existing industrial and commercial areas and by ensuring that there is an adequate supply of serviced employment lands at suitable locations.
- To promote the regeneration of underutilised industrial areas in a manner which enhances the local economy and encourages a sequential approach to development;
- To provide for a range of business accommodation types, including units suitable for small business.
- To support Smart City initiatives such as Smart Dublin and the All Ireland Smart Cities Forum.

### Section 5.3.0 Additional Retail Floorspace

#### RETAIL (R) Policy 1 Overarching

It is the policy of the Council to seek to ensure adequate retail provision at suitable locations in the County and to protect the vitality and viability of existing centres in accordance with the retail framework provided by the Retail Planning Guidelines for Planning Authorities (2012) and the Retail Strategy for the Greater Dublin Area 2008-2016. Given the changing economic circumstances since the adoption of the Retail Strategy for the Greater Dublin Area a cautionary approach will be adopted in relation to future quantitative retail floor space requirements.

<p><b>R1 Objective 1:</b> To have regard to the Retail Planning Guidelines for Planning Authorities, DOECLG (2012), the Retail Strategy for the Greater Dublin Area 2008-2016, Regional Planning Guidelines Office (2008) and the <b>Regional Spatial Economic Strategy (RSES)</b> <del>Regional Planning Guidelines for the Greater Dublin Area 2010-2022 (2010)</del> in defining the role of retail centres and in determining planning applications for retail development.</p>
<p><b>R1 Objective 2:</b> To update the Retail Strategy for South Dublin County within the lifetime of this Plan following the completion of the reviews of the Regional Planning Guidelines for the Greater Dublin Area 2010 - 2022 and the Retail Strategy for the Greater Dublin Area 2008 – 2016 and include for analysis of footfall, vacancy and expenditure.</p>
<p><b>R1 Objective 3:</b> To support new retail provision in the County to meet the needs of the County’s population and to direct new retail floor space into designated retail centres in accordance with the County Retail Hierarchy, so that centres can maintain and expand their retail offer.</p>
<p><b>R1 Objective 4:</b> To support the viability and vitality of the existing retail centres in the County, in particular town, village and district centres and to facilitate a competitive and healthy environment for the retail industry, while reinforcing sustainable development.</p>
<p><b>R1 Objective 5:</b> To assess and monitor the vitality and viability of town, major retail, district and village centres.</p>
<p><b>R1 Objective 6:</b> To facilitate and provide for, the refurbishment and replacement of obsolete floorspace and promote the use of vacant floorspace.</p>
<p><b>R1 Objective 7:</b> To support, subject to identified need, the development of smaller and medium sized supermarkets in preference to superstore and hypermarket outlets, development of which should be generally limited.</p>
<p><b>R1 Objective 8:</b> To review and monitor retail trends that influence the performance of the sector within South Dublin and to encourage and facilitate innovation in the County’s retail offer and attraction.</p>
<p><b>R1 Objective 9:</b> To encourage and facilitate the provision of local convenience shops (Shop – Local) in existing residential areas where there is a deficiency of retail provision in the catchment, subject to protecting residential amenity.</p>

**Section 6.2.1 Park and Ride Facilities**

Park and Ride facilities provide for car parking in close proximity to a major public transport route, allowing commuters to park their car and undertake the remainder of their journey by public transport. A number of major park and ride facilities are located in the County and further sites have been identified (see Table 6.3). The Planning Authority will consult with the NTA and other stakeholders to secure their implementation, as appropriate.

**Table 6.3 Park and Ride locations within the County**

Locations	Status
Adamstown Station (Dublin-Kildare Railway)	Temporary facility operating with a permanent facility to be completed as part of the District Centre development (as identified within the Adamstown SDZ Planning Scheme).

<b>Cheeverstown Station</b> (Luas Red Line)	Complete.
<b>Clondalkin Village</b>	Availability of a site for the provision of a multi-storey carpark to be investigated.
<b>Firhouse/Knocklyon</b> (Clongriffen to Tallaght Swiftway)	Potential for a site to be investigated along the finalised route of the Clongriffen to Tallaght Swiftway project.
<b>Fonthill Station</b> (Dublin-Kildare Railway)	Complete.
<b>Kishogue Station</b> (Dublin-Kildare Railway)	Location to be determined in conjunction with the preparation of an Approved Area Plan.
<b>Lucan</b> (N4 bus corridor)	Availability of a site for the provision of a carpark to be investigated.
<b>Red Cow Station</b> (Luas Red Line)	Complete.
<b>Tallaght Cross West</b> (Luas Red Line)	Complete.
<b>Naas Road</b> <b>(Luas Red Line)</b>	Location to be determined.
<b>Liffey Valley</b> <b>(Luas Red Line)</b>	Location to be determined.

### Section 7.1.0 Water Supply & Wastewater

#### INFRASTRUCTURE & ENVIRONMENTAL QUALITY (IE) Policy 1 Water & Wastewater

It is the policy of the Council to work in conjunction with Irish Water to protect existing water and drainage infrastructure and to promote investment in the water and drainage network to support environmental protection and facilitate the sustainable growth of the County.

##### **IE1 Objective 1:**

To work in conjunction with Irish Water to protect, manage and optimise water supply and foul drainage networks in the County.

##### **IE1 Objective 2:**

To work in conjunction with Irish Water to facilitate the timely delivery of ongoing upgrades and the expansion of water supply and wastewater services to meet the future needs of the County and the Region.

##### **IE1 Objective 3:**

To support Irish Water in delivering key water service projects. Key Projects to be progressed in South Dublin County include:

Completion of the Saggart to Leixlip Watermain Scheme to provide resilience and flexibility of water supply in the County.

Upgrade of the 9B Foul Sewer to increase drainage capacity in the north of the County.

Upgrade of the Dodder Valley Sewerage Scheme to increase drainage capacity in the south of the County.

Construction of a Saggart/Rathcoole/Newcastle Sewerage Scheme to increase drainage capacity in the west of the County.

<p><b>IE1 Objective 4:</b> To promote and support the implementation of the Greater Dublin Strategic Drainage Study, Dublin Region Local Authorities (2005) to include the upgrade of Ringsend Sewerage Treatment Works and the construction of a new treatment plant at Clonshaugh and all associated works to increase drainage capacity throughout the Dublin Region.</p>
<p><b>IE1 Objective 5:</b> To promote and support the implementation of the Irish Water, Water Supply Project to increase water supply capacity throughout the Dublin Region.</p>
<p><b>IE1 Objective 6:</b> To protect the natural resources of the County which are the foundation for the Green Infrastructure network and a basis for growth and competitive advantage in the tourism, food and fisheries sectors.</p>
<p><b>IE1 Objective 7:</b> To prohibit the connection of surface water outflows to the foul drainage network where separation systems are available.</p>
<p><b>IE1 Objective 8:</b> To work in conjunction with the relevant authorities to seek to provide a new public drainage system to serve houses at Old Lucan Road (between Hermitage Clinic and The King’s Hospital).</p>
<p><b>IE1 Objective 9:</b> To liaise with the relevant stakeholders, to ensure the implementation of BS8515-2009 rain &amp; grey water harvesting, subject to class of use (SI 600 2001) and the economic viability for the end user.</p>
<p><b>IE1 Objective 10:</b> To promote water conservation and best practice water conservation practices in all developments, including rainwater harvesting, grey water recycling and supporting the implementation of BS8515: 2009 Rainwater harvesting systems – Code of practice.</p>
<p><b>E1 Objective 11:</b> To support the provision of integrated and sustainable water services through effective consultation with Irish Water on the layout and design of water services in relation to the selection and planning of development areas and the preparation of Masterplans/LAPs/ SDZ Planning Schemes.</p>
<p><b>E1 Objective 12:</b> To support the provision of additional strategic covered storage areas for treated drinking water in the County to provide resilience and flexibility in the drinking water supply in the Greater Dublin Area.</p>
<p><b>E1 Objective 13:</b> <b>To support the servicing of rural villages (serviced sites) to provide an alternative to one-off housing in the countryside.</b></p>

#### Section 10.1.0 Energy Planning in South Dublin County

##### **ENERGY (E) Policy 12 Service Providers and Energy Facilities**

**It is the policy of the Council to support roll-out of the Smart Grids and Smart Cities Action Plan enabling new connections, grid balancing, energy management and micro grid development.**

#### 1.3.1 CHANGES TO THE SOUTH DUBLIN COUNTY COUNCIL DEVELOPMENT PLAN 2016-2022

These changes will form a Variation to the existing South Dublin County Development Plan 2016-2022 (Development Plan). This plan came into effect in June 2016 and established the framework for the development over a six year period for the County. The Development Plan was subject to Strategic Environmental Assessment and Habitats Directive Assessment during the plan making process.

Within the hierarchy of landuse plans, the proposed variation should be compliant with the policies, objectives of the Development Plan, as well as national and regional plans and guidelines.

## 1.4 SEA SCREENING

The screening process is the first stage of the Strategic Environmental Assessment process and the purpose of this screening report is to determine whether the proposed Variation will or will not, lead to significant environmental effects for the Plan area and if it will require a full Strategic Environment Assessment. The following Regulations transpose this Directive into Irish law:

- The European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004 (S.I. 435 of 2004),
- The Planning and Development (Strategic Environmental Assessment) Regulations 2004 (S.I. 436 of 2004) and further amended by
- S.I. No. 200 of 2011 (European Communities (Environmental Assessment of Certain Plans and Programmes) (Amendment) Regulations 2011) and S.I. No. 201 of 2011 (Planning and Development (Strategic Environmental Assessment) (Amendment) Regulations 2011).

In deciding whether a particular plan is likely to have significant environmental effects, regard must be had to the criteria set out in Annex II of the SEA Directive and listed in Schedule 2A of S.I 436/2004. The approach to this screening assessment is to assess the proposed Variation against these criteria and determine if the proposed Variation requires a Strategic Environmental Assessment (SEA).

This Screening report is structured as follows:

Section Two provides an overview of the known environmental baseline in and around South Dublin County. Section Three of this report assesses these against the criteria contained in Schedule 2A of the Regulations.

This SEA screening report has been prepared in conjunction with a screening under Article 6 (3) of the EU Habitats Directive prepared by Doherty Environmental and has informed the preparation of this Screening report. This report has been prepared by Ruth Minogue, MCIEEM.

## 1.5 APPROPRIATE ASSESSMENT

The Habitats Directive (92/43/EEC) requires that proposed plans and programmes (including amendments or variations) undergo screening for likely or potential effects on European Sites (Natura 2000 sites) arising from their implementation. A Screening of the Proposed Variation for Appropriate Assessment has been undertaken and determined that a Full Stage 2 AA of the Variation will not be required for the proposed Variation.

An Appropriate Assessment Screening Report accompanies this document.



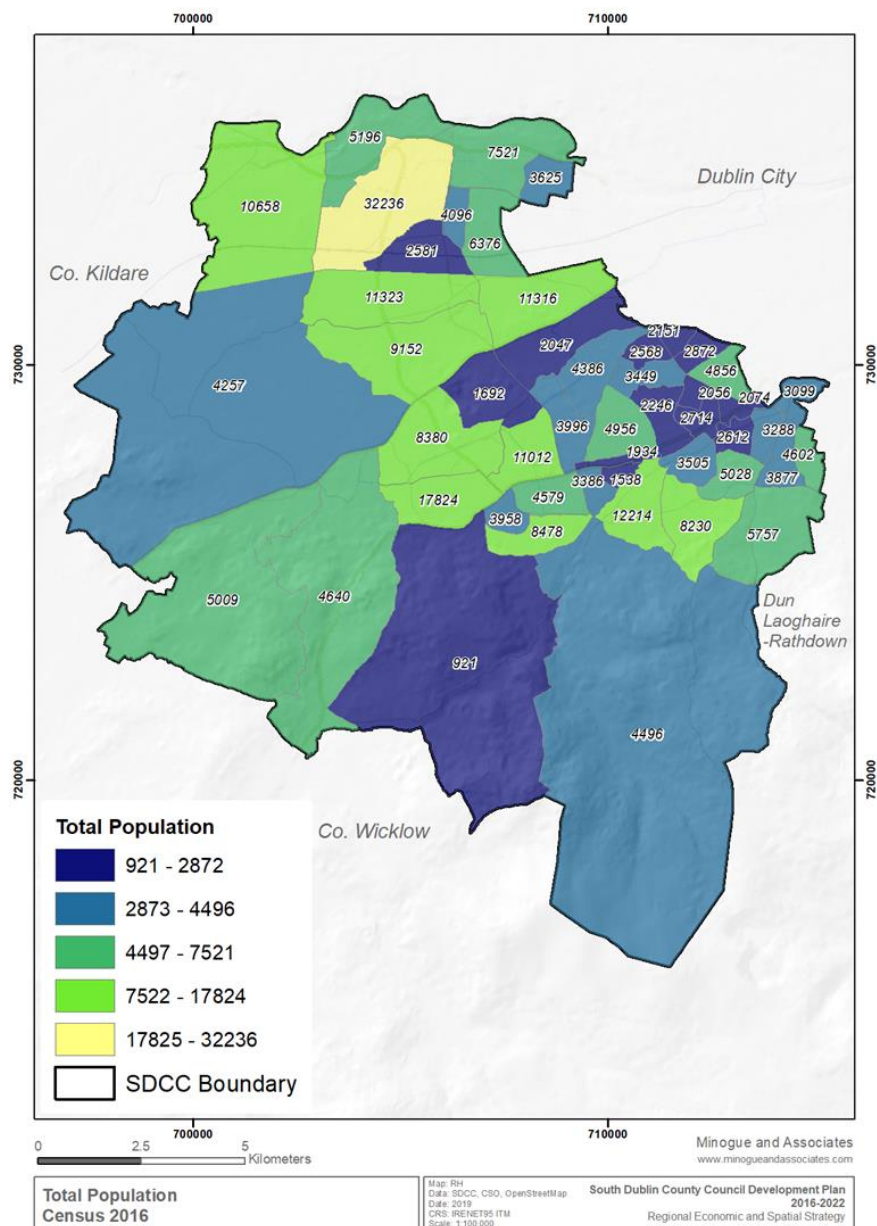
## 2 SOUTH DUBLIN COUNTY COUNCIL

### 2.1 SUMMARY OF ENVIRONMENTAL CONSIDERATIONS

#### 2.1.1 POPULATION AND HUMAN HEALTH

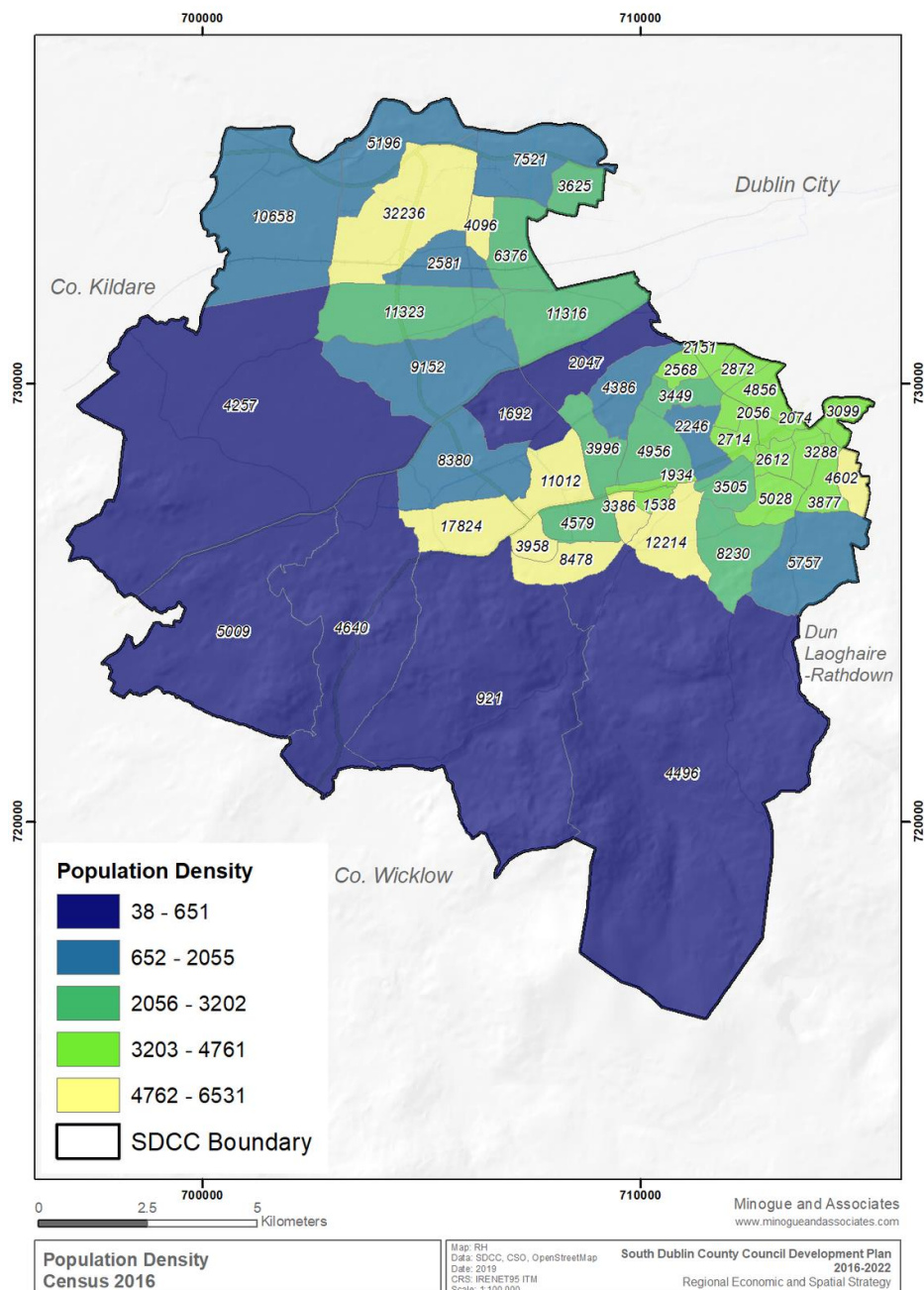
The total population of South Dublin County in 2016 census was 278,749 and Tallaght is the county town. Population is most dense around the urban areas, closer to Dublin City, for example at urban centres including Tallaght and Clondalkin, whilst the more rural areas including the foothills of the Dublin Mountains to the south supports a more dispersed population. The figures below present total population and population density for South Dublin County.

**FIGURE 1 TOTAL POPULATION SOUTH DUBLIN**





**FIGURE 2 POPULATION DENSITY FOR SOUTH DUBLIN COUNTY**

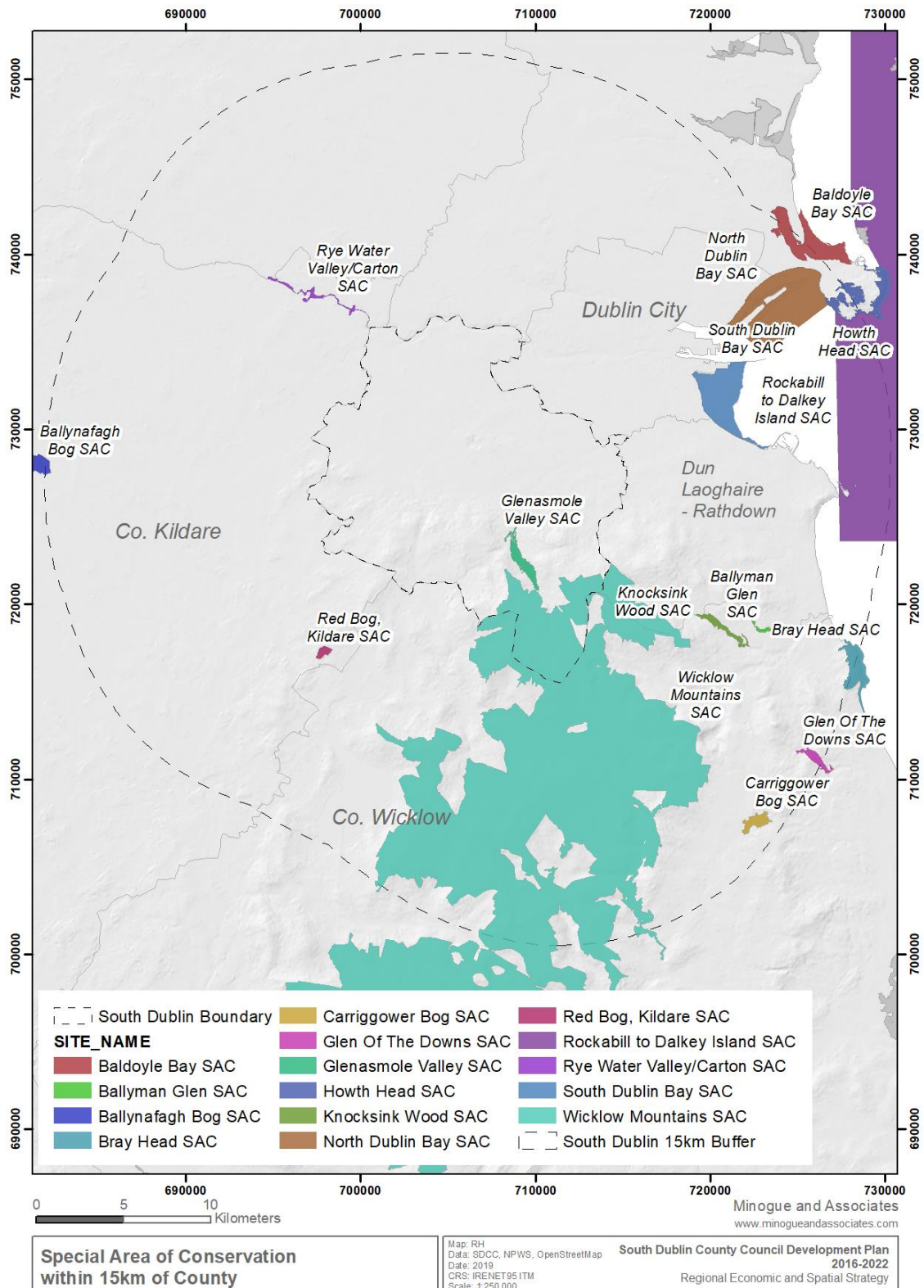


### 2.1.2 BIODIVERSITY, FLORA AND FAUNA

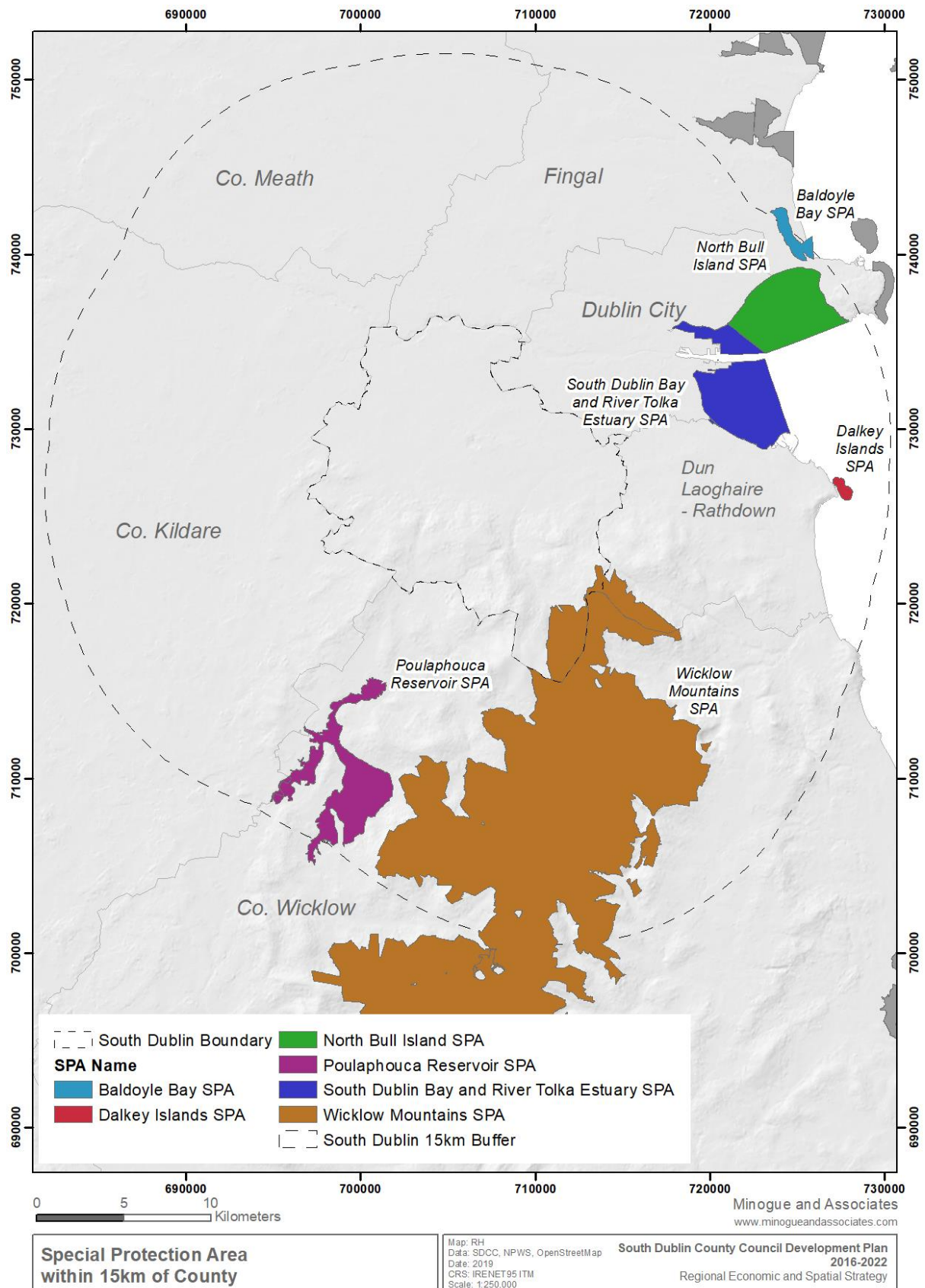
A number of sites are present within the plan area, designated for natural heritage. These include Special Areas of Conservation (SACs), designated under the EU Habitats Directive; and Special Protection Areas designated under the EU Birds Directive. These are concentrated to the south of the plan area with Glensamole SAC, and the Wicklow Mountains SAC and SPA. Figures 3 and 4 show these designations within a 15km buffer of the county boundary. Natural Heritage Areas and proposed Natural Heritage Areas form another layer of natural heritage designations and are more numerous within the plan area.

As natural habitats become more fragmented as a result of human activity, habitat patches and corridors within a landscape mosaic become increasingly important for species to allow movement between populations. Within the plan area, ecological corridors can include in particular, roadside grassy verges and streams and other waterbodies.

**FIGURE 3 SPECIAL AREAS OF CONSERVATION WITHIN A 15KM BUFFER OF SOUTH DUBLIN COUNTY**



**FIGURE 4 SPECIAL PROTECTION AREA WITHIN 15KM OF SOUTH DUBLIN COUNTY**





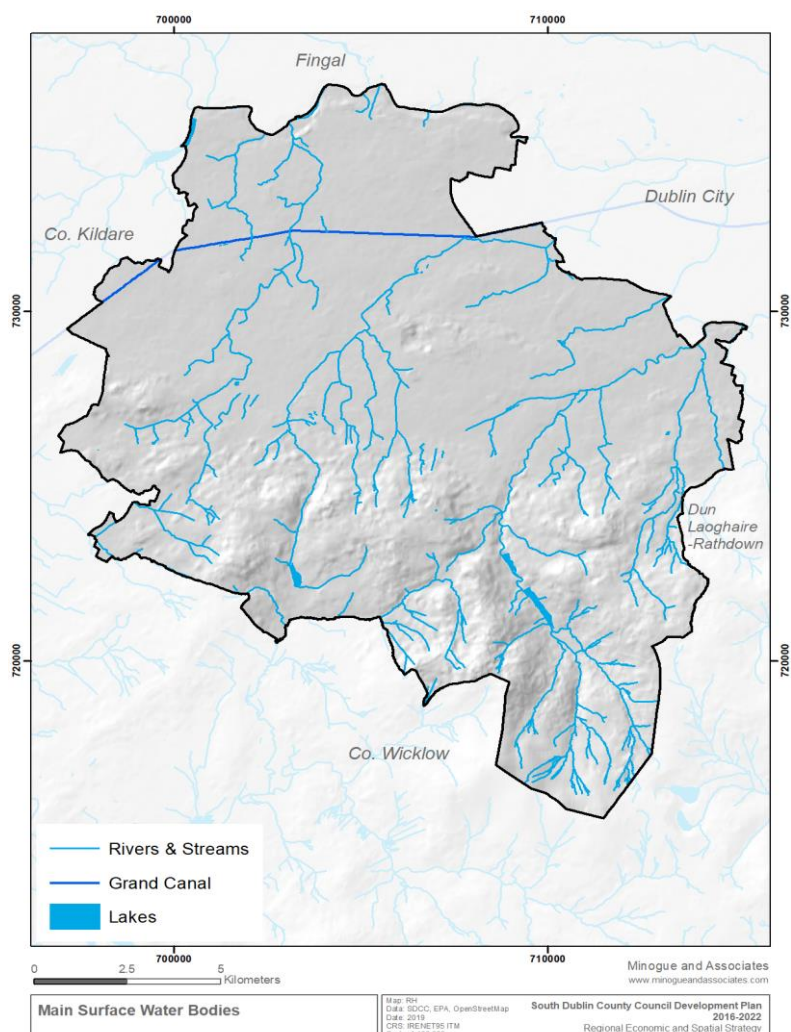
### 2.1.3 WATER RESOURCES

Water resources and their quality have a clear interaction and impacts with other environmental parameters, therefore its protection and enhancement is of particular importance.

The Water Framework Directive (WFD) is a key initiative aimed at improving water quality throughout the EU. It applies to rivers, lakes, groundwater, estuarine and coastal waters. The Directive requires an integrated approach to managing water quality on a river basin basis; with the aim of maintaining and improving water quality. The WFD identifies River Basin Districts as the key management units with clearly defined water bodies forming the basis for assessment reporting and management. The first cycle of RBD management plans were from 2009 to 2015. For the second cycle the Eastern, South Eastern, South Western, Western and Shannon River Basin Districts have been merged to form one national River Basin District.

The most recent data for the new plans being prepared is from the catchments.ie website. A catchment is an area where water is collected by the natural landscape and flows from source through river, lakes and groundwater to the sea. South Dublin County lands are situated within the Liffey and Dublin Bay Catchment (code: 09). The area of this catchment covers 1,624,42km<sup>2</sup> and supports a total population density of 777 people per km<sup>2</sup>. The figure below shows the principal surface water features in the county.

**FIGURE 5 SURFACE WATER FEATURES SOUTH DUBLIN COUNTY**



#### 2.1.4 SOIL AND GEOLOGY

The northern half of South Dublin is formed of Carboniferous Limestone rocks deposited in a deep marine basin. These rocks were formed around 340 million years ago and are faulted against the older rocks along the base of the Dublin Mountains. The limestone deposited in this basin is a muddy limestone with few fossils, as it was generally a deeper water environment. This limestone underlies most of Dublin and is known as Calp limestone or 'the Calp'. Over the past 2 million years the Ice Age had a big effect on the landscape, eroding the mountains, depositing glacial gravels in places and then rivers such as the Dodder and Liffey have been active in recent times, modifying the sediments at surface.

Soil can be considered as a non-renewable natural resource because it develops over very long timescales. It is an extremely complex, variable and living medium and performs many vital functions including: food and other biomass production, storage, filtration and transformation of many substances including water, carbon, and nitrogen. Soil has a role as a habitat and gene pool, serves as a platform for human activities, landscape and heritage and acts as a provider of raw materials. Such functions of soil are worthy of protection because of their socio-economic as well as environmental importance. Soils in any area are the result of the interaction of various factors, such as parent material, climate, vegetation and human action. Whilst much of the county soils are classified as urban according to the Teagasc soil map, reflecting the built up character of parts of the county, the remaining soils are primarily surface water gleys to the west, with luvisols as well as areas of peat soils associated with the elevated areas to the south.

**FIGURE 6 BEDROCK GEOLOGY**

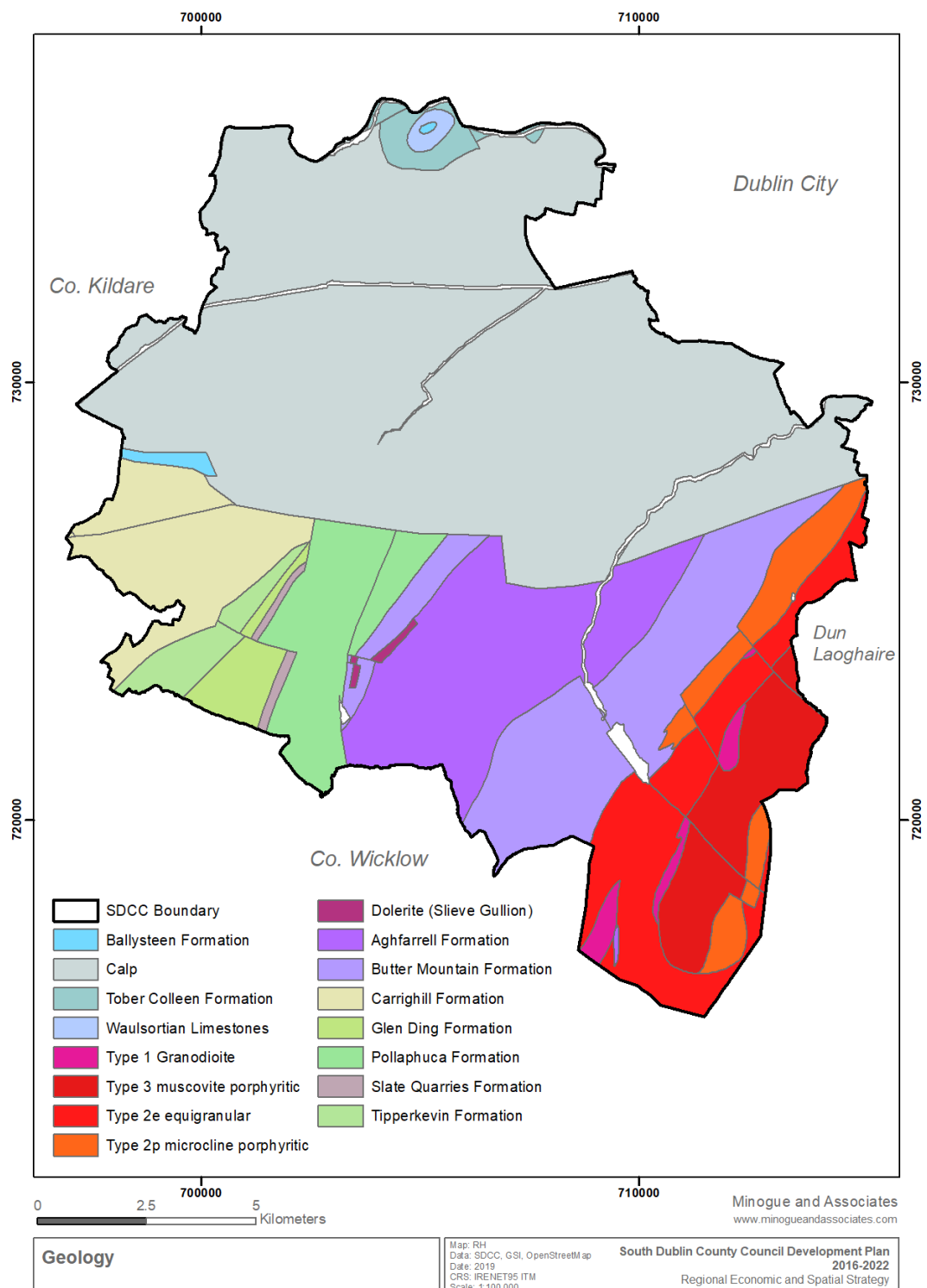
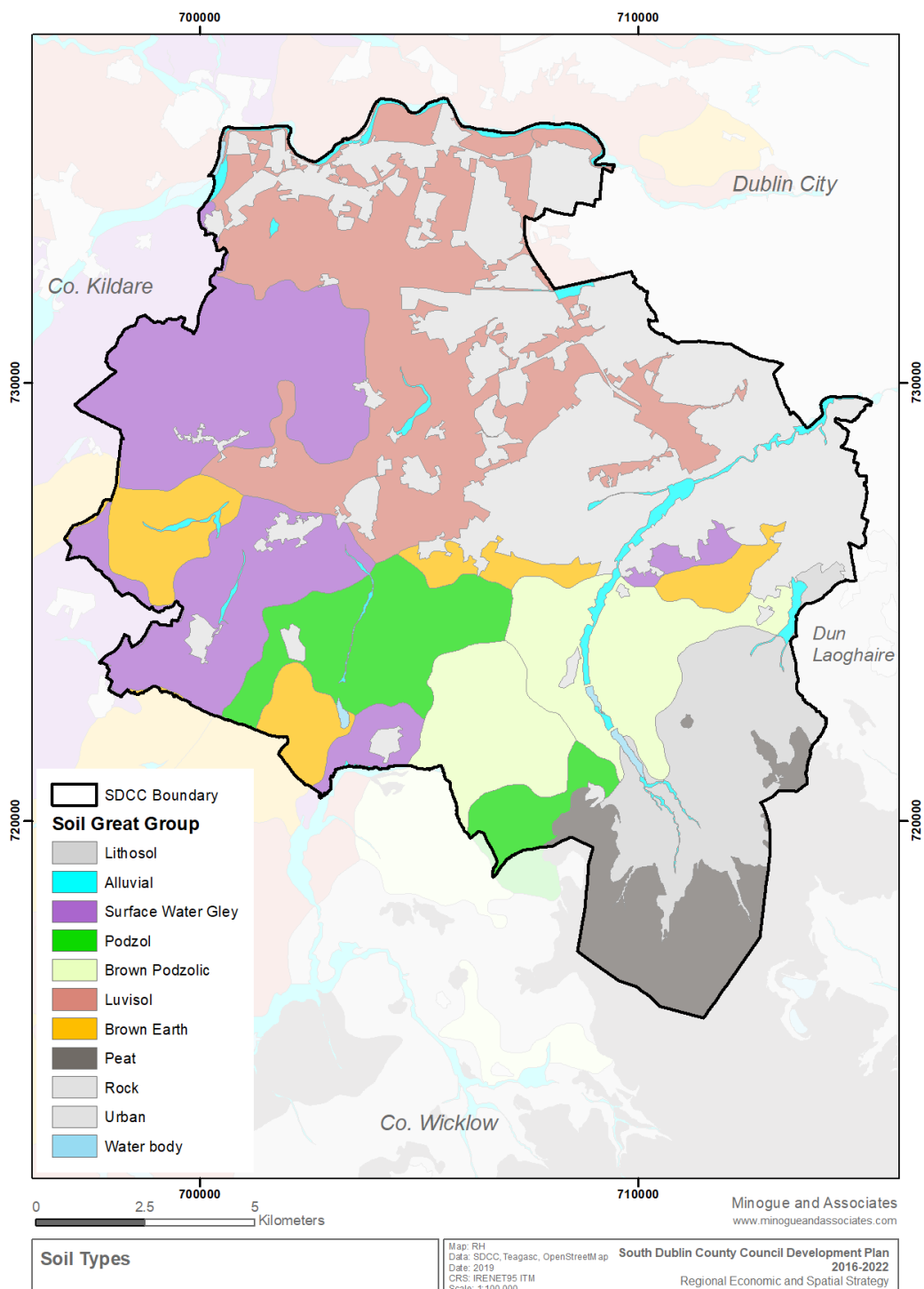


FIGURE 7 SOIL TYPES



### 2.1.5 LANDSCAPES

The Landscape Character Assessment (LCA) prepared as part of the County Development Plan review in 2015 identified the following landscape character areas in the county, with LCAs shown in Figure 8.

**Liffey Valley LCA:** a river valley of significant historical importance with an important ecological corridor associated with the River Liffey. The landscape characteristics and landscape value of this LCA confer on it a distinct sense of place. The elements that are key include historic and cultural heritage exemplified by Lucan and Palmerstown, and the variety of preserved naturalistic and rural

landscapes in the area. This sense is potentially at risk due to urbanisation. Recommendations are thus made aimed at preserving that sense of place and relate to conservation, protection and enhancement where possible of those key landscape elements and values.

**Newcastle Lowlands LCA:** a low lying agricultural area of high agricultural productivity, long history of human settlement and important landscape setting to the urbanised east. The Newcastle lowlands function as an important agricultural resource but are vulnerable to urbanising pressures. In addition, its character as a rural landscape provides a distinct and important identity to this area of western Dublin. To conserve its sense of place requires measures protecting the integrity of the agricultural landscape by controls on urban expansion, ribbon development and other sources of erosion and fragmentation, and recommends that site planning guidance on the use of appropriate vernacular styles and treatments in new developments be provided in the County Development Plan and Local Area Plans.

**Athgoe and Saggart Hills LCA:** The foothills and hills that form the backdrop and southern setting to the greater Dublin area; these hills provide a variety of uses including agriculture, forestry, recreation as well as important ecological services associated with their habitats. The LCA is diverse and offers the access into the more strongly rural areas of the county and beyond. Long views over the lowlands and south to the Wicklow Mountains are an important characteristics. The integrity of the landscape character is derived from agriculture combined with other rural land uses including coniferous plantations. The integrity of its character, and of its value as a landscape setting have been compromised by housing developments in the area and measures are recommended to enhance this rural diverse agricultural landscape and protect the long views that are a defining feature of this LCA.

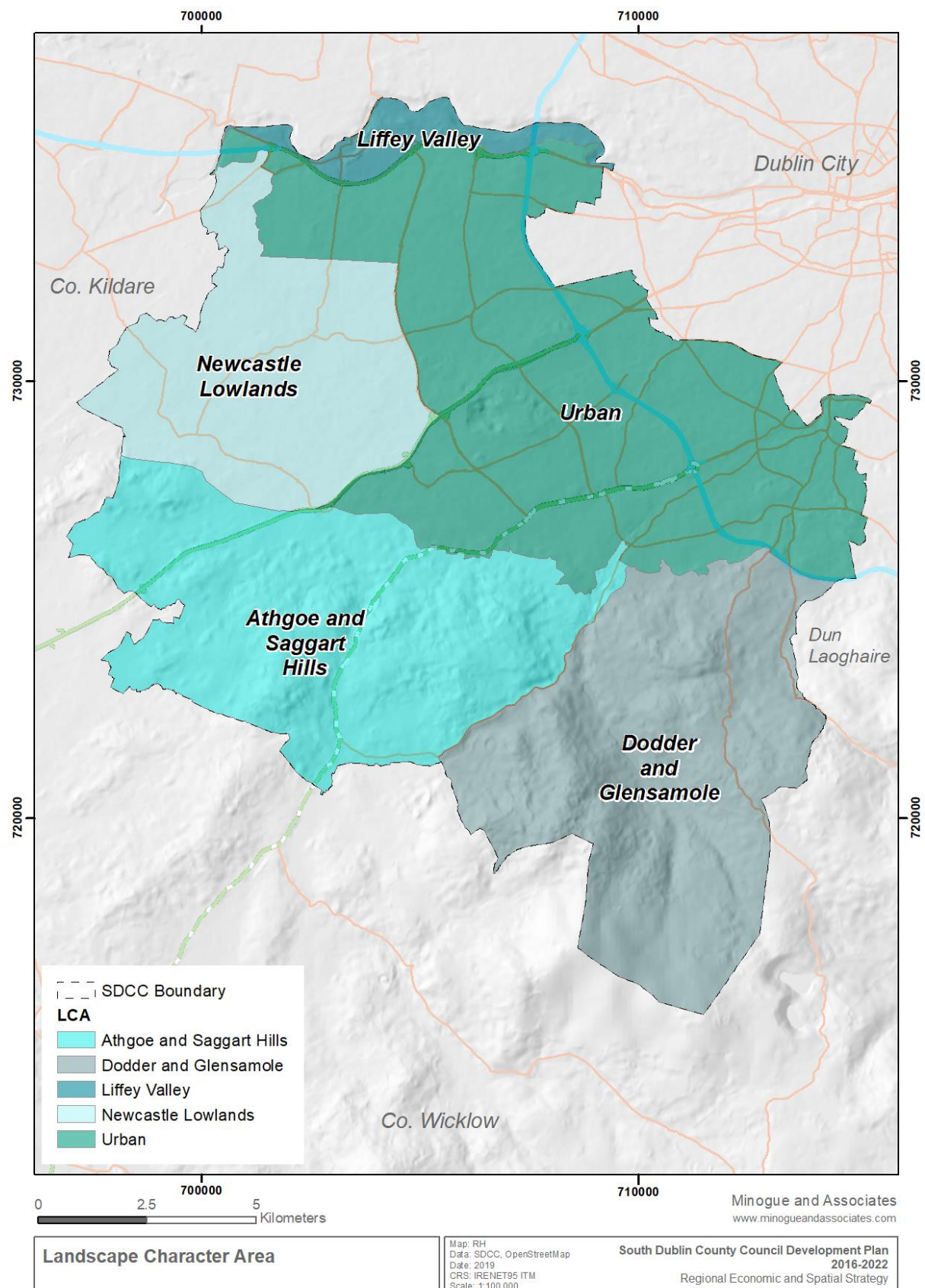
**River Dodder and Glenasmole Valley LCA:** A highly scenic and distinctive glacial valley with variety of attractive features, and enclosed fields contrasting with the upland blanket bog areas. Distinctive stone cut cottages and boundaries are present along the valley floor, this LCA also contains significant archaeological clusters. This LCA offers varied and extensive views across Dublin Bay and to the Wicklow mountains and is an important recreational and ecological landscape, evidenced by its statutory designations. It forms a significant backdrop to the greater Dublin area, and is a remarkable landscape in its wildness and remoteness so close to heavily urbanised areas. Its character and integrity is of importance to local residents, and it is a very significant resource for recreation users and for tourism. The objectives of managing this LCA is to preserve its overall character and the features and values that contribute to its uniqueness

The urban areas of the county were not assessed as they would normally merit more detailed and finer scale assessment, through townscape assessment or through local area plans. A summary description was provided for the Urban Areas as follows:

**Suburban Lowlands:** extensive urbanised area radiating from the east this area has historically functioned as the hinterland to the city; variety of housing estates and styles largely dating from the late 19<sup>th</sup> and early 20<sup>th</sup> century, with major communications corridors including roads, trains and tram routes. Green corridors are of great significance given their relative rarity within this LCA, the prime example being the River Dodder; other green spaces relate to golf courses, amenity and recreational facilities.



**FIGURE 8 LANDSCAPE CHARACTER AREAS OF SOUTH DUBLIN**



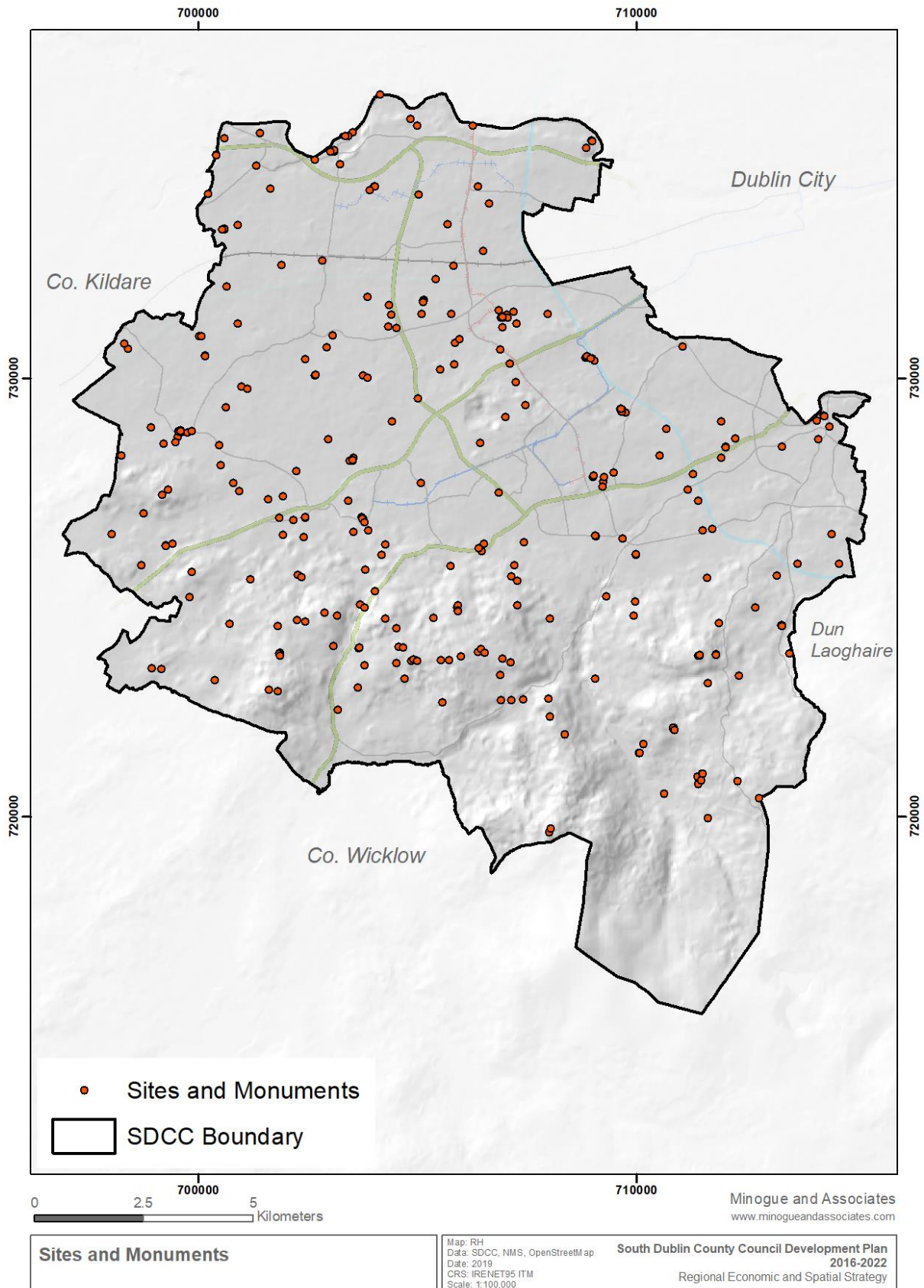
#### 2.1.6 CULTURAL HERITAGE

Archaeological heritage is defined as including structures, places, caves, sites, features or other objects, whether on land, underwater or in inter-tidal zones. All archaeological structures, constructions, groups of buildings, development sites, all recorded monuments as well as their contexts, and moveable objects, situated both on land and underwater are part of the Archaeological Heritage. Therefore, the archaeological heritage of the area is not confined to the archaeological sites within the Record of Monuments and Places. It also includes any archaeological sites that may not have been recorded yet, as well as archaeology beneath the ground surface, or underwater as well as the context of any such site discovered.

Part IV of the Planning and Development Act 2000 (as amended) defines the term “architectural heritage” as structures and buildings together with their settings and attendant grounds, fixtures and fittings, groups of structures and buildings and sites, which are of architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest, and “where a structure is protected, the protection includes the structure, its interiors and the land within its curtilage (including their interiors) and all fixtures and features which form part of the interior or exterior of all these structures”.

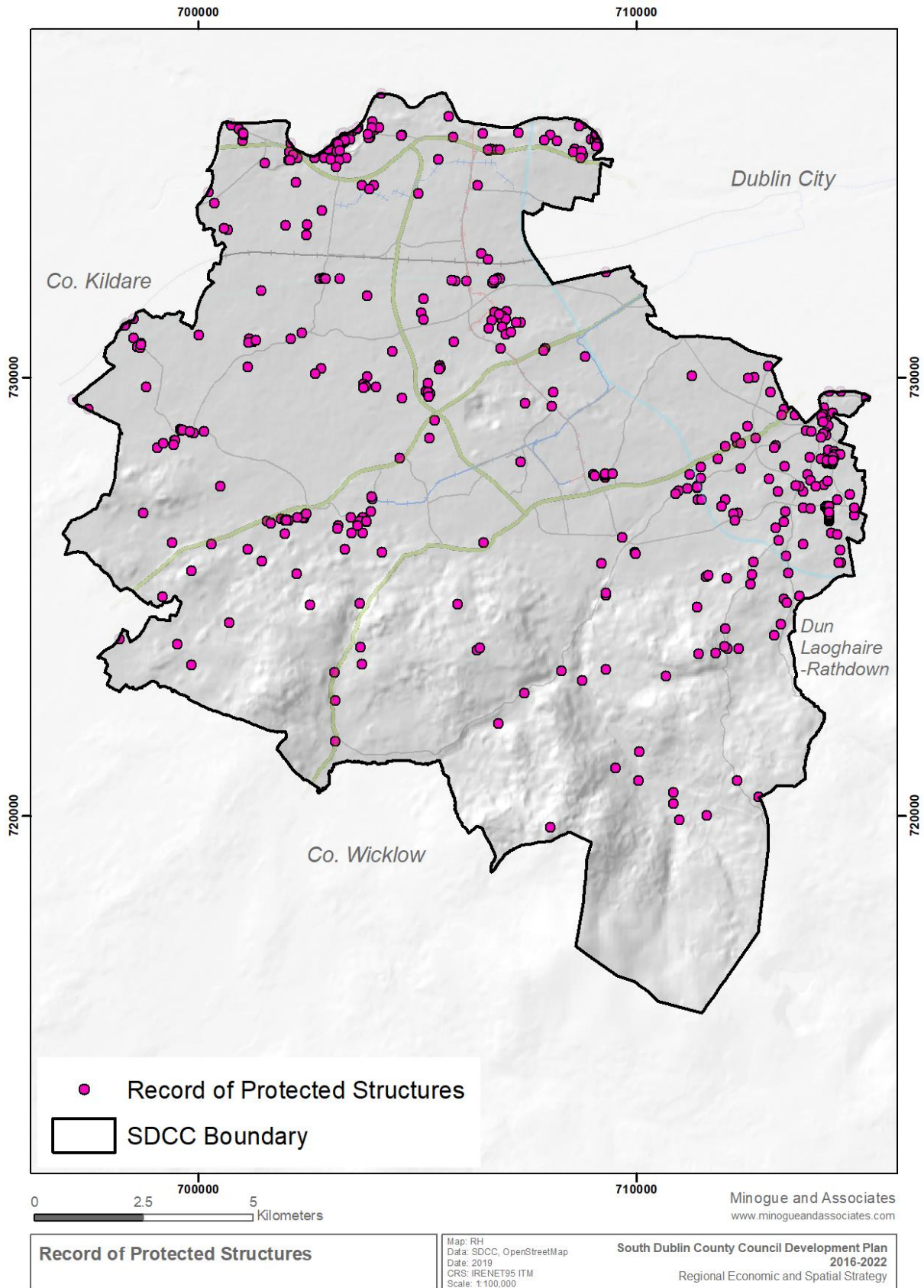
An Architectural Conservation Area (ACA) is a place, area, group of structures or townscape that is of special, architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest or value, or contributes to the appreciation of protected structures. The following figures present the sites and monuments record at county level, the Record of Protected Structures at county level and finally, the Architectural Conservation Areas in South Dublin.

**FIGURE 9 SITES AND MONUMENTS RECORD SOUTH DUBLIN COUNTY**

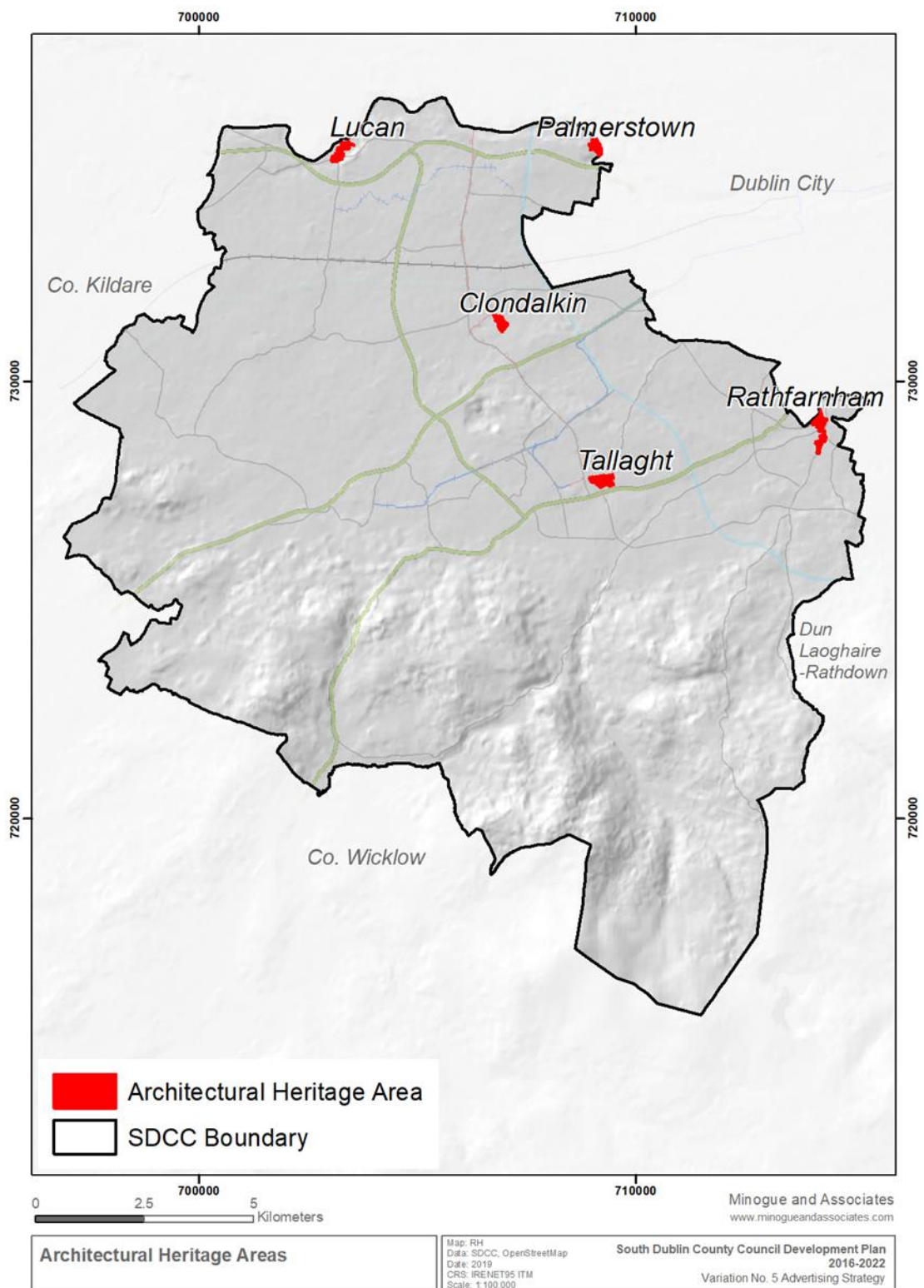




**FIGURE 10 RECORD OF PROTECTED STRUCTURES SOUTH DUBLIN COUNTY**



**FIGURE 11 ARCHITECTURAL CONSERVATION AREAS**



### 2.1.7 MATERIAL ASSETS

The Environmental Protection Agency (EPA) SEA Process Draft Checklist (2008) defines material assets as the critical infrastructure essential for the functioning of society such as: electricity generation and distribution, water supply, wastewater treatment, transportation, etc. An overview is provided below:

**Transport:** The county is well served by transport links with the Dublin Kildare Railway Line, the Luas Red Line and a number of bus corridors. In addition, the M50, N7 and N4 traverses the county. A greenway is constructed along the southern towpath of the Grand Canal and another Greenway is constructed along the River Dodder. Figure 12 presents the main transport links.

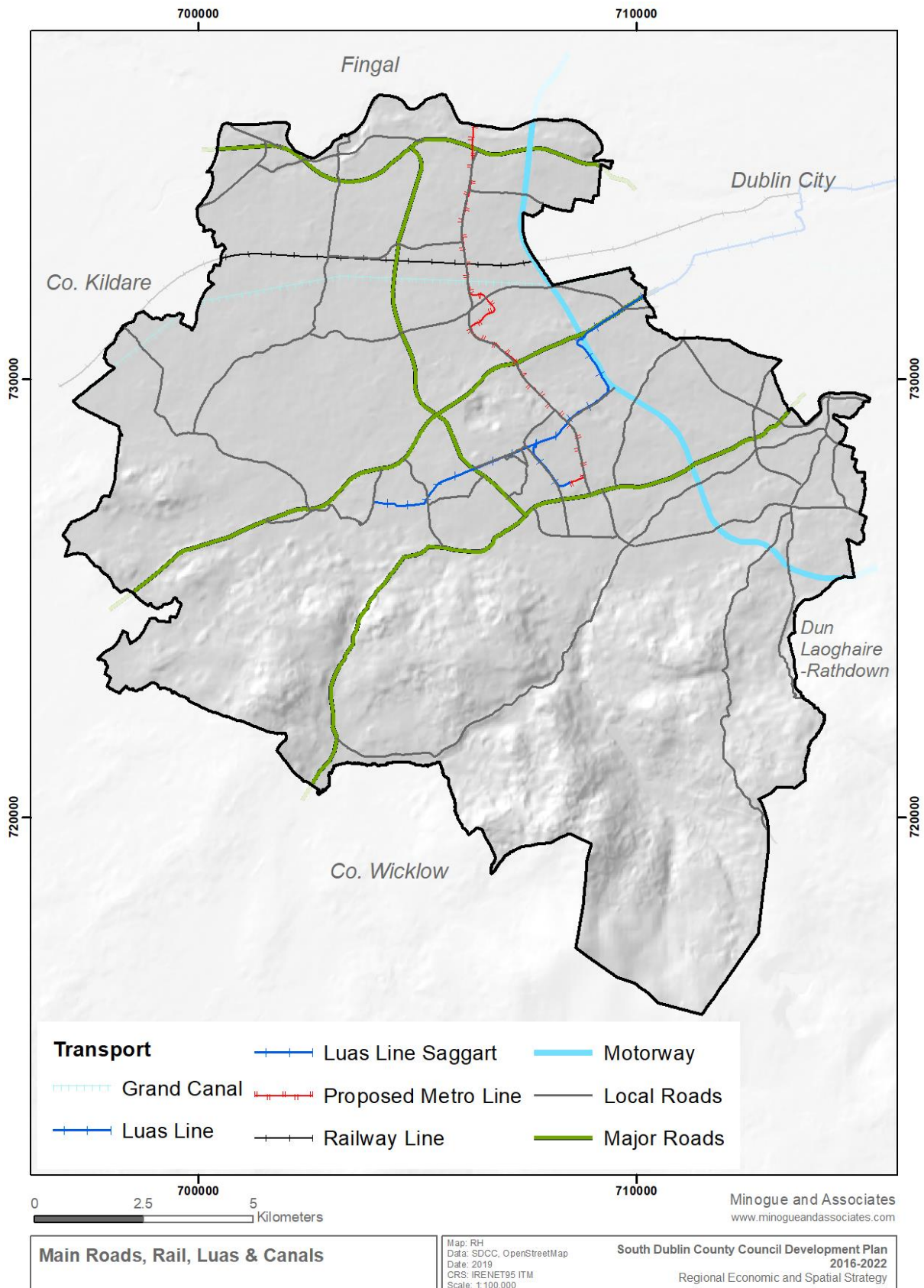
**Wastewater:** Almost all of the waste water in South Dublin is currently treated in Ringsend Wastewater Treatment Works which discharges into Dublin Bay. The treated waters are treated to a Tertiary standard, which is in compliance with the Urban Wastewater Treatment Directive. The quality of the discharged waters is within the requirements of the Urban Waste Water Treatment Directive.

**Water supply:** The Greater Dublin Water Supply Area (GDWSA) serves much of the county. The GDWSA is served by 5 major water treatment plants, Ballymore Eustace, Srowland, Leixlip, Ballyboden and Vartry, and a number of smaller sources. It is anticipated that Dublin will need a new major water source by 2025, based on projection of growth in the Greater Dublin Area.

**Waste:** Waste is baled at the South Dublin County Council (SDCC) Baling Station at Ballymount and is disposed of in the Council's engineered landfill at Arthurstown, Co. Kildare. In addition, SDCC will be committing a certain amount of waste to the thermal treatment plant in Ringsend within Dublin City Councils administrative area, the construction and use of which forms a part of the waste management strategy for the Greater Dublin Area.

**Seveso Sites:** Seveso sites are those which store significant amounts of dangerous or harmful substances and proximity to these sites could represent a potential impact to human health. If there are planning applications for development occurring within a certain distance of the perimeter of Seveso sites, the Health and Safety Authority (HSA) provides appropriate advice to the planning authorities in respect of development within a distance of these sites. A number of such sites are present around the county.

**FIGURE 12 MAIN TRANSPORT LINKS**



### 2.1.8 AIR QUALITY AND CLIMATE

The Air Quality Index for health (EPA) provides air quality information with health advice for both the general public and people sensitive to air pollution. As of 17<sup>th</sup> September 2019 air quality for the Dublin Region was classified as 'good'.<sup>6</sup>

Adaption to climate change will be guided by the Local Authority Adaptation Strategy Development Guidelines (EPA, 2016), Integrating Climate Change into SEA (EPA 2015) and the recent Sectoral Planning Guidelines for Climate Change Adaptation. The context for addressing climate change and energy issues in South Dublin County, are set within a hierarchy of EU and National Legislation and Policy. At a European level these directives include, the EU Climate and Energy Package 2008, EU Renewables Directive 2009/28/EC and EU Energy Efficiency Directive 2012/27/EU. The Climate Change Action Plan for South Dublin was recently launched and covers from 2019-2024 key actions are included around the areas of transport, energy, resource use, awareness and nature based solutions.

### 2.1.9 INTER-RELATIONSHIPS

In accordance with the SEA Directive, the interrelationship between the environmental parameters above must be taken into account. Although all such parameters may be considered interrelated and may impact on each other at some level environmental sensitivity mapping is commonly used to help identify areas of greater or lesser sensitivity. Figure 13 below shows the overall environmental sensitivity for the plan area and sphere of influence and follows the same approach (i.e.: ranking of environmental parameters) as that used in the Development Plan SEA process.

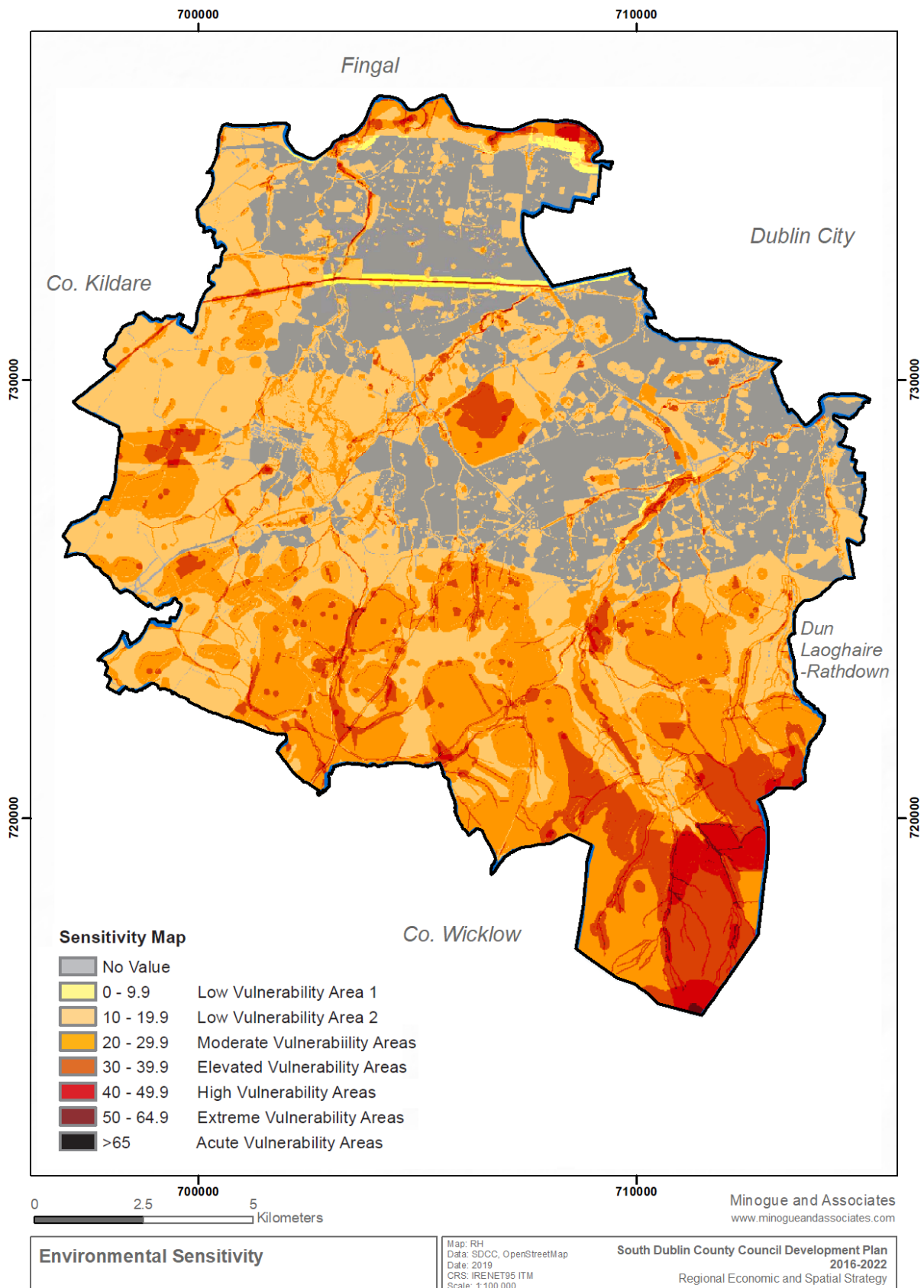
By mapping key environmental layers (GIS) to produce an environmental sensitivities map, it provides a visual impression which can assist in identifying which areas within the Plan area experience the highest concentration of environmental sensitivities and consequently the areas potentially most vulnerable to potential environmental impacts from development. Figure 13 shows the environmental sensitivity map for the County.

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<sup>6</sup> Air Quality for Health map accessed on 17.09.2019 at 14:43 <https://www.epa.ie/air/quality/>



**FIGURE 13 ENVIRONMENTAL SENSITIVITY MAP OF SOUTH DUBLIN COUNTY.**



### 3 SEA SCREENING ASSESSMENT

#### 3.1 INTRODUCTION

The following section presents the SEA screening assessment of the proposed Variation to the County Development Plan against the criteria provided in Schedule 2a of the Planning and Development (Strategic Environmental Assessment) Regulations 2004-2011 which details the criteria for determining whether a plan or programme is likely to have significant effects on the environment. The Screening assessment should be read in conjunction with the Habitats Directive Screening report.

**TABLE 1 SCHEDULE 2 A SCREENING ASSESSMENT**

Criteria for determining whether the Proposed Variation is likely to have significant effects on the environment
<p><b>1. The characteristics of the plan having regard, in particular, to:</b></p>
<p><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></p>
<p>The main purpose of the Variation No 4 is to amend the Development Plan to respond to the recent changes in National and Regional planning policy, namely the publication of the National Planning Framework (NPF) in 2018 and the Eastern and Midland Regional Assembly (EMRA) Regional Spatial and Economic Strategy (RSES) in 2019. The NPF includes a National Strategic Outcome (NSO) to achieve compact growth and consolidation of Ireland’s cities as a top priority. The NPF and RSES have been subject to SEA and AA as well as the Development Plan.</p> <p>The changes across the Variation are predominantly minor in scale relating to ensuring there is consistency with the RSES and NPF provisions. A review of the core strategy and Variation ensures that there is no additional population targets and landuse is sufficiently zoned and serviced to meet core strategy targets. The Development Plan sets the framework for projects and the Variation ensures it is consistent with national policy.</p>
<p><i>the degree to which the plan influences other plans, including those in a hierarchy,</i></p>
<p>The Variation and any proposals arising therein, would be subject to all relevant requirements of the Development Plan and would represent a proposed Variation to the Development Plan through ensuring the Development Plan is consistent with key national and regional policies and objectives as provided in the NPF and the RSES.</p>
<p><i>the relevance of the plan in the integration of environmental considerations in particular with a view to promoting sustainable development,</i></p>
<p>Existing environmental considerations and requirements in the South Dublin CDP 2016-2022 would apply. Of the three new policies/objectives proposed in Variation No. 4, two strengthen environmental protection particularly as they relate to climate change and serviced lands in rural villages. E1 Objective 13 and Energy Policy 12 refers. The third policy relates to supporting social inclusion and access to services (C10 Objective 5).</p>
<p><b>E1 Objective 13:</b></p>

*To support the servicing of rural villages (serviced sites) to provide an alternative to one-off housing in the countryside.*

**ENERGY (E) Policy 12 Service Providers and Energy Facilities**

*It is the policy of the Council to support roll-out of the Smart Grids and Smart Cities Action Plan enabling new connections, grid balancing, energy management and micro grid development.*

**Environmental problems relevant to the plan**

At county level, a number of environmental issues and problems are present including water quality, traffic and transport, ecological quality and connectivity as well as erosion of local landscape and historically poor public realm projects. In terms of the Variation, the new policies above support serviced lands in villages to counterbalance rural housing demands, as well as energy efficiency measures.

***the relevance of the plan in the implementation of European Union legislation on the environment (e.g. plans linked to waste-management or water protection).***

The Variation is not relevant to implementation of EU legislation; however all proposals relating to same will be required to show compliance with the environmental and development management standards in the Development Plan which includes policies relating to environmental protection, water supply, water quality, ground water, waste management, landscape and cultural heritage in compliance with EU legislation. These include the *Water Framework Directive, Groundwater Directive, Habitats Directive* and *Birds Directive*.

**2. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to:**

***the probability, duration, frequency and reversibility of the effects,***

Minor environmental effects given the consistency with the Core Strategy already within the Development Plan.

***the cumulative nature of the effects,***

No cumulative effects are identified the Variation.

***the transboundary nature of the effects***

It is considered that with proper regard and consistency with the environmental protection policies and objectives contained in the Development Plan and the completion of appropriate environmental assessments and planning process for any proposed development arising from the Variation, no negative transboundary environmental effects are predicted.

***the risks to human health or the environment (e.g. due to accidents),***

Given the protective policies and objectives contained in the Development Plan it is not identified at this stage as giving rise to effects that would present as risks to human health or the environment.

<b><i>the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected).</i></b>
As above, given the application of development management standards and environmental protection measures in the Development Plan, no significant environmental effects are identified given the absence of new/additional landuse effects associated with the Variation.
<b><i>the value and vulnerability of the area likely to be affected due to:</i></b>
<p>(a) special natural characteristics or cultural heritage</p> <p>The Variation seeks to ensure consistency with the RSES and NPF which in turn supports protection of natural and cultural heritage. Given the application of development management guidelines and environmental protection measures no significant effects are identified on natural and cultural heritage.</p>
<p>(b) exceeded environmental quality standards or limit values,</p> <p>Any landuse activities will be required to be compliant with relevant standards, policies and objectives of the current Development Plan. No such effects are identified.</p>
<p>(c) intensive land-use,</p> <p>The Variation supports intensive landuse and brown field development in line with the RSES and NPF and the existing landuse use in particular REGEN and the Strategic Development Zones provide sufficient landuse to accommodate the population targets.</p>
<p>(d) the effects on areas or landscapes which have a <b>recognised</b> national, European Union or international protection status.</p> <p>A Habitats Directive Screening Statement has been prepared in tandem with this SEA Screening to assess if likely significant effects arise in relation to conservation management objectives of European Sites and the proposed Variation. The Screening Statement in support of Appropriate Assessment has found that no likely significant effects are identified in relation to conservation management objectives of European Sites and Variation No.4 to the Development Plan.</p> <p>It is not considered that any significant effects will arise in relation to landscapes of national, EU or International protection status.</p>

### 3.2 SCREENING DECISION

Section 9 (1) of the (2004) Regulations (S.I. No. 436) (as amended) states *“subject to sub-article (2), an environmental assessment shall be carried out for all plans and programmes*

*(a) which are prepared for agriculture, forestry, fisheries, energy, industry, transport, waste management, water management, telecommunications and tourism, and which set the framework for future development consent of projects listed in Annexes I and II to the Environmental Impact Assessment Directive, or*

*(b) which are not directly connected with or necessary to the management of a European site but, either individually or in combination with other plans, are likely to have a significant effect on any such site."*

The purpose of this report is to screen the Proposed Variation No.4 of the South Dublin County Development Plan 2016-2022 to ensure that there are no unexpected or significant environmental effects as a result of the Proposed Variation.

The Proposed Variation No. 4 of the Development Plan seeks to respond to changes in national policy in particular the Regional Spatial Economic Strategy (RSES) for the Eastern and Midland region and the National Planning Framework (NPF). The amendments are minor in nature, provide greater policy consistency and have not been identified as generating strategic environmental effects. As the assessment against the above criteria in the SEA Directive and SI 435 of 2004 demonstrate, no significant environmental effects are identified for this Variation and therefore this Variation is determined not to require full Strategic Environmental Assessment.

This determination will be concluded upon consultation with statutory environmental authorities.