

# ENVIRONMENTAL REPORT

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OF THE  
**DRAFT SOUTH DUBLIN COUNTY DEVELOPMENT PLAN  
2010-2016**

## STRATEGIC ENVIRONMENTAL ASSESSMENT



### South Dublin County Council

County Hall  
Tallaght  
Dublin 24



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## List of Abbreviations

<b>CDP</b>	County Development Plan
<b>CSO</b>	Central Statistics Office
<b>DEHLG</b>	Department of the Environment, Heritage and Local Government
<b>EIA</b>	Environmental Impact Assessment
<b>EPA</b>	Environmental Protection Agency
<b>EU</b>	European Union
<b>GSI</b>	Geological Survey of Ireland
<b>NHA</b>	Natural Heritage Area
<b>NIAH</b>	National Inventory of Architectural Heritage
<b>NSS</b>	National Spatial Strategy
<b>RBD</b>	River Basin District
<b>RMP</b>	Record of Monuments and Places
<b>RPS</b>	Record of Protected Structures
<b>SAC</b>	Special Area of Conservation
<b>SEA</b>	Strategic Environmental Assessment
<b>SEO</b>	Strategic Environmental Objective
<b>SI No.</b>	Statutory Instrument Number
<b>SPA</b>	Special Protection Area
<b>WFD</b>	Water Framework Directive

# Glossary

## Biodiversity and Flora and Fauna

Biodiversity is the variability among living organisms from all sources including inter alia, terrestrial, marine and other aquatic ecosystems and the ecological complexes of which they are a part; this includes diversity within species, between species and of ecosystems' (United Nations Convention on Biological Diversity 1992).

Flora is all of the plants found in a given area.

Fauna is all of the animals found in a given area.

## Biotic Index Values (Q Values)

The Biotic Index Values, or Q values, are assigned to rivers in accordance with biological monitoring of surface waters - low Q ratings, as low as Q1, are indicative of low biodiversity and polluted waters, and high Q ratings, as high as Q5, are indicative of high biodiversity and unpolluted waters. Good status as defined by the Water Framework Directive equates to approximately Q4 in the national scheme of biological classification of rivers as set out by the Environmental Protection Agency.

## Environmental Problems

Annex I of Directive 2001/42/EC of the European Parliament and of the Council of Ministers, of 27 June 2001, on the assessment of the effects of certain plans and programmes on the environment (the Strategic Environmental Assessment Directive) requires that information is provided on 'any existing environmental problems which are relevant to the plan or programme', thus, helping to ensure that the proposed strategic action does not make existing environmental problems worse.

Environmental problems arise where there is a conflict between current environmental conditions and ideal targets. If environmental problems are identified at the offset they can help focus attention on important issues and geographical areas where environmental effects of the plan or programme may be likely.

## Environmental Vectors

Environmental vectors are environmental components, such as air, water or soil, through which contaminants or pollutants, which have the potential to cause harm, can be transported so that they come into contact with human beings.

## Mitigate

To make or become less severe or harsh

## Mitigation Measures

Mitigation measures are measures envisaged to prevent, reduce and, as fully as possible, offset any significant adverse impacts on the environment of implementing a human action, be it a plan, programme or project. Mitigation involves ameliorating significant negative effects. Where there are significant negative effects, consideration should be given in the first instance to preventing such effects or, where this is not possible, to lessening or offsetting those effects. Mitigation measures can be roughly divided into those that: *avoid* effects; *reduce* the magnitude or extent, probability and/or severity of effects; *repair* effects after they have occurred; and *compensate* for effects, balancing out negative impacts with other positive ones.

## **Protected Structure**

Protected Structure is the term used in the Planning Act of 2000 to define a structure included by a planning authority in its Record of Protected Structures. Such a structure shall not be altered or demolished in whole or part without obtaining planning permission or confirmation from the planning authority that the part of the structure to be altered is not protected.

## **Recorded Monument**

A monument included in the list and marked on the map which comprises the Record of Monuments and Places that is set out County by County under Section 12 of the National Monuments (Amendment) Act, 1994 by the Archaeological Survey of Ireland. The definition includes Zones of Archaeological Potential in towns and all other monuments of archaeological interest which have so far been identified. Any works at or in relation to a recorded monument requires two months notice to the Department of the Environment, Heritage and Local Government under section 12 of the National Monuments (Amendment) Act, 1994.

## **Scoping**

Scoping is the process of determining what issues are to be addressed, and setting out a methodology in which to address them in a structured manner appropriate to the plan or programme. Scoping is carried out in consultation with the appropriate bodies.

## **Strategic Actions**

Strategic actions include: *Policies*, which may be considered as inspiration and guidance for action and which set the framework for plans and programmes; *Plans*, sets of co-ordinated and timed objectives for the implementation of the policy; and *Programmes*, sets of projects in a particular area.

## **Strategic Environmental Assessment (SEA)**

Strategic Environmental Assessment (SEA) is the formal, systematic evaluation of the likely significant environmental effects of implementing a plan or programme before a decision is made to adopt it.

## **Strategic Environmental Objective (SEO)**

Strategic Environmental Objectives (SEOs) are methodological measures which are developed from international, national and regional policies which generally govern environmental protection objectives and against which the environmental effects of the Draft Plan can be tested. The SEOs are used as standards against which the provisions of the Draft Plan can be evaluated in order to help identify areas in which significant adverse impacts are likely to occur, if unmitigated against.





## Section 1 SEA Introduction and Background

### 1.1 Introduction and Terms of Reference

This is the Environmental Report prepared as part of the Strategic Environmental Assessment (SEA) of the new Draft South Dublin County Development Plan.

The aim of the Environmental Report is to identify:

1. The existing environmental issues in the South Dublin area;
2. The likely significant effects on the environment when the new County Plan is implemented;
3. How the impact on the environment can be reduced or prevented; and
4. How to monitor environmental impacts over the lifetime of the Development Plan.

The Environmental Report has guided the preparation of objectives, policies and development alternatives for the Development Plan with the aim of achieving sustainable development in the County without causing adverse harm to the environment.

The SEA has been carried out in order to comply with the provisions of the European SEA Directive and national SEA Regulations and in order to provide a clear understanding of the likely environmental consequences of decisions regarding the future accommodation of growth in South Dublin County Council. This report should be read in conjunction with the South Dublin County Development Plan.

### 1.2 SEA Definition

Environmental assessment is a procedure that ensures that the environmental implications of decisions are taken into account before the decisions are made. *Environmental Impact Assessment*, or EIA, is generally used for describing the process of environmental assessment which is limited to individual projects such as waste incinerators, housing developments or roads whereas *Strategic Environmental Assessment*, or SEA, is the term

which has been given to the environmental assessment of plans, and other strategic actions.

SEA is a systematic process of predicting and evaluating the likely environmental effects of implementing a proposed plan, or other strategic action, in order to insure that these effects are appropriately addressed at the earliest appropriate stage of decision-making on a par with economic and social considerations.

The kind of development that occurs in South Dublin and where it occurs will be significantly determined by the implementation of a Development Plan. By anticipating the effects and avoiding areas in which growth cannot be sustainably accommodated and by directing development towards more compatible and robust receiving environments, real improvements in environmental management and planning can occur in South Dublin - the scope of lower tier SEAs which may be required are likely to be reduced; the scope of any EIAs which may be required as part of any planning applications are also likely to be reduced; and, planning applications are more likely to be granted permission.

### 1.3 Legislative Context

The requirement to carry out a Strategic Environmental Assessment stems from the Strategic Environmental Assessment Directive (2001/42/EC) which states:

*'The objective of this Directive 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.....with a view to promoting sustainable development.....'*

The Directive was introduced into Irish Law in 2004, through the European Communities (Environmental Assessment of Certain Plans & Programmes) Regulations 2004, S.I. No. 435 of 2004 and the Planning and Development (Strategic Environmental Assessment) Regulations 2004, S.I. No. 436 of 2004.

In 2004, the Department of the Environment, Heritage and Local Government also released

Guidelines for Planning Authorities on the implementation of the SEA Directive<sup>1</sup>.

## **1.4 Implications for the Council and the Elected Members**

The above legislation requires certain plans and programmes which are prepared by South Dublin County Council - including the Development Plan - to undergo SEA. The findings of the SEA are expressed in an Environmental Report which is submitted to the Elected Members at the same time as the Draft Development Plan. The Environmental Report is an assessment of the existing environment within the County, and the impacts of the proposed development policies of the Draft Plan on the existing environment. The Environmental Report is a parallel but separate process to that of producing the Draft Development Plan.

Article 8 of the SEA Directive requires that the Environmental Report, the opinions expressed by the environmental authorities and the public, and the outcome of any transboundary consultation, must be taken into account during the preparation of the plan and before its adoption.

When the Plan is adopted a statement must be made public, summarising, inter alia: how environmental considerations have been integrated into the Plan; and, the reasons for choosing the Plan as adopted over other alternatives detailed in the Environmental Report.

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<sup>1</sup> Implementation of SEA Directive (2001/42/EC) Assessment of the Effects of Certain Plans and Programmes on the Environment. Guidelines for Regional and Planning Authorities. November 2004.

## Section 2 SEA Methodology

### 2.1 Introduction

This section details how the SEA for the County Development Plan has been undertaken. The SEA process has been carried out alongside the preparation of the Plan. The findings of the SEA were communicated to the Plan making team in

South Dublin County Council on an ongoing basis from the outset in order to allow for their integration into the Plan thus minimising the potential for significant negative environmental effects arising from implementation of the plan. The methodology for the SEA is outlined in the table below.

Action	Comments
<b>1. Screening</b>	An Environmental Report is mandatory for a County Development Plan. Screening was therefore unnecessary.
<b>2. Scoping Issues Paper</b>	A Scoping Issues Paper was prepared containing baseline environmental data and suggested development alternatives.
<b>3. Consultation with the Environmental Authorities</b>	Submissions received and Scoping Meeting held with Environmental Protection Agency.
<b>4. Scoping Report</b>	Submissions received from Environmental Authorities were incorporated into the Scoping Report and baseline data was amended.
<b>5. Preparation of Environmental Report and Draft County Development Plan</b> <ul style="list-style-type: none"> <li>○ <b>Environmental Objectives Established</b></li> <li>○ <b>Consultation with EPA</b></li> <li>○ <b>Assessment of Alternative Scenarios</b></li> <li>○ <b>Mitigation Measures Detailed</b></li> <li>○ <b>Monitoring Measures Detailed</b></li> </ul>	Multi disciplinary SEA team established to create policy consistent documents and to examine the effects on the environment of implementing the objectives and policies. <ul style="list-style-type: none"> <li>○ Objectives and Polices created in Draft Development Plan assessed in Environmental Report and Development Scenarios for the County examined.</li> <li>○ Feedback from on-going Plan preparation process and Environmental Report preparation</li> <li>○ Favoured scenario chosen.</li> <li>○ Mitigation measures discussed and chosen.</li> <li>○ Monitoring incorporated into existing methods.</li> </ul>

<p><b>6. SEA Statement</b></p>	<p>At the end of the process, a statement will be issued by the Council summarising:</p> <ul style="list-style-type: none"> <li>○ how environmental considerations have been integrated into the plan,</li> <li>○ how the environmental report and the submissions and observations made to the planning authority on the Draft Plan and Environmental Report have been taken into account during the preparation of the plan.</li> <li>○ the reasons for choosing the plan, as adopted, in the light of the other reasonable alternatives dealt with, and</li> <li>○ the measures decided upon to monitor the significant environmental effects of implementation of the plan.</li> </ul>
<p><b>6. Monitoring the County Development Plan</b></p>	<p>Monitoring significant environmental effects over the lifetime of the County Development Plan</p>

**Table 2.1 Summary of SEA Methodology**

## 2.2 Scoping

In consultation with the relevant authorities, the scope of environmental issues to be dealt with by the SEA together with the level of detail to which they are to be addressed was broadly decided on after preliminary data collection. Scoping of the SEA was continuous with certain issues being selected for further examination after preliminary data was obtained. Scoping helped the SEA to become focused upon the important issues, such as those relating to existing and potential environmental issues and environmental problems<sup>2</sup>, thereby avoiding resources being wasted on unnecessary data collection.

Scoping facilitated the selection of issues relevant to the environmental components

<sup>2</sup> Annex I of the SEA Directive requires that information is provided on 'any existing environmental problems which are relevant to the plan or programme', thus, helping to ensure that the proposed strategic action does not make existing environmental problems worse. Environmental problems arise where there is a conflict between current environmental conditions and ideal targets. If environmental problems are identified at the offset they can help focus attention on important issues and geographical areas where environmental effects of the plan or programme may be likely.

which are specified under the SEA Directive - biodiversity, fauna, flora, population, human health, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, and landscape.

In November 2008, a Strategic Issues Paper was issued by the Council in order to stimulate public consultation on the review and the preparation of the new Draft County Development Plan. It included information on the process of Strategic Environmental Assessment.

An SEA Scoping Issues Paper was issued to the designated Environmental Authorities in December 2008 in order

- to identify the significant environmental issues to be taken into consideration in the making of the new Plan
- to form a basis for consultation with the statutory bodies
  - Environmental Protection Agency (EPA);
  - Department of Environment, Heritage and Local Government (DEHLG);
  - Department of Communications, Energy and Natural Resources (DCENR).
- to identify and consult on the environmental objectives, which will be

used to ensure the integration of the environment into the preparation of the County Development Plan and which will also be used to identify the likely significant effects on the environment;

- To identify the baseline information and data gaps.
- to identify reasonable alternative strategies of achieving the strategic goals of the Plan.

The SEA Scoping Issues Paper sets out a description of the County, relevant plans and programmes to be considered during the preparation of the new Draft Development Plan and Environmental Report and a baseline of environmental data in the County (grouped under the environmental themes/receptors – biodiversity, flora and fauna, population and human health, soil and landscape, water, air, climate, material assets and cultural heritage including architectural and archaeological).

The Planning Authority formally consulted the designated Environmental Authorities during the 'Scoping' exercise and during the preparation of the Environmental Report. Submissions were received from

- Environmental Protection Agency (EPA);
- Department of Environment, Heritage and Local Government (DEHLG);
- Department of Communications, Energy and Natural Resources (DCENR).

A Scoping meeting was held between the Planning Authority and the Environmental Protection Agency. The submissions received were included in the Scoping Report and the environmental baseline data was updated.

The most important strategic environmental issues in South Dublin were identified as follows:

- The encroachment of urban development, the loss of Biodiversity and the need to comply with the Habitats Directive.
- The need to increase population in more established districts of the County where there is both good public transport and community infrastructure and the need to reduce private car based movements resulting in reduced emissions

- Compliance with the Water Framework Directive, the groundwater bodies and surface water bodies and catchments which are most at risk are those under the most pressure as a result of development. The need to implement the recommendations of the Draft Eastern River Basin Management Plan
- The protection of the High Amenity Areas and views particularly in the sensitive upland areas where housing development is occurring
- The prevention of flooding

The findings of the SEA were communicated to the plan making team on an ongoing basis from the outset in order to allow for their integration into the Development Plan thus minimising the potential for significant negative environmental effects arising from implementation of the Plan.

## **2.3 Environmental Baseline Data**

The SEA Directive requires that information on the baseline environment be focused upon the relevant aspects of the environmental characteristics of areas likely to be significantly affected and the likely evolution of the current environment in the absence of the strategic action. Data was collected to describe the environmental baseline in the South Dublin area from currently available relevant environmental sources. Information is also provided on existing environmental problems which are relevant to the County. The likely evolution of the current environment in the absence of the Development Plan is also described.

## **2.4 Strategic Environmental Objectives**

The review of the existing County Development Plan and the making of the new Plan is considered within the context of a hierarchy of policies, plans and strategies which include international, EU, national, regional and local levels. These policies, plans, strategies and

guidelines are critical in the derivation of Environmental Objectives for the South Dublin area.

## 2.5 Alternatives

The SEA Directive requires that reasonable alternatives (taking into account the objectives and the geographical scope of the plan or programme) are identified, described and evaluated for their likely significant effects on the environment.

Taking into account the objectives and the geographical scope of the Development Plan, alternatives were formulated through consultation with the EPA, the Development Plan Team and a number of Departments in South Dublin County Council.

## 2.6 The SEA Environmental Report

In the Environmental Report, which will be placed on public display alongside the Draft Development Plan, the likely environmental effects of the Draft Plan and the alternatives are predicted and their significance evaluated with regard to the environmental baseline. The Environmental Report provides the decision-makers, the Elected Members, who decide whether or not to adopt the Draft Plan, as well as the public, with a clear understanding of the likely environmental consequences of decisions regarding the future accommodation of growth in South Dublin. Mitigation measures to prevent or reduce significant adverse effects posed by the Plan, or to maximise any benefits arising, are proposed. The alternatives are also presented in this report, as are measures concerning monitoring.

The Environmental Report may be required to be added to by means of an addendum should a Draft Development Plan which includes elements that have not been evaluated by the SEA and which may be likely to have significant environmental effects, be placed on display or adopted.

It should be noted that the SEA Directive aims to avoid duplication of the assessment whereby a strategic action forms part of a hierarchy - if certain matters are more appropriately assessed at different levels of the hierarchy in which the

County Development Plan is positioned, or, if certain matters have already been assessed by a different level of the hierarchy then additional assessment is not needed.

## 2.7 The SEA Statement

When the Development Plan is adopted the final stage of the SEA process is undertaken i.e. the SEA statement. This document is published and sent to the Environmental Authorities. It is required to include information on: how environmental considerations have been integrated into the South Dublin County Development Plan - highlighting the main changes to the Plan which resulted from the SEA process; how the Environmental Report and consultations have been taken into account - summarising the key issues raised in consultations and in the Environmental Report indicating what action, if any, was taken in response; and the reasons for choosing the Plan in the light of the other alternatives, identifying the other alternatives considered, commenting on their potential effects and explaining why the Plan was selected.

The SEA Statement must include information on how environmental considerations have been integrated throughout the process. It must also describe how the preferred alternative was chosen to introduce accountability, credibility and transparency into the strategic decision-making process.

## 2.8 Legislative Conformance

This report complies with the provisions of the SEA Regulations and is written in accordance with Schedule 2B of the Planning and Development (Strategic Environmental Assessment) Regulations 2004 (SI No. 436 of 2004). Table 2.2 (overleaf) is a reproduction of the checklist of information to be contained in the Environmental Report (DEHLG, 2004)<sup>3</sup> and includes the relevant sections of this report which deal with these requirements.

<sup>3</sup> DEHLG (2004) *Implementation of SEA Directive (2001/42/EC): Guidelines for Regional Authorities and Planning Authorities* Dublin: Government of Ireland.

<b>Information Required to be included in the Environmental Report</b>	<b>Corresponding Section of this Report</b>
(A) Outline of the contents and main objectives of the Plan, and of its relationship with other relevant plans and programmes	Sections 4 and 5
(B) Description of relevant aspects of the current state of the environment and the evolution of that environment without implementation of the Plan	Section 3 and Appendix II
(C) Description of the environmental characteristics of areas likely to be significantly affected	Sections 3, 4, 7 and 8
(D) Identification of any existing environmental problems which are relevant to the Plan, particularly those relating to European protected sites	Section 3
(E) List environmental protection objectives, established at international, EU or national level, which are relevant to the Plan and describe how those objectives and any environmental considerations have been taken into account when preparing the Plan	Sections 4, 6, 7 and 9
(F) Describe the likely significant effects on the environment	Section 7 and 8 and Appendix 1
(G) Describe any measures envisaged to prevent, reduce and as fully as possible offset any significant adverse environmental effects of implementing the Plan	Section 9
(H) Give an outline of the reasons for selecting the alternatives considered, and a description of how the assessment was undertaken (including any difficulties)	Sections 2, 6 and 7
(I) A description of proposed monitoring measures	Section 10
(J) A non-technical summary of the above information	Appendix V
(K) Interrelationships between each Environmental topic	Addressed as it arises within each Section

**Table 2.2 Checklist of Information included in this Environmental Report**

## 2.9 Difficulties Encountered

There are still a number of data gaps in the Baseline information. These are detailed below;

- The lack of a Biodiversity Plan for South Dublin.
- An incomplete Landscape Character Assessment for South Dublin.
- A lack of information regarding floodplains and flood risk areas.
- No assessment under Article 6 of the Habitats Directive 92/43/EEC had been undertaken for Natura 2000 sites in South Dublin although there are appropriate assessments for some of the Natura 2000 sites in the surrounding counties.

A Heritage Plan is at present being undertaken for South Dublin and will be finalised by late 2009. Some, though not all, of the information gaps caused by the absence of a Biodiversity Plan and a detailed Landscape Character Assessment will be addressed in the Heritage Plan. Detailed information concerning floodplains

will become available following the completion of Catchment Flood Risk Assessment Management Studies (CFRAMS) the River Dodder and the River Liffey. A Biodiversity Plan will be initiated in late 2009 and finalised in 2010.

## 2.10 Planning Authority Team

A Multi-disciplinary SEA team comprising members from various sections of South Dublin County Council has been established in order to examine the significant environmental impacts which may result from the implementation of the new County Development Plan. At the core of the multi-disciplinary SEA team are two planners who are a separate team from the Development Plan project team. The SEA team were assisted in the preparation of the Environmental Report by specialist SEA consultants, CAAS.



## Section 3 South Dublin's Baseline Environment

### 3.1 Introduction

The environmental baseline within South Dublin is described in this section. This baseline together with the Strategic Environmental Objectives, which are outlined in Section 4, is used in order to identify, describe and evaluate the likely significant environmental effects of implementing the Draft Development Plan and in order to determine appropriate monitoring measures. Figure 3.1 indicates the 1:50,000 Ordnance Survey Map for South Dublin.

The County is endowed with a wide range of environmental resources, which need be acknowledged and dealt with appropriately within the Development Plan. The environmental baseline is described in line with the legislative requirements, encompassing the following components as required by the Planning and Development Regulations (Strategic Environmental Assessment) Regulations 2004 (SI No. 436 of 2004).

- **Biodiversity**
- **Fauna**
- **Flora**
- **Population**
- **Human Health,**
- **Soil**
- **Water**
- **Air**
- **Climatic Factors**
- **Material Assets**
- **Cultural Heritage including Architectural and Archaeological Heritage**
- **Landscape**

The interaction between environmental topics will be considered in the Environmental Report as the Plan progresses. GIS mapping is used to assist this process. Sources of baseline data includes information from statutory agencies, internal departments within the Council, the internet, local publications, planning applications and EIS relating to major roads and infrastructure improvement schemes.

### 3.2 Population

#### 3.2.1 Introduction

Notwithstanding the current structural issues surrounding the economy and housing, projections still point to an increasing national population and demand for housing, given greater longevity, smaller household size and a stable birth rate.

#### 3.2.2 Housing Strategy

The Housing Strategy included in the County Development Plan aims to ensure that sufficient land is zoned to meet the existing and future housing needs of the County over the lifetime of the plan. It also seeks to ensure that housing is available for people who have different levels of income by ensuring the provision of 15% of housing units as social and affordable housing.

#### 3.2.3 Population

The census results show that the population of South Dublin rose by 3.4% from 2002 to 2006.

Table 3.1 Population Change 2002 – 2006

	2002	2006	Actual Change	%
South Dublin	238835	246935	8100	3.4
D L Rathdown	191792	194038	2246	1.2
Fingal	196413	239992	43579	22.0
Dublin City	495781	506211	10430	2.1

Source: CSO

An analysis at District Electoral Division level indicates that there is a decline in population in the more established parts of the County. Areas which experienced an increase include Saggart, Firhouse, Lucan Esker and Tallaght-Jobstown. A more significant trend is the net out-migration in the inter-censal period 2002–2006.

Although population rose by 8,100 persons, the natural increase in the county was 13,796 persons (i.e. births minus deaths), resulting in net out-migration from the County of 5,696 persons.

These population trends will be taken into account as part of the review of the County Development Plan. This will also be influenced by the policies of both the Regional Planning Guidelines for Dublin and the National Spatial Strategy, both of which emphasise the need to consolidate growth in the Metropolitan Area of the GDA region.



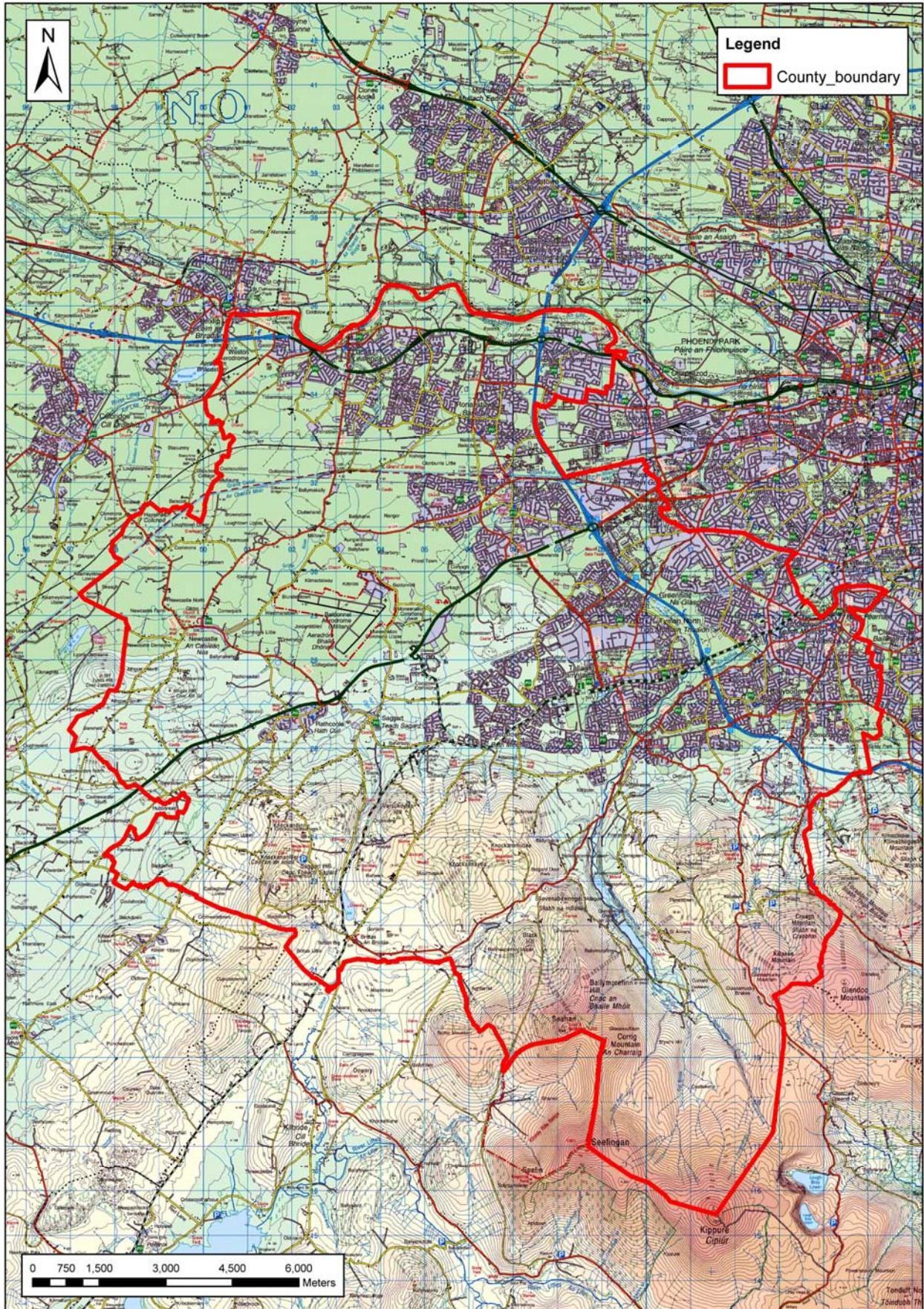


Fig. 3.1 1:50,000 Ordnance Survey Map of South Dublin.



### 3.2.4 Household Size

The 2006 census recorded the average household size for South Dublin as 3.03 persons per household which is a fall from 3.21 in 2002. Household size is falling due to smaller households. However it is still above the national figure of 2.8 and the figures for the other Dublin counties.

### 3.2.5 Population and Housing Forecasts.

The review of Housing Needs in the Greater Dublin Area (March 2007) shows an increase of 2,064 dwelling units in the projected housing needs of South Dublin in the period from 2003–2010.

Overall, in the period from 2003–2016 a total of 46,459 additional housing units will be required in the South Dublin area. A total of 15,018 housing units were completed in South Dublin from 2003–2007. Therefore 31,441 units will need to be constructed in the period 2008–2016 equating to an average of 3,493 units per annum. With respect to the capacity of the existing residential zoned lands, it is envisaged that they can accommodate 40,500 dwelling units. The accommodation of this population will form the basis of the settlement strategy for the County in the next plan. Further review of the level of potential population growth and housing need may be undertaken in order to ascertain the potential levels of development expected over the course of the Development Plan. Issues such as density of development and the creation of high quality mixed use locations such as Adamstown and Clonburris will impact on the accommodation of housing need in the County.

Image 3.2, Percentage Change in Population, provides a clear indication of the falling populations in the mature eastern sections of the county, and notes large increases in population in areas of residentially zoned Greenfield lands to the south and west of the county. It is noted that the upland and mountain areas of the county have experienced some of the largest increases in population. The upland and western sections of the county are not adequately served by frequent public transport, and are the most environmentally sensitive in terms of protected land and river systems (Uplands) and irreplaceable agricultural resource (West).

### 3.2.6 Population Issues: Existing Problems / Environmental Considerations

The county is experiencing two main issues; that of depopulation in older established areas, and population growth in Greenfield areas at the periphery of the urban fringe. The Census 2006 indicates that an increasing number of households and decreasing household size is creating demand for more housing units.

There is a need to increase population in more established districts of the County where there is both good public transport and community infrastructure. New and existing infrastructural developments are to be utilised to maximum effect. Firstly, provide for development on Brownfield sites, and avoid impact on Greenfield lands in west and south of the county. Secondly provide high quality public transport in areas where higher density development is envisaged if it is not already present. Thirdly, provide a variety of dwelling type and mix of tenure to reflect needs of population.

### 3.2.7 Population and Human Health.

The impacts relevant to the SEA in terms of human health are usually those which arise as a result of interactions with environmental vectors (i.e. environmental components such as air, water or soil through which contaminants or pollutants, which have the potential to cause harm and can be transported so that they come into contact with human beings). The impact of development on human health is also influenced by the extent to which new development is accompanied by appropriate infrastructure and the maintenance of the quality of water, air and soil.

### 3.2.8 Water.

The maintenance of a supply of clean drinking water is critical in terms of human health. Monitoring stations have been established around the County and are maintained by South Dublin County Council for the EPA. Drinking water supply in the County is provided as part of the Regional Water Supply for the Greater Dublin Area. Only a very small percentage of water supply to homes in the County is via group water schemes. Almost all wastewater from the County is treated at Ringsend waste water treatment works (WwTw). This plant is at capacity, leading to the urgent need to provide for additional treatment capacity if further development in the county is to be accommodated.

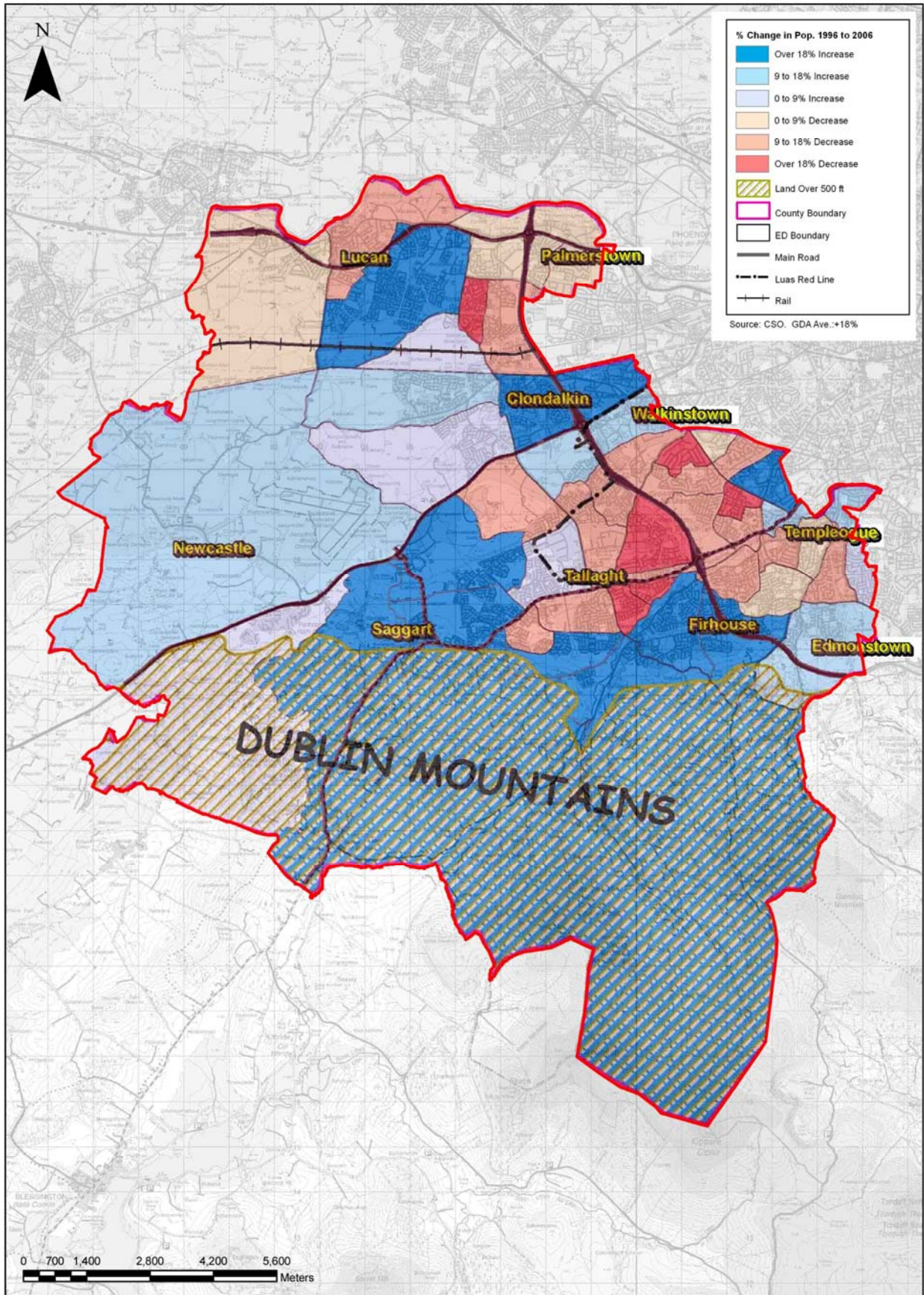


Figure 3.2 Percentage Change in Population, South Dublin 1996-2006

Issues relating to watercourses are dealt with further in section 3.7 (Water Quality) of this document. Septic tanks form many of the waste water treatment facilities in rural and sensitive upland areas. Unless adequately maintained these systems are inefficient and may pollute groundwaters. An adequate system for monitoring the maintenance of septic tanks should be established. The treatment of wastewater and the provision of drinking water are dealt with in section 3.9 (Material Assets) of this document.

### 3.2.9 Soil.

In some areas of the County, soil has been polluted and contaminated by development which has not followed good environmental practice and/or which has not been serviced by the appropriate infrastructure. A number of sites are located in the County which may have a negative affect on the soil resource in which they are located. These include contaminated areas such as old landfills and may include Seveso sites. Re-use of Brownfield and contaminated sites, subject to de-contamination, is preferable to impact upon fertile Greenfield soils. A significant number of older landfill or dumping sites, both licensed and un-licensed, have been identified and are continually monitored for impacts upon soil and receiving waters. This issue is explored further in the soils (3.4) and water quality (3.7) baselines.

Arthurstown Landfill, an advanced facility operating under strict environmental controls, which is operated by the Council, accepts waste from the 4 authorities in Dublin, is located in County Kildare.

### 3.2.10 Air.

The impact of air related issues on human health can generally be divided into two categories, air pollution and noise pollution. South Dublin County Council maintains an air monitoring station in on the Old Bawn Road in Tallaght<sup>4</sup>, information on which is sent to the Environmental Protection Agency. The majority of air pollution issues relate to traffic emissions. Noise pollution is considered to be one of the most damaging and prevalent forms of nuisance and pollution within urban areas. High levels of traffic noise especially can have a detrimental effect on the quality of life and on human health. A significant minority (1.67% of

properties, representing approx. 4,117 persons)<sup>5</sup> of the population of South County Dublin is subject to high levels of noise pollution.

On foot of Directive 2002/49/EC (transposed into the Environmental Noise Regulations), the four local authorities within the agglomeration of Dublin (Dublin City Council, Fingal, Dún Laoghaire-Rathdown and South Dublin County Councils) have prepared a Noise Action Plan, including noise maps for the Dublin Agglomeration 2008-2013.

Both air and noise pollution will be dealt with in greater detail in section 3.8 (Air Quality and Noise Pollution) of the environmental baseline.

### 3.2.11 Human Health Issues: Existing Problems / Environmental Considerations

Issues of concern include increased amounts of traffic and the effect of emissions and traffic noise on human quality of life. Reductions in traffic volumes across the County are required as well as mitigation against noise. The Dublin Agglomeration Noise Study (See Fig. 3.21) has created noise maps for the county, and detailed proposals for mitigation are to follow. Associated with the quality of life issue is the need to maintain areas of urban green space, some of which are experiencing development pressure. The use of green spaces as 'quiet' areas, as mentioned in the Dublin Agglomeration Noise Study, is considered to significantly improve quality of life for adjacent residents. It is one of the principle actions of the noise study to maintain 'quiet' areas.

Lack of capacity for wastewater treatment is a very significant issue. Ringsend WwTw is close to capacity, and attempts to accommodate further wastewater at the treatment works could lead to negative impacts on the environmentally sensitive sites adjacent to the plant, which must be protected under the Habitats Directive. Development in the County would be severely restrained by the lack of capacity at Ringsend. Speedy implementation of the Greater Dublin Strategic Drainage Study, which proposes a restructuring of the Dublin area wastewater treatment works is imperative for the development of the County. This is dealt with in detail in section 3.9.1 Waste Water.

<sup>4</sup> <http://www.epa.ie/whatwedo/monitoring/air/data/d/ta>

<sup>5</sup> Dublin Agglomeration Draft Action Plan Relating To The Assessment & Management of Environmental Noise. P31)



Septic tanks form the majority of waste water treatment systems in rural areas. Such systems require continual maintenance in order to avoid pollution of groundwaters. This is an issue of major great significance in areas such as Bohernabreena where public water reservoirs are located proximate to rural houses served by septic tanks. In addition, untreated waste from inefficient septic tanks may have significant negative effects on natural habitats such as the SAC in Bohernabreena. Areas which have high numbers of septic tanks, such as Redgap may cumulatively have potential to pollute groundwater, with consequent effects on human health.

Provision of clean drinking water for existing and proposed areas is another issue of concern. The recent growth of Dublin has seen greater pressure being put on existing water sources for the County. While the water standard in the county is currently considered very high (see sections 3.7 and 3.9.2), a significant future source of drinking water is required. Monitoring and ensuring that the 66 noted sites of concern, such as obsolete landfills, illegal dumps, contaminated soils sites, within the county do not pollute ground or river waters is another issue of concern.

### **3.2.12 Evolution of Population and Human Health in the Absence of a County Development Plan**

Residential development would occur on Greenfield lands to the west and south, especially within the environmentally sensitive mountains. Significant amounts of single occupancy properties within established areas will continue to push populations down as adult children look elsewhere in the GDA to purchase or rent homes, leading to a flight to the edge of the county. This will create an edge city effect in South Dublin. Commercial property will agglomerate around Baldonnell and further to the west. Lack of planning restrictions will lead to impact upon soils through fragmentation of habitats, agricultural land and development in riparian zones. Increased travel by private transport will increase emissions to air, as well as increasing noise impacts upon new and existing residential communities. Increased development in the uplands and Dublin mountains area would increase emissions to receiving waterways, while lack of monitoring of extinct landfill sites could lead to serious pollution of waterways.

## **3.3 Biodiversity (flora, fauna)**

### **3.3.1 Introduction**

Biodiversity is commonly understood to include the number, variety and variability of organisms living on earth. The enhancement of biodiversity, integrity of wildlife corridors and protection of the natural environment are all important issues to be addressed in the preparation of the new county development plan. The conservation and enhancement of the natural environment is a major function of the Development Plan. Section 10 of the Planning and Development Act, 2000 (as amended) requires that a Development Plan include objectives relating to the conservation and protection of the environment and heritage.

The preparation of a County Heritage Plan is a stated objective in the current County Development Plan 2004-2010 and it is intended that the County Heritage Plan for South Dublin will be launched in mid-2009. The objectives of the Heritage Plan will also provide issues and objectives for the new Development Plan.

### **3.3.2 Components of the Landscape**

The north and eastern sections of the County consist largely of built form, with some interspersed areas of open space. The open space within this section of the County forms a hierarchy, with large linear sections of undeveloped or protected land, such as Liffey Valley, the Grand Canal and the Dodder River Valley forming part of a network into the surrounding rural hinterland in the west and south of the county. A number of larger parks exist within the hierarchy such as Tymon, Corkagh and Griffeen Park. These also feed into a larger network of spaces. Smaller neighbourhood and local parks are also present throughout the County.

#### **River Valleys.**

There are a number of rivers in the county. These include, the River Liffey and tributaries; the Griffeen, the Shinkeen Stream, the Poddle and the Tobermaclugg, the River Dodder and tributaries; the Owendoher, the Whitechurch Stream and the Tallaght Stream, and the River Camac and tributaries; the Greenogue Stream and the Robinhood Stream. The Liffey, Dodder and Owendoher all form notable river valleys,

ranging from narrow deep valleys in the Dublin Mountain areas, to broad alluvial valleys alongside the Liffey. These provide for high levels of landscape interest, and are usually framed by higher than average levels of riverside trees and understorey planting.

### Flat Western Plain

The western plain of the county stretches from west of Lucan south to Newcastle, and east towards the Outer Ring Road, and south to the foothills of the Dublin Mountains. The landscape is characterised by hedgerows, gently undulating hills and large field patterns, with a number of features such as the Grand Canal and meandering rivers interspersed. This area, which forms the remaining rural agrarian landscape of the County is under pressure from development around the village of Newcastle in particular. Development on Industrial zones around Newcastle and Baldonnell, permitted under the 2004-2010 County Development Plan are incongruous with the rural landscape. The land to the west of the R120 appears to form the majority of undisturbed rural land within the county.

### Uplands

The uplands section of the County is subject to urban generated development pressure, both around the villages of Rathcoole and Saggart, and at the urban-rural edge. Redgap, a rural area close to Rathcoole has been subject to intensive rural housing development over the last few years. Bohernabreena, a highly sensitive area in the Dublin Mountains containing a Natura 2000 site and reservoir has also been subject to significant development pressure. The visual and waste-water impacts from rural housing are cumulatively increasing. The foothills of the mountains are characterised by small landholdings with higher than average amounts of hedgerow, mature broadleaf tree planting and substantive tree-lines. The mountainous upland areas have large areas of mono-cultural conifer forests, creating wide blocks of trees against the ridgelines of the mountains.

The higher order areas of natural heritage in the county are protected in designated sites such as the two Special Areas of Conservation (EU Designation), which are also pNHAs, the five additional proposed Natural Heritage Areas (National Designation) and in other areas of proposed designation including the Special Amenity Area of the Liffey Valley (See fig. 3.3).

Area No.	Site Name and NPWS Code	Interest Type.
1	Glenasmole Valley (001209))	Ecological
2	Wicklow Mountains (002122)	Ecological

**Table 3.2. Special Areas of Conservation (SAC's).**

SITE NAME: GLENASMOLE VALLEY

SITE CODE: 001209

Glenasmole Valley in south Co. Dublin lies on the edge of the Wicklow uplands, approximately 5 km from Tallaght. The River Dodder flows through the valley and has been impounded here to form two reservoirs which supply water to south Dublin. The non-calcareous bedrock (Schist and Quartzite) of the Glenasmole Valley has been overlain by deep drift deposits which now line the valley sides. They are partly covered by scrub and woodland, and on the less precipitous parts, by a herb-rich grassland.

The valley harbours a number of Annex I habitats and species including

- Petrifying springs;
- Orchid-rich grassland;
- *Molinia* meadow;
- Kingfisher;
- Otter;
- Pipistrelle Bat;
- Leisler's Bat;
- Daubenton's Bat;
- Brown Long-eared Bat.

Other rare species, include those located within the Red Data Book such as:-

- Green-winged Orchid (*Orchis morio*),
- Small-white Orchid (*Pseudorchis albida*),
- Yellow Archangel (*Lamiastrum galeobdolon*),
- Yellow Bird's-nest (*Monotropa hypopitys*).

SITE NAME: WICKLOW MOUNTAINS (A section of the SAC is located in South Dublin)

SITE CODE: 002122

This site is a complex of upland areas in Counties Wicklow, South Dublin and Dun Laoghaire-Rathdown, flanked by Blessington Reservoir to the west and Vartry Reservoir in the east, Cruagh Mt. in the north and Lybagh Mt. in the south. Most of the site is over 300m.

The Wicklow Mountains are drained by several major rivers including the Dargle, Liffey, Dodder, Slaney and Avonmore.



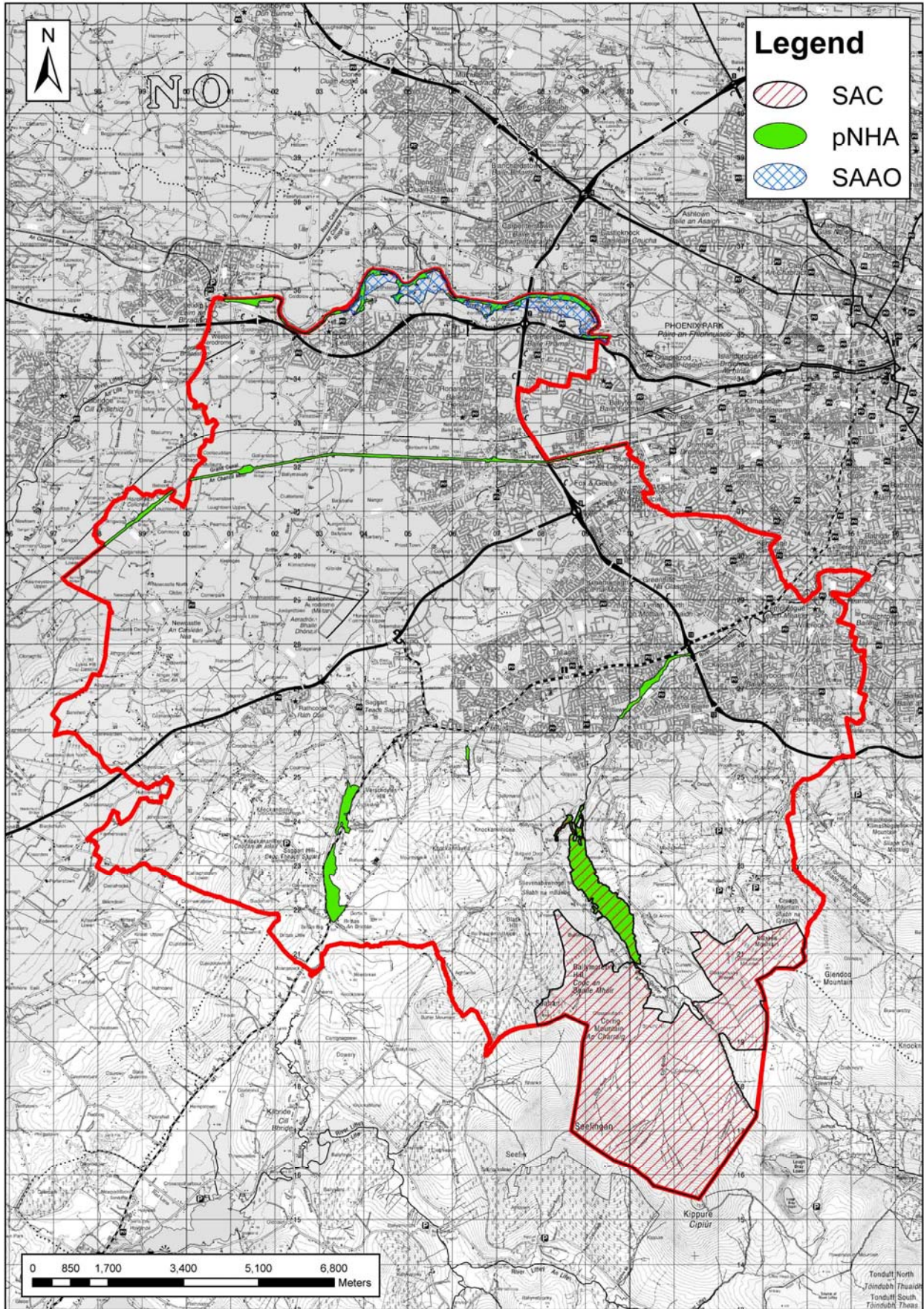


Figure 3.3 Designated Natural Heritage Sites



Poor mineral soil covers the slopes and rock outcrops are frequent. The vegetation over most of the site is a mosaic of heath, blanket bog and upland grassland (mostly on peaty soil, though some on mineral soil), with stands of dense Bracken (*Pteridium aquilinum*) and small woodlands mainly along the rivers. Mountain loughs and corrie lakes are scattered throughout the site.

Large areas of the site are owned by NPWS, and managed for nature conservation based on traditional landuses for the uplands. The most common landuse is traditional sheep grazing. In the last 40 years, forestry has become an important landuse in the uplands, and has affected both the wildlife and the hydrology of the area. Amenity use is very high, with Dublin city close to the site. Wicklow Mountains is important as a complex, extensive upland site. It shows great diversity from a geomorphological and a topographical point of view. The vegetation provides examples of the typical upland habitats with heath, blanket bog and upland grassland covering large, relatively undisturbed areas.

In all ten habitats listed on Annex I of the EU Habitats Directive are found within the site. Several rare, protected plant and animal species occur.

Area No.	Site Name and NPWS Code	Interest Type.
1	Liffey Valley (000128)	Ecological
2	Grand Canal (002104)	Ecological
3	Dodder Valley (000991)	Ecological
4	Lugmore Glen (001212)	Ecological
5	Slade of Saggart and Crooksling Glen (00211)	Ecological

**Table 3.3 Proposed Natural Heritage Areas (pNHA's).**

SITE NAME: LIFFEY VALLEY. SITE CODE: 000128

The Liffey Valley site is situated along the River Liffey between Leixlip Bridge on the Kildare-Dublin border and downstream of the weir at Glenaulin, Palmerstown, Co. Dublin. The river meanders through low hills for much of its course through the site and forms the focus for the site itself. The main terrestrial habitat

included within the site is mixed deciduous woodland on fertile boulder clay.

This site is part of the Liffey Valley Special Amenity Areas Order 1990. The site is important because of the diversity of the habitats within the site, ranging from aquatic to terrestrial. A number of rare and threatened plant species have been recorded from the site.

SITE NAME: GRAND CANAL. SITE CODE: 002104

The Grand Canal is a man-made waterway linking the River Liffey at Dublin with the Shannon at Shannon Harbour and the Barrow at Athy. The Grand Canal Natural Heritage Area (NHA) comprises the canal channel and the banks on either side of it.

The bio-diversity of the water channel is particularly high in the eastern section of the Main Line - between the Summit level at Lowtown and Inchicore.

The ecological value of the canal lies more in the diversity of species it supports along its linear habitats than in the presence of rare species, although a number of rare and protected species do occur.

SITE NAME: DODDER VALLEY. SITE CODE: 000991

This stretch of the River Dodder extends for about 2 kilometres between Firhouse bridge and Oldbawn bridge in the south-west of Dublin city.

The vegetation consists of woodland scrub mainly of Willow (*Salix* spp.). Understorey vegetation contains Early Purple Orchid (*Orchis mascula*) and Bugle (*Ajuga reptans*). Forty-eight species of bird have been recorded recently in the area. Part of the river bank supports a Sand Martin colony of up to 100 pairs. This site represents the last remaining stretch of natural river bank vegetation of the Dodder in the built up Greater Dublin Area.

SITE NAME: LUGMORE GLEN. SITE CODE: 001212

This small wooded glen is located about 2 km south-east of Saggart in Co Dublin. It is quite a narrow valley cut in glacial drift. A small stream winds through the valley.

The rare Yellow Archangel (*Lamiastrum galeobdolon*) occurs at this site and was recorded as being frequent in 1991. The importance of this site is that it is a fine example of a wooded glen with a good representation of woodland plants. This type of semi-natural habitat is now scarce in Co Dublin

SITE NAME: SLADE OF SAGGART AND CROOKSLING GLEN. SITE CODE: 000211

This site is located in the south-west of the county and stretches from Brittas northwards to approximately 2 km south of Saggart. The northern half of the site comprises a river valley with steep tree-covered sides, while the southern side is flatter and contains two small lakes, the Brittas Ponds.

The site includes a good example of a wooded river valley and a small wetland system. The presence of a Rare plant, a Rare invertebrate and a variety of wildfowl species adds to the interest of the site.

### 3.3.3 Special Area Amenity Order.

Liffey Valley SAAO.

The Special Amenity Area Order for the Liffey Valley between Lucan Bridge and Palmerstown was confirmed by the Minister of the Environment in March 1990.

The area was designated due to:-

- Its outstanding natural beauty;
- The inclusion therein of areas which are of special recreational value, and
- The inclusion therein of areas which exhibit a need for nature conservation.

This section of the Liffey Valley, when considered as a whole, acts as a rural landscape feature and green belt. Mature tree stands, alluvial meadows, soft riverbanks with associated pastoral weirs, bridges, mill-races and large heritage houses combine to create a distinct river landscape. Additionally, the undeveloped lands assist in maintaining river and soil quality, while allowing for a wide variety of habitats and species to flourish.

### 3.3.4 Aquatic Biodiversity, Flora and Fauna.

The Eastern Regional Fisheries Board noted 3 no. waterbodies within the county which support important fisheries. These are the Grand Canal,

and the Rivers Liffey and Dodder<sup>6</sup>. The latter two support Atlantic Salmon (*Salmo salar*, Annex II of the Habitats Directive), and brown and sea trout. In addition some protected species such as White Clawed Crayfish are to be found in the Grand Canal. The canal also supports a large amount of coarse fish.

It is noted that the River Camac, Owendoher and Greenogue Stream (Newcastle) are known to support brown trout.

### 3.3.5 Primary Ecological Corridors.

Article 10 of the Habitats Directive recognises the importance of ecological networks as corridors and stepping stones for the movement of wildlife. Migration, movement and the long term genetic health of species is assisted through creating linked networks for biodiversity purposes.

The Directive requires that connectivity and areas of ecological value which lie outside of the designated ecological sites are maintained. The Directive recognises the need for the management of these areas through land use planning and development policies. The networks are considered imperative in connecting areas of biodiversity within the County to each other, thus avoiding the creation of isolated islands of habitat. These corridors are particularly important for mammals, small birds and bats.

The County has a number of undeveloped or protected corridors of land, which act as links from the surrounding countryside into Dun Laoghaire-Rathdown, Fingal and into the denser urban core of Dublin City.

Protected corridors include:-

- Liffey Valley, connecting Wicklow, Kildare, South Dublin, Fingal and Dublin City;
- Dodder Valley and tributaries, connecting South Dublin, Dun Laoghaire-Rathdown and Dublin City;
- Grand Canal. Connects the River Shannon to Dublin City, through South Dublin.

Other corridors include:-

<sup>6</sup> Eastern Regional Fisheries Board. *Submission to South Dublin County Council Development Plan 2004-2010 Review.*

- River Camac, River Griffeen, Dublin-Kildare Railway Line. These corridors are not subject to environmental designation.

Further elements to be considered within any habitat or green network include streams, wet ditches, hedgerows of biodiversity and heritage importance which form barony or townland boundaries, and stepping stone areas such as defunct quarries, ponds, pools and areas of woodland or substantial tree-lines.

These 'primary ecological corridors' have yet to be fully identified. As can be seen from figure 3.4, the main structure of the ecological network through the county is formed by linear features such as rivers, the canal and the railway line. The Liffey, railway line and canal provide for good access to designated sites in adjacent counties. This provisional attempt at defining 'primary ecological corridors' will be replaced following the completion of the proposed Biodiversity Plan.

The northern section of the network provides for a higher degree of connectivity than the southern and eastern section, which appears to follow parallel paths. Connectivity between these rivers and valleys would be required in order to create a more comprehensive network. Linking the northern and southern sections of the county will also be required.



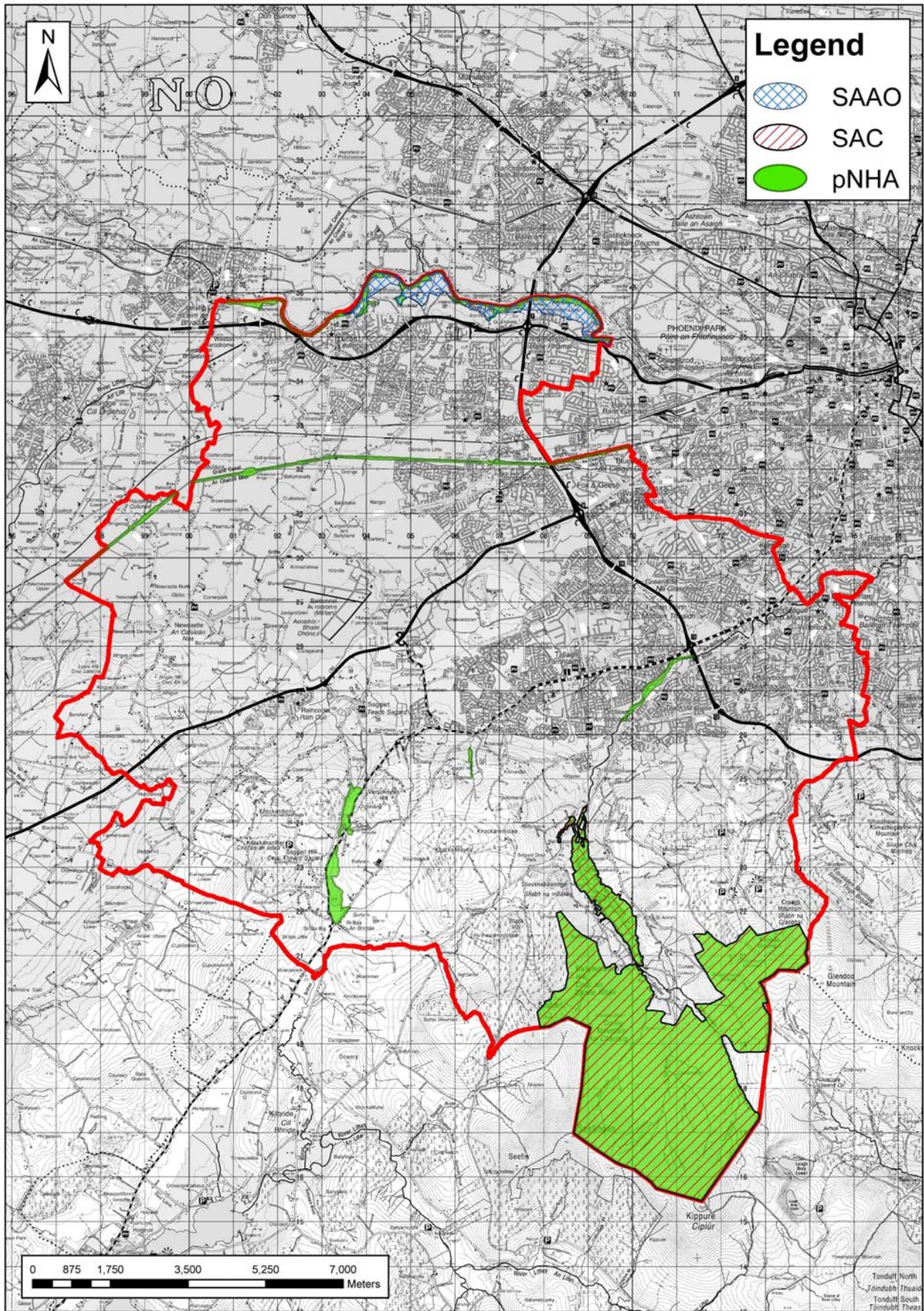


Figure 3.4 Location of main structure of Green Network

### 3.3.6 CORINE Land Cover Mapping<sup>7</sup>

Almost all of the habitats within the county have been shaped or affected by man. The CORINE land cover mapping, which classifies land cover under various headings, indicates a clear breakdown between urban areas to the north and east of the county, and agricultural land cover to the west, with some forest cover and upland to the south. The county data from 1990 to 2000 indicates loss of natural and semi natural habitats around the northern and middle sections of the county.

Further data relating to the period 2000-2008 is not available, however South Dublin County Council development management data indicates that significant urban development took place to the south in the foothills of the mountain, and to the north-west and west of the county.

### 3.3.7 Tree Preservation Orders and Woodland Planting

A Tree Preservation Order (TPO) enables local authorities to preserve any single tree or group of trees and brings them under planning control. Tree preservation orders are only made if it appears that a tree or group of trees, need to be protected in the interests of amenity in the environment. The Planning and Development Act 2000 has further outlined the legal framework and procedures provided in the 1963 Act to make a TPO. The existing TPOs within South Dublin are as follows:-

- St. Bridgid's, Clondalkin
- Beaufort Downs, Rathfarnham,
- Quarryvale, Brooklawn.

### 3.3.8 Biodiversity: Existing Problems / Environmental Considerations

Development within the County has expanded into Greenfield lands, with consequent effects on those lands. Habitat fragmentation is taking place within previously rural areas, and those areas outside of designated sites. Assessment of

<sup>7</sup> CORINE Land Cover (CLC) is a map of the European environmental landscape based on interpretation of satellite images. Land cover is the observed physical cover, as seen from the ground or through remote sensing, including for example natural or planted vegetation, water and human constructions which cover the earth's surface. Because of the scale of the CORINE data and the method by which it was collected there are likely to be a number of inaccuracies at the local level. It is noted, however, that the land cover shown on the maps is generally accurate, depicting land which is covered by artificial surfaces and land which is not. The European Environment Agency, in conjunction with the European Space Agency, the European Commission and member countries is currently updating the CORINE land cover database.

the impacts of proposed development on SACS within South Dublin and adjacent counties under Natura 2000 will be required in order to establish the need for Stage 2<sup>8</sup> 'Appropriate Assessment' to be undertaken. In addition, assessment of the effects of development in lands adjacent to, or feeding into the SACs is required. The proliferation and lack of maintenance of septic tanks on upland areas, specifically the SAC is also an area of concern.

The large conifer afforestation in the upland areas of the county may be having an affect on certain bogs and riverine systems. This is due to the evergreen needle deposit into riverine systems by forest cover as well as fertilizer and peat run-off to rivers at planting and harvesting stages.

Removal of hedgerows, specifically older townland hedgerows within development areas reduces biodiversity, while a lack of defined ecological networks earmarked for retention compounds problems relating to species movement compliance with the requirements of the Habitats Directive. Green linkages between sites of importance, in particular between SACs and pNHA's are to be provided, in order to comply with the requirements of the Habitats Directive. Habitat fragmentation due to development is to be avoided, or ameliorated against.

A submission by the NPWS noted the need for maintenance of wildlife corridors, specifically the western sections of the Grand Canal and Gallanstown area, and the impact that existing and proposed roads schemes may have on the canal. In addition, increasing amenity usage of the Grand Canal, has potential to impact upon the Biodiversity value of the canal and associated systems.

The presence of a number of alien species such as Giant Hogweed, and in large numbers, Japanese Knotweed (and other varieties of Knotweed) along the River Dodder<sup>9</sup>, is an issue which requires immediate attention in order to avoid significant ecological and economic cost at a later date. A lack of a Biodiversity or Habitat Plan for the County constrains detailed assessment of valuable habitats at local level.

<sup>8</sup> Methodological guidance on the provision of Article 6 (3) and (4) of the Habitats Directive 92/43/EEC

<sup>9</sup> Edel Donnelly BSc, Thesis: River Dodder, Knotweed Management Plan. September 2008.



### 3.3.9 Evolution of Biodiversity, Flora and Fauna in the Absence of a County Development Plan

In the absence of a County Development Plan, development would continue to expand into Greenfield sites. Development would not be directed to particular areas in a co-ordinated manner, but instead would be subject to market led demands.

While SACs should be protected through the EU Habitats directive, such protection would be difficult to implement, due to inability to adequately provide water and wastewater services for development within the County, specifically rural areas. Proliferation of septic tanks within upland areas would increase polluted discharges, affecting lakes, rivers and groundwaters. This in turn would affect aquatic Biodiversity, Flora and Fauna, specifically in Bohernabreena SAC.

The statutory protection of the pNHAs would be threatened. Development alongside ecological sites would encroach on the supporting resources of the sites such as water systems. Ecological connectivity could not be provided, resulting in development alongside rivers, removal of hedgerows, filling in of wet ditches. Flooding would increase due to development within riparian zones. Culverting of rivers and streams would take place in order to provide alleviation of flooding.

The spread of development throughout the County would result in increased number of brownfield sites, through relocation of uses out of the urban area. These brownfield sites undergo a process of natural recolonisation and can eventually support extensive biodiversity.

#### 3.3.10 Appropriate Assessment Screening

The South Dublin County Development Plan has been evaluated in order to determine if it needs to be subject to a Stage 2<sup>10</sup> Appropriate Assessment in line with the requirements of Article 6(3) of the EU Habitats Directive (Directive 92/43/EEC).

In accordance with the *Methodological guidance on the provision of Article 6(3) and (4) of the Habitats Directive 92/43/EEC*, a screening matrix and a *Finding of no significant effects matrix* have been completed. They find that the Plan does not require a Stage 2<sup>11</sup> Appropriate

Assessment. Copies of both are included in an Appropriate Assessment Screening report which is available from the Council.

The principal trigger for a Stage 2<sup>12</sup> Appropriate Assessment would be if the Plan were likely to have significant effects on a Natura 2000 site. SACs are Natura 2000 sites. The Plan has been formulated to ensure that uses, developments and effects, including cumulative effects, arising from permissions based upon this Plan (either individually or in combination with other plans or projects) shall not give rise to impacts on any Natura 2000 sites.

## 3.4 Landscapes/Soil

### 3.4.1 Landscape.

The landscape of the County is varied, ranging from alluvial river valleys, to fertile fields, ancient monastic settlement villages surrounded by suburban residential and office parks, to mixed farming and forestry in the mountainous uplands.

To the casual observer, the landscape of the County may be broken down into 3 main character areas. The bulk of urban or built environment located at the northern and eastern section of the County, which is part of the Dublin Metropolitan Area agglomeration, the hills and mountains to the south, and the rural farmland area to the west. A more detailed appraisal is contained below.

It is to be noted that no detailed landscape appraisal of the County has taken place since the drafting of the South Dublin County Development Plan 2004-2010. It is highly probable, considering the pace of development in the interim years, that sections of the landscape character areas noted in the 2004 appraisal have been encroached upon by development.

According to the 2004 landscape character assessment, there are 12 differing character areas (outside of the urban agglomeration) within the County. These range from larger easily identifiable areas in addition to distinctive character areas, to smaller fragmented landscapes. The landscape assessment identified characteristics and vulnerable features within each character area.

<sup>10</sup> Methodological guidance on the provision of Article 6 (3) and (4) of the Habitats Directive 92/43/EEC

<sup>11</sup> As at footnote no. 7.

<sup>12</sup> As at footnote no. 8.

## Landscape Character Area

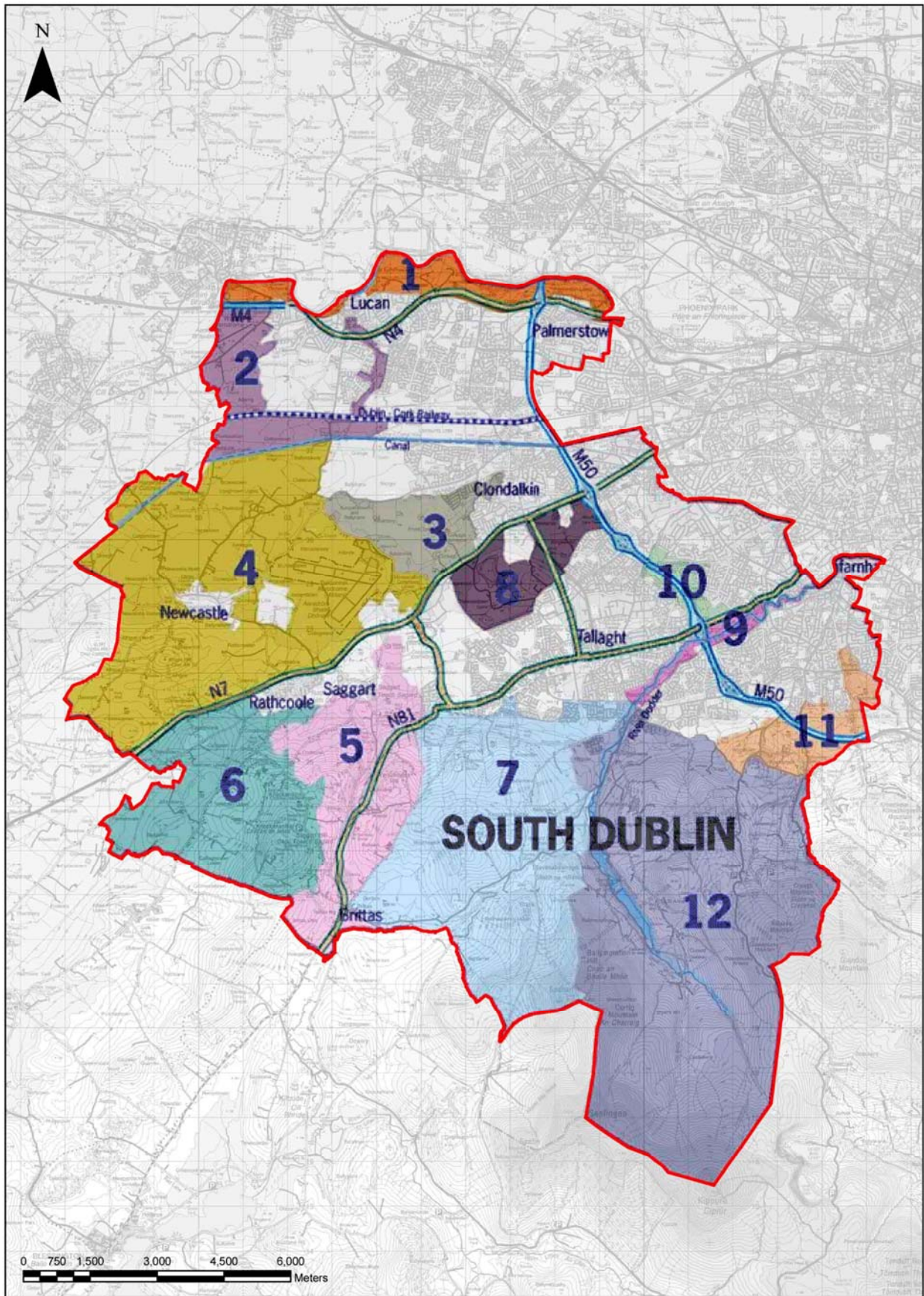


Figure 3.5 Location of Landscape Character Areas

**Table 3.4 South Dublin County Development Plan 2004 to 2010 - Landscape Character Areas**

Location	Description	Issues of Sensitivity
1. <i>Liffey Valley</i>	Riverine landscape characterized by dense mixed and deciduous woodland and broad pasture and grassland fields.	<ul style="list-style-type: none"> <li>• Protect and enhance the scenic nature of the Liffey Valley</li> <li>• Protect the deciduous planting in the river valley</li> <li>• Buildings – the generally open rural character of the area adjacent to the river should be maintained.</li> <li>• Roads – Road realignment plans or improvements should be sympathetic to the natural beauty of the area.</li> <li>• Pylons/Telecommunication Masts are particularly prominent. Careful consideration should be taken of any such proposals.</li> </ul>
2. <i>Lucan.</i>	Flat urban fringe farmland and flat rural farmland, with much of the original field pattern retained, along with sparse hedgerow boundaries.	<ul style="list-style-type: none"> <li>• Close proximity to the urban fringe.</li> <li>• Grand canal with dense strips of broadleaf planting along its banks and railway line running through the south of the area provide green links</li> <li>• Severance of road network. M4 to the northwest, R404, R403, R120 and network of tertiary roads running through the site.</li> </ul>
3. <i>Clondalkin.</i>	Patchwork of fields, surrounded by sparse hedgerow boundary, and broken visually by man-made features such as roads, employment and amenity development	<ul style="list-style-type: none"> <li>• Large proportion of land within the landscape area is zoned for residential, community based and industrial development</li> <li>• Much of the original field pattern and hedgerows on the zoned lands are intact</li> <li>• Mixed woodland planting along the banks of the Grand canal to the south of Clonburris Little</li> <li>• Landscaped and mixed woodland planting at Kilcarberry golf course and Corkagh Park</li> </ul>
4. <i>Newcastle.</i>	Rural area of arable farming and grazing, with well defined field boundaries. Little forestry exists. Flat grassland dominates the aerodrome area to the east	<ul style="list-style-type: none"> <li>• Area around Newcastle Village and Baldonnell is subject to considerable development pressure</li> <li>• Intact field patterns with hedgerow boundaries are under threat</li> <li>• Grand Canal and banks to be conserved</li> <li>• Open, expansive and rural character of the area</li> <li>• Military aerodrome to the east, at Baldonnell has maintained open character of area.</li> <li>• Mixed planting at Castlewarden Golf course</li> <li>• Rich architectural heritage</li> <li>• The Griffeen River forms a potential green link</li> </ul>
5. <i>Saggart.</i>	A mix of character landscapes including rural farmland, river valley farmland, wooded upland, and upland farmland., Overall, an undulating topography, with well defined field boundaries. Strong rural character	<ul style="list-style-type: none"> <li>• Saggart character area stretches from the urban fringe to the highly rural Dublin Mountain zone</li> <li>• Saggart and environs are within an area of considerable urban related development pressure</li> <li>• High number of historic features</li> <li>• Hilly topography with a number of ecologically sensitive sites</li> <li>• N81 (Blessington road) running from Tallaght to Brittas creates development corridor pressure</li> <li>• Large areas of coniferous planting in the Dublin mountain zone.</li> <li>• Linear settlement pattern at the villages of Saggart and Brittas</li> </ul>
6. <i>Rathcoole.</i>	Mixed farmland with interspersed settlement. Well defined field patterns and mature tree planting accentuate hilly topography	<ul style="list-style-type: none"> <li>• Rathcoole is subject to high levels of urban related development pressure.</li> <li>• Prevalence of farmland, strong field pattern and hedgerow trees</li> <li>• Field boundaries accentuate the undulating and hilly topography</li> <li>• Characteristic rocky quartzite outcrops at Sladmore and Calliaghstown Lower</li> <li>• Coniferous forestry plantation at Slievethoul</li> </ul>
7. <i>Ballinascorney</i>	Upland farmland, with areas of strong and weak field patterns. Coniferous forestry is prominent in the southern area	<ul style="list-style-type: none"> <li>• Stretches from the urban fringe to the county boundary at Wicklow in the Dublin Mountains</li> <li>• Number of mountain peaks at Knockannavea, Slievenabawnogue, Black Hill and Ballymorefinn</li> <li>• Rich in archaeological features</li> <li>• Large areas of monocultural coniferous plantations</li> </ul>



		<ul style="list-style-type: none"> <li>Highly scenic views throughout the area</li> <li>High number of ecologically sensitive sites throughout area</li> </ul>
8. Tallaght.	Physically open landscape, characterized by urban fringe farm and grasslands, punctuated by man made interventions such as roads, and built form	<ul style="list-style-type: none"> <li>Close proximity to the urban fringe</li> <li>Green belt zoning for large proportion of land in the area</li> <li>Large industrial development at Newlands and at Citywest</li> <li>Distinctive features – Newlands golf course and Roadstone Quarry at Belgard</li> </ul>
9. Dodder Valley.	River valley comprising maintained parkland and linear deciduous tree planting. Bordered by urban development of varying density	<ul style="list-style-type: none"> <li>Portion of the Dodder running from Oldbawn to Terenure is a natural riverscape</li> <li>Deciduous natural planting along the river banks</li> <li>Predominant landscape type is river valley parkland</li> <li>Pressure for development proximate to riverbanks</li> </ul>
10. Tymon.	Maintained urban parkland comprising large areas of grassland, relict field boundaries and deciduous planting	<ul style="list-style-type: none"> <li>A large area of green open space separating large housing estates and developed areas.</li> <li>M50 motorway dividing the park</li> <li>Large variety of ecological habitats supporting a wide variety of animal and plant species</li> </ul>
11. Firhouse.	Comprising upland urban fringe farmland and urban parkland. Well maintained field boundaries and mature deciduous planting. Substantial areas rezoned for development in 2004 Plan	<ul style="list-style-type: none"> <li>Close proximity to the urban fringe and to the Dublin mountains</li> <li>A number of regional roads run through the area, bringing traffic</li> <li>Development encroachment at Ballycullen, Woodtown and Rockbrook which are zoned for residential development and residential and community facilities</li> <li>Area suffers from strong urban related development pressure, which may result in pressure to rezone low intensity recreational uses for additional development</li> </ul>
12. Bohernabreena.	Characterised by upland farms with dense field patterns, changing to mountainous heath and woodland, interspersed with large coniferous plantations. Large reservoirs, surrounded by deciduous planting, are located in the centre of the uplands area	<ul style="list-style-type: none"> <li>Encroachment at the urban fringe of Oldcourt, Woodtown and Newtown</li> <li>Rich in cultural heritage</li> <li>Source of the River Dodder</li> <li>Scenic reservoirs and cSAC lands in Glenasmole</li> <li>Coniferous plantations at Mountpelier, Kilakee and Cruagh</li> <li>Pressure for one-off housing development</li> </ul>

The main landscape features noted in the Landscape Character Assessment are:-

- River Valleys
- Flat western plain
  - Field Pattern
  - Villages and Environs
- Uplands
  - Field Pattern
  - Forestry

#### 3.4.1.1 River Valleys.

There are a number of rivers in the county. These include, the River Liffey and tributaries; the Pinkeen, the Griffeen, the Poddle and the Tobermaclugg, the River Dodder and tributaries; the Owendoher, the Whitechurch and the Tallaght Stream, and the River Camac and tributaries; the Greenogue Stream and the Robinhood Stream.

The Liffey, Dodder, Camac, and Owendoher all form notable river valleys, ranging from narrow deep valleys in the Dublin Mountain areas, to broad alluvial valleys alongside the Liffey. These provide for high levels of landscape interest, and

are usually framed by higher than average levels of riverside trees and understorey planting. The other rivers, which begin within the lower areas of the county also provide visual relief and interest due to associated tree and undergrowth. Protection of the riparian zones associated with all of the rivers and streams of note within the county should be effected in order to maintain the landscape character of these features as well as providing for linear habitats and alluvial floodplains and as a method of protecting water quality.

#### 3.4.1.2 Flat Western Plain

The western plain of the county stretches from west of Lucan south to Newcastle, and east towards the Outer Ring Road, and south to the foothills of the Dublin Mountains. The landscape is characterised by hedgerows, gently undulating hills and large field patterns, with a number of features such as the Grand Canal and meandering rivers interspersed. This area, which forms the remaining rural agrarian landscape of the County is under pressure from development around the village of Newcastle in

particular. Development on Industrial zones around Newcastle and Baldonnell, permitted under the 2004-2010 County Development Plan, are incongruous with the rural landscape. The land to the west of the R120 appears to form the majority of undisturbed rural land within the county.

### 3.4.1.3 Uplands

The uplands section of the County is subject to urban generated development pressure, both around the villages of Rathcoole and Saggart, and at the urban-rural edge. Redgap, a rural area close to Rathcoole has been subject to intensive rural housing development over the last few years. Bohernabreena, a highly sensitive area in the Dublin Mountains containing a Natura 2000 site and reservoir has also been subject to significant development pressure. The visual and waste-water impacts from rural housing are cumulatively increasing. The foothills of the mountains are characterised by small landholdings with higher than average amounts of hedgerow, mature broadleaf tree planting and substantive tree-lines. The mountainous upland areas have large areas of mono-cultural conifer forests, creating wide blocks of trees against the ridgelines of the mountains.

The 2004-2010 County Development Plan restricts forestry development in large areas of land in the uplands.

### 3.4.1.4 Landscape Protection.

The Development Plan 2004-2010 contains a number of objectives for the protection of the landscape. Specific zoning designations within the 2004-2010 County Development Plan represent the majority of the landscape character areas noted above, and these zonings are the most substantive form of protection for the landscape contained within the 2004-2010 County Development Plan. These zonings include:-

*Objective B:* To protect and improve Rural Amenity and to provide for the development of Agriculture.

*Objective F:* To preserve and provide for Open space and Recreational Amenities.

*Objective G:* To protect and improve High Amenity Areas.

*Objective GB:* To preserve a 'Green Belt' between development areas.

*Objective H:* To protect and enhance the outstanding natural character of the Dublin Mountain Area.

In addition, there are a number of objectives to protect views from certain roads (see Figure 3.6a) and identifying areas which are sensitive to the development of forestry.

No landscape assessment appears to have taken place with regard to views into the County from adjoining Local Authorities, or perception of the county from national or regional roadways. Adjoining counties have indicated shared borders where special consideration should be given to issues affecting the existing landscape. These include:-

Kildare: Views from Leixlip Bridge along the River Liffey

Views from the R403, Barberstown Cross to St Patricks Hill (Views into South Dublin)

Fingal: Protection of the Liffey Valley from adverse development

Dun Laoghaire: Protection of the Glendoo Valley and Kilmashogue Valley, both of which border South Dublin.

Wicklow: No views or prospects into South Dublin

Dublin City: No views or prospects into South Dublin

### 3.4.2 Landscape Issues: Existing Problems / Environmental Considerations

Significant development has taken place in the County since the last landscape assessment. The lack of a recent, thorough landscape assessment of the County is a significant data gap, leading to a lack of substantive knowledge about the current status of many of the elements noted in the 2003 assessment. No historic landscapes are statutorily identified within the county.

The 2003 landscape assessment noted that significant lands were zoned for development, specifically in character areas 2, 3 and 4 in the lowland areas, and 7, 11 and 12 in the upland areas (Refer to Figure 3.5). Development in these areas has resulted in the removal of hedgerows and trees. This in turn has impacted on historic landscapes, such as those around Newcastle. Development within the noted areas has also fragmented the landscape features noted in the 2003 assessment. The key features of each character area do not appear to be specifically protected or accounted for, resulting in development which does not sufficiently take into account the landscape character of each area. Landscaping issues relating to large scale development zonings in the foothills of the mountains, which were put in place for the 2004-2010 Development Plan, urgently require



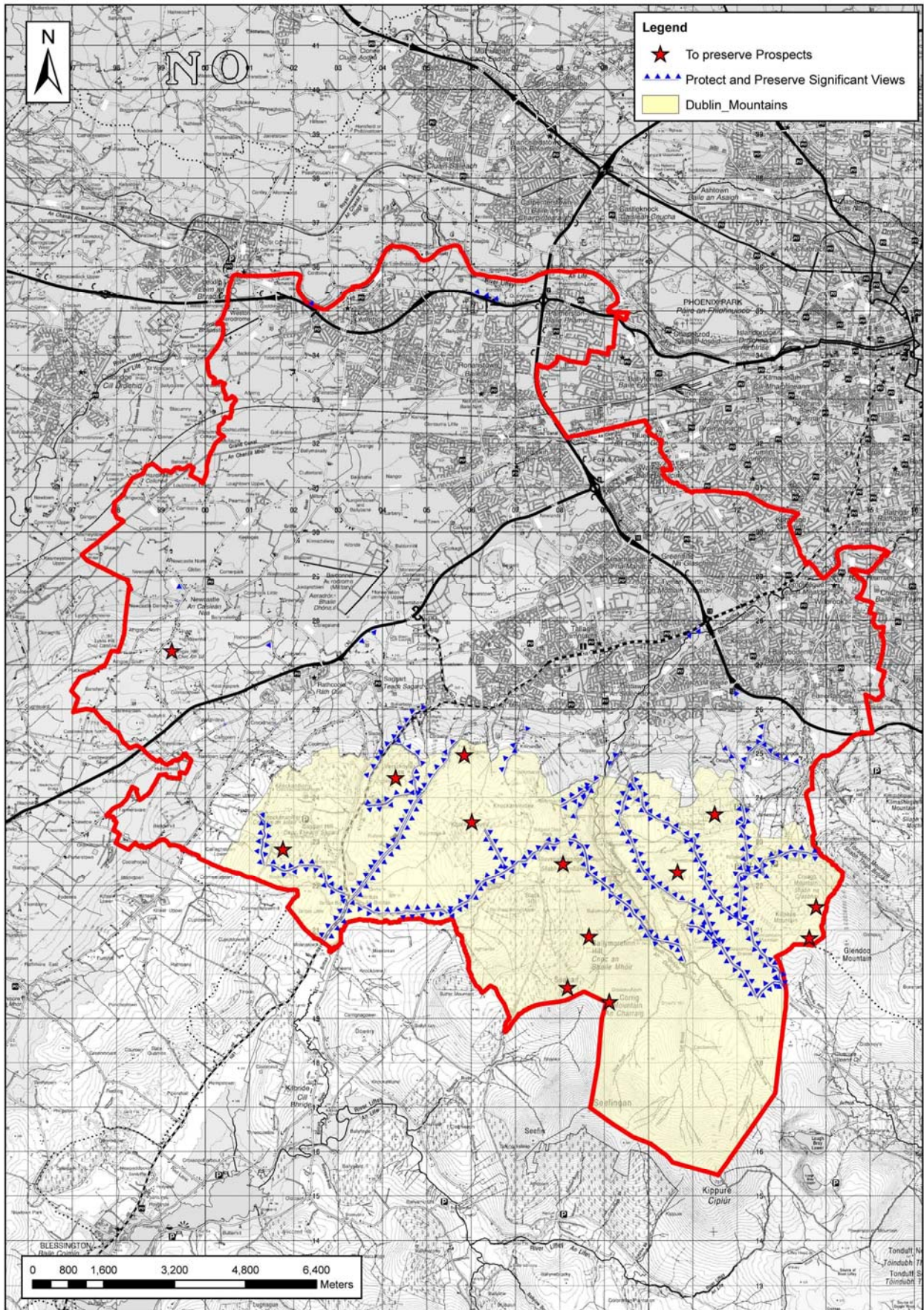


Figure 3.6a Views and Prospects to be protected.



further detailed assessment and ameliorative design proposals in order to lessen impacts of development on these sensitive lands.

It is considered that the foothills and upland areas of the Dublin Mountains are the most sensitive to change in visual terms, however, the it would appear that the lands within the low plain, around Newcastle and Baldonnell are also subject to development pressure. The lowland landscape is the more robust and less sensitive to change. An exception to this is the landscape around Newcastle, which is noted as being associated with the Norman Manor Village. The upland areas are sensitive to the development of poorly designed forestry proposals and to the accommodation of one-off housing.

### **3.4.3 Evolution of Landscape in the Absence of a County Development Plan.**

In the absence of a Development Plan it is likely that development will take place in Greenfield lands and in the form of one-off housing in the upland areas. Relocation of industry uses to Greenfield lands in the area around Newcastle and Baldonnell would reduce the rural landscape further, removing hedgerows, impacting upon streams and riparian zones, and impacting upon the historic landscape and features around Newcastle. Development in the uplands would involve the removal of hedgerows for the development on one-off housing generated by urban development pressure. The existing field pattern would be fragmented, while protected areas such as Bohernabreena and Slade Valley would be impacted upon. Rural villages such as Brittas would experience high growth levels, resulting in negative impact on the surrounding rural landscape. Additional medium density residential development in the lower sections of the mountains around Ballycullen, Woodtown, Rockbrook, Oldcourt and Newtown would continue, pushing further up into the remaining agricultural lands and impacting heavily upon the hedgerows and mature stands of deciduous trees which characterise the more elevated sections of these areas.

### **3.4.4 Soil and Geology**

The geology of South Dublin is comprised mainly of limestone, with a section of Granites and Igneous Intrusive rocks and Silurian and Ordovician Meta-sediments. The upland or southern areas of the County comprise the Granites and Silurian or Ordovician Meta-sediments. The lowland areas of the County are substantially made up of Dinantian Upper Impure Limestone with smaller sections of Dinantian Lower Impure Limestone located at

the south-western border with Kildare. Very small deposits of Dinantian (early) Sandstone, Shales and Limestone are also present in this locality. A small deposit of Dinantian Pure Unbedded Limestone is located along the northern border of the county with Fingal. The locations of these rock formations is detailed in Figure 3.6b

The limestone of the northern part of the County is considered to be located within the Central Lowland Plains, which stretch from Lough Corrib in County Galway, across the midlands, to the Irish Sea.

The granites of the southern section of the County are part of the Caledonian province of the South-East of the Country. This province differs geologically from the central plains, in that it is comprised of Caledonian Granite and Igneous rock, while the Lowland Plains are comprised of sedimentary limestone.

### **3.4.5 Geothermal Energy**

The Thermal Energy Resource Map of Ireland Final Report, released in July 2004 by Sustainable Energy Ireland indicated that Ireland is particularly well suited for the utilisation of geothermal resources due to the temperate climate and rainfall levels which ensure year round rain-fall recharge. The study indicates nine action areas or Major Recommendations as a result of its investigations. These recommendations are generally based around the promotion of pilot projects using geothermal resources due to a current lack of exploitation. One of the nine action areas supports a medium depth pilot borehole in an area with many potential users. The Blackrock-Rathcoole Fault is mentioned as an example location for such a pilot scheme. Mapping undertaken as part of the Thermal Energy Resource Report<sup>13</sup> appears to indicate that the majority of the South Dublin County area has similar levels of thermal heat resource available at depths of 2500m.

### **3.4.6 Sites of Geological Interest.**

No sites of geological interest are currently listed for protection under the County Development Plan. Areas of geological interest which are located within existing SACs or pNHAs are protected by the statutory preservation offered by the environmental designation. Consultation with the Geological Survey of Ireland has

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<sup>13</sup> <http://esb2.net.weblink.ie/SEIGeoThermal/MapPage.asp>

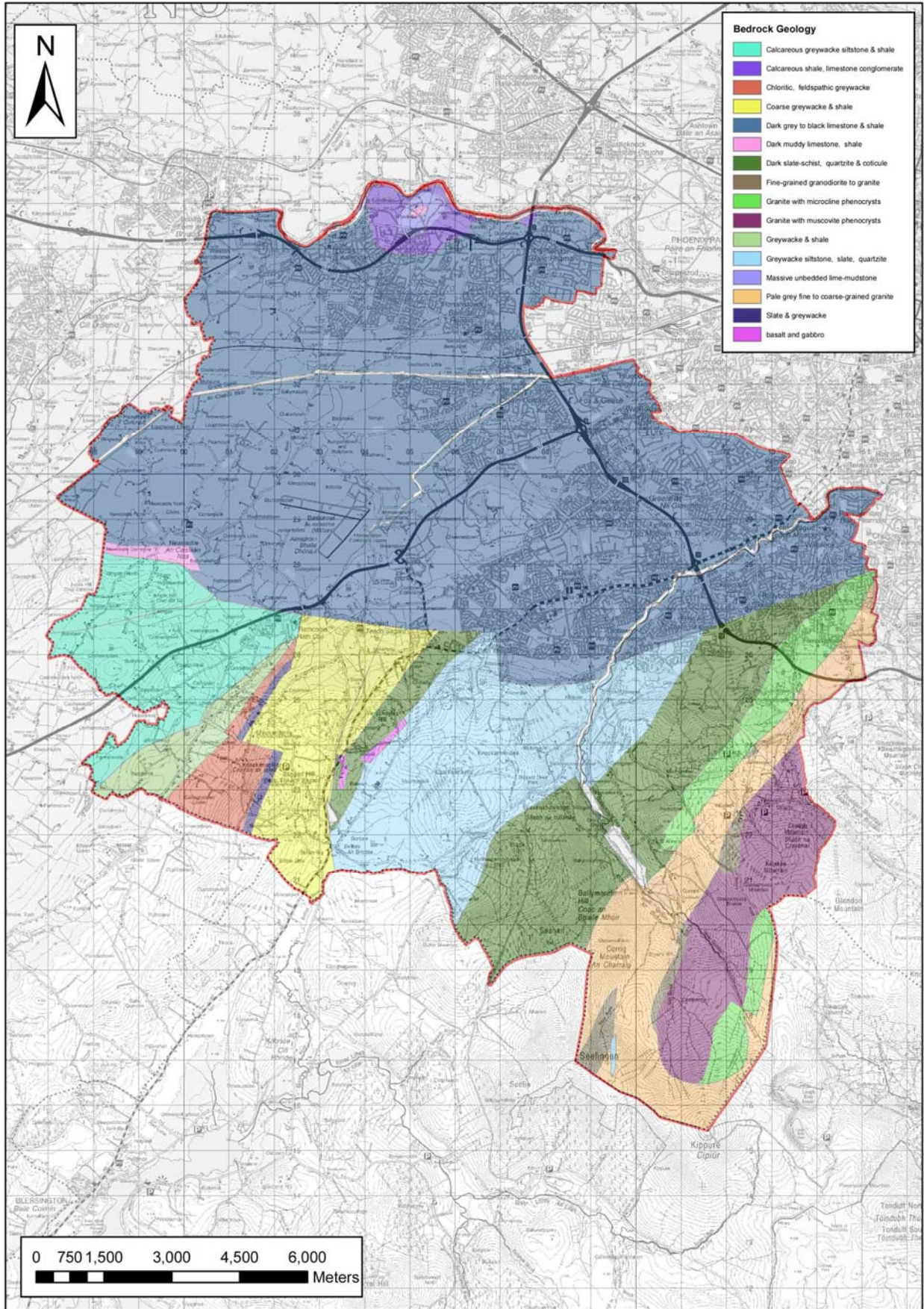


Figure 3.6b Geological Bedrock of South Dublin



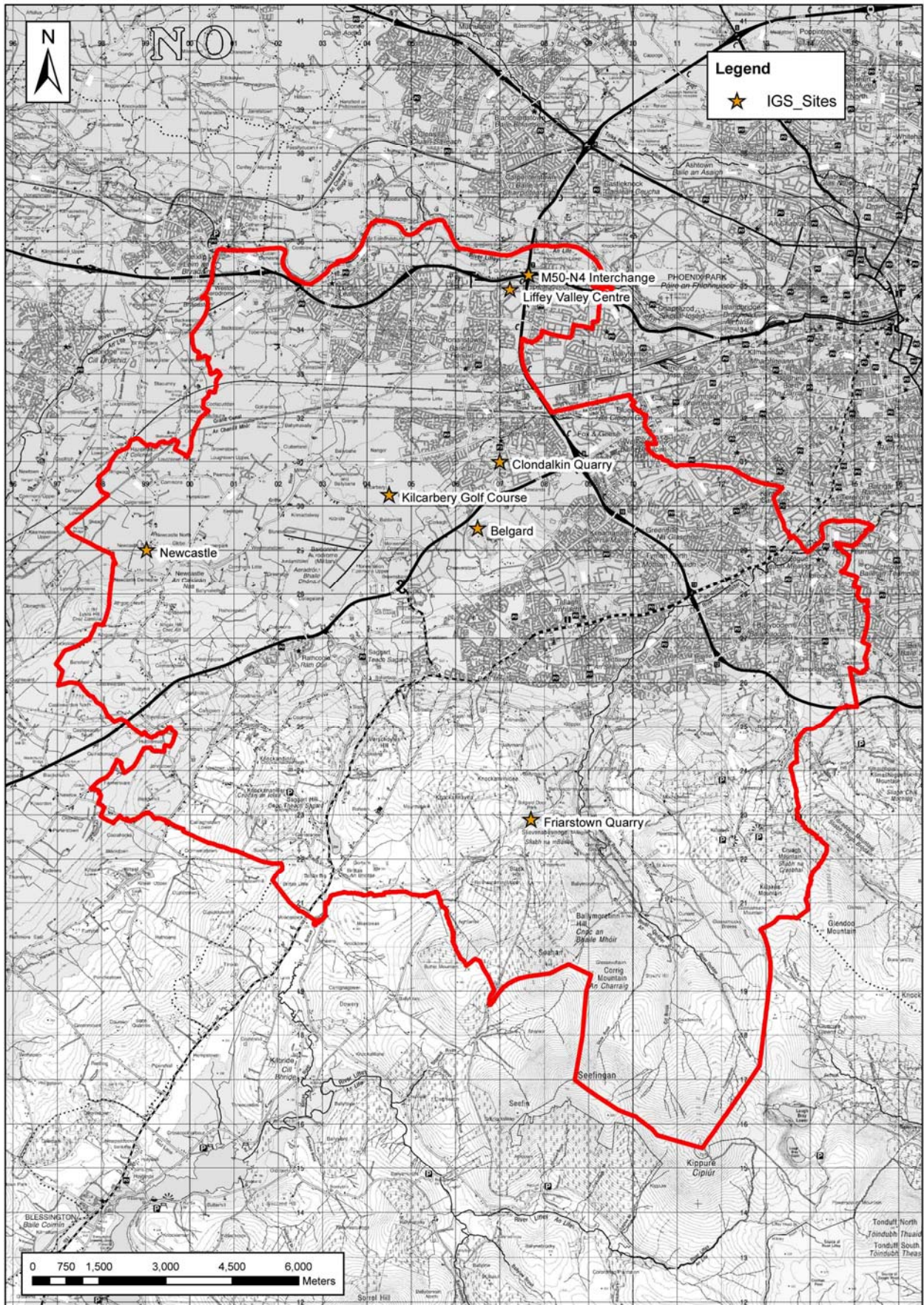


Figure. 3.7 Sites of Geological Interest.



resulted in a number of geologically sensitive and important sites being identified. These are listed in Table 3.5. and are indicated in Figure 3.7. A number of these sites are considered to be of significant importance (potential NHA), and should be considered for inclusion within the Proposed Plan in order to give them statutory protection. Sites of County Geological Status are also noted, and Development Plan protection should be considered.

**Table 3.5 Sites of Geological Interest.**

Site Location	Principal Characteristics	Classification	Summary
<b>Newcastle</b>	Fill-in channel and cave sediments.	Potential Natural Heritage Area (NHA)/Define County Geological Site (CGS)	Of Regional Importance, but potentially of greater status.
<b>Kilcarbery Golf Course</b>	Hydro-chemical interest.	Potential NHA	
<b>Belgard</b>	Working Quarry in Lower Carboniferous Limestone	Potential NHA	
<b>Clondalkin Quarries</b>	Lower Carboniferous Limestone with granite pebbles in turbiditic features	Potential NHA	
<b>M50/N4 interchange road sections</b>	Lower Carboniferous	Potential NHA	Intersection cuttings
<b>Liffey Valley Centre road sections</b>	Lower Carboniferous	Potential NHA	Road to north of Liffey Shopping Centre. Intersection cuttings.
<b>Friarstown/Ballynascorney Quarry</b>	Dolerite dyke swarm	Definite CGS	Intense intrusions shown Intense dyke swarming.

### 3.4.7 Soils.

The soil cover within South Dublin has developed from a combination of the parent material from which the soils are derived, terrain, climate and vegetation cover. The short

distances which glacial material was transported mean that overlying soils are generally similar to underlying bedrock. The soil cover in the northern area of the County is 'grey-brown podzolics'. The south of the County comprises 'acid-brown earths' in the lower reaches of the mountains, while the upland areas are 'peats and peaty gleys'.<sup>14</sup> Figure 3.8 shows the distribution of soil types within South Dublin. The blanket peats found in the uplands are considered to be of international importance, hence the SAC protection of a large section of the upland peat soils in the county. Blanket peat, which is rare internationally, supports a wide variety of flora and fauna. Hand cutting of turf in places where turbary rights exist, is still permitted within the SAC area, although an announcement from the Minister of the Environment in March 2009, indicated that this will be phased out from 2010<sup>15</sup>.

Aside from the upper reaches of the mountains, the soil resource within South Dublin has a wide land use capability, capable of accepting a diverse range of agricultural options. The preservation of the growth function of the soil resource is considered of socio-economic as well as economic importance. The more diverse soils are found along the central plain and Liffey Valley section of the county.

Localized sections of glacial till are present in the lower sections of the county, most noticeably in the form of undulating deposits to the north of the County. This is part of the Esker Riada, a band of glacial moraine stretching from Dublin to Galway.

The location of the Metropolitan urban area and its increased and accelerated growth is now having an impact on the high quality soil resource within the South Dublin County. In some areas of the County, soil has been polluted and contaminated by development which has not followed good environmental practice and/or which has not been serviced by the appropriate infrastructure. There are a number of sites, such as old landfills which have had a negative affect on the adjoining soil resources.

<sup>14</sup> Fig 29. P17 Atlas of the Irish Rural Landscape. FHA Aalen et al.

<sup>15</sup>

[http://www.environ.ie/en/Heritage/NationalParksandWildlife/News/MainBody\\_19872.en.htm](http://www.environ.ie/en/Heritage/NationalParksandWildlife/News/MainBody_19872.en.htm)



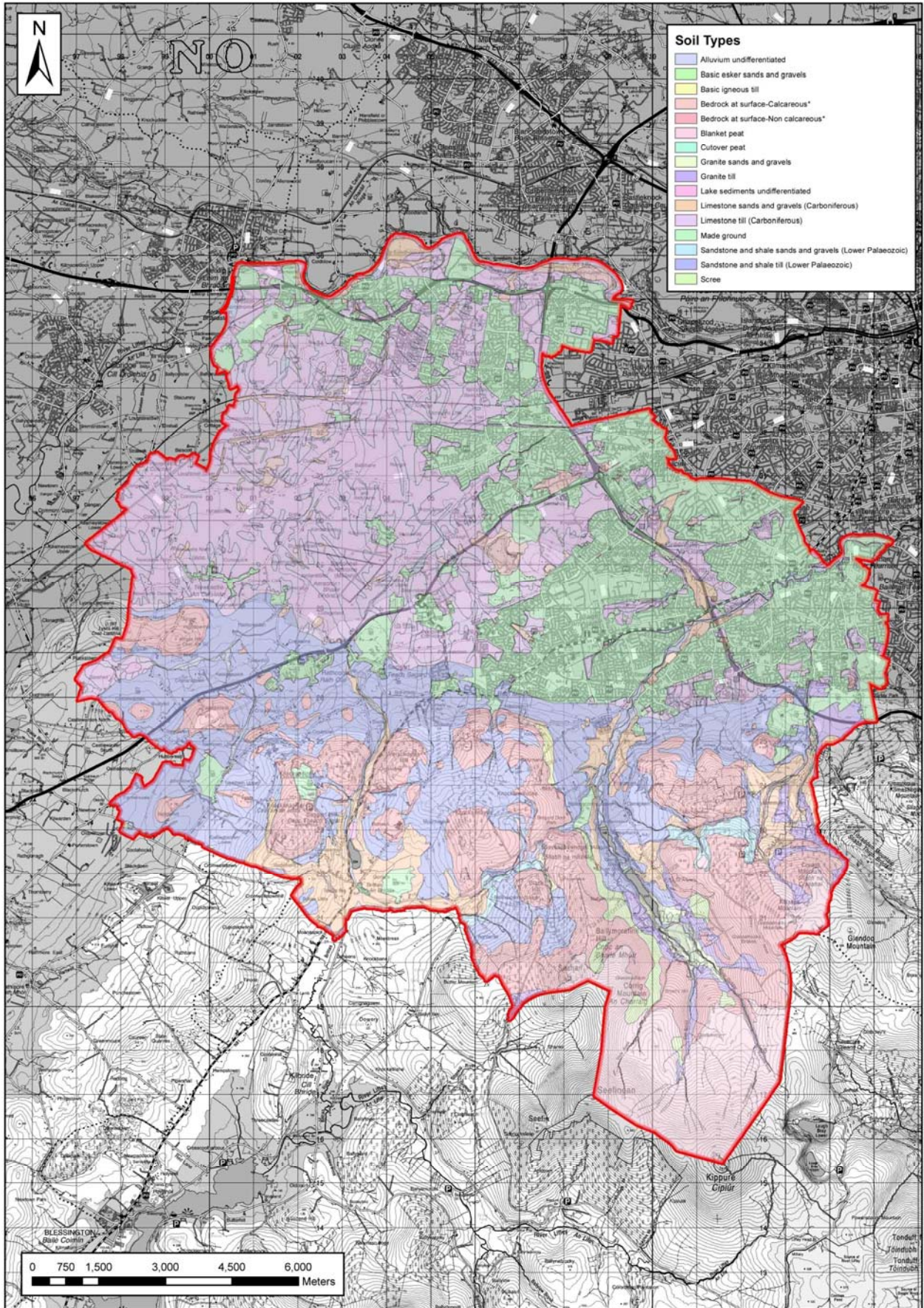


Figure 3.8 EPA webviewer Soil Types in South Dublin



To date there is currently no legislation which is specific to the protection of soil resources. However, there is currently an EU Thematic Strategy on the protection of soil which includes a proposal for a Soil Framework Directive which proposes common principles for protecting soils across the EU.

#### **3.4.7.1 Contaminated Soils.**

A number of sites (extant and closed) are located in the County which have had a negative affect on the soil resource in which they are located. These include contaminated areas such as old landfills and Seveso sites. There have been 66 no. degraded sites identified by the South Dublin County Council Environment Department, as having potential to negatively affect receiving waters and land uses. A number of these sites are monitored by South Dublin County Council, with a view to providing remedial action when required. The larger of these sites are noted in figure 3.9 below.

#### **3.4.7.2 Extractive Industries.**

Quarrying has been historically undertaken throughout the County due to the presence of deep deposits of sand, gravel and bedrock. Many of the older quarry operations within the county which were located around Clondalkin and in the Mountain areas are now closed. Currently 4 no. quarries operate within South Dublin. These are located at Newlands Cross, Windmill Hill, Aghfarrell and Shillelagh. All are large operations for rock extraction. Figure 3.10 indicates the location of these quarries.

#### **3.4.8 Soil and Geology Issues: Existing Problems / Environmental Considerations**

Development upon Greenfield sites is a significant issue facing the soil resource within the County. Development restricts the agricultural potential of soil. This decreases the sustainable production of food within proximity to urban areas.

The presence of large quarrying operations in South Dublin is another factor, resulting in the extraction and removal of significant quantities of non-renewable soils, and allowing for pollution to access groundwater. Where quarrying is extensive in area and depth, the hydrological flow of the water table may be affected. The sites of geological importance identified by the Geological Survey of Ireland must be given adequate consideration for

inclusion within the Proposed Plan. Quarries, specifically those in scenic upland areas, can have a significant effect in the landscape.

In the uplands, the peat soils within the SAC are subject to protection, however, forestry, diversification of agriculture and development pressures are affecting this resource outside of the protected areas. There is also potential for soil and receiving waters in the Bohernabreena reservoir area to suffer from pollution due to inadequately serviced development. It is generally noted that the rock type in the Dublin Mountains provides for an poorly productive ground water aquifer<sup>16</sup>

#### **3.4.9 Evolution of Geology/Soils in the Absence of a County Development Plan.**

In the absence of a County Development Plan it is likely that substantial development would take place on Greenfield sites around the county, which would effectively sterilise the soil resource. In addition, a certain amount of activities, such as forestry, windfarms or one off housing development would take place in the uplands, which would negatively affect the peat bogs located on those areas.

In addition pollution of soils would increase due to development in locations not serviced by adequate wastewater treatment, and by un-monitored emissions to soils and receiving waters by industrial uses and agriculture.

Extractive Industries would be likely to expand to take advantage of the large deposits of easily accessible sand, gravel and stone. This would take place in both the uplands and lowlands, resulting in the removal of large quantities of a non-renewable soil and sub-soil resource.

<sup>16</sup> P9-12 Eastern River Basin District Characterisation Report. September 2005.

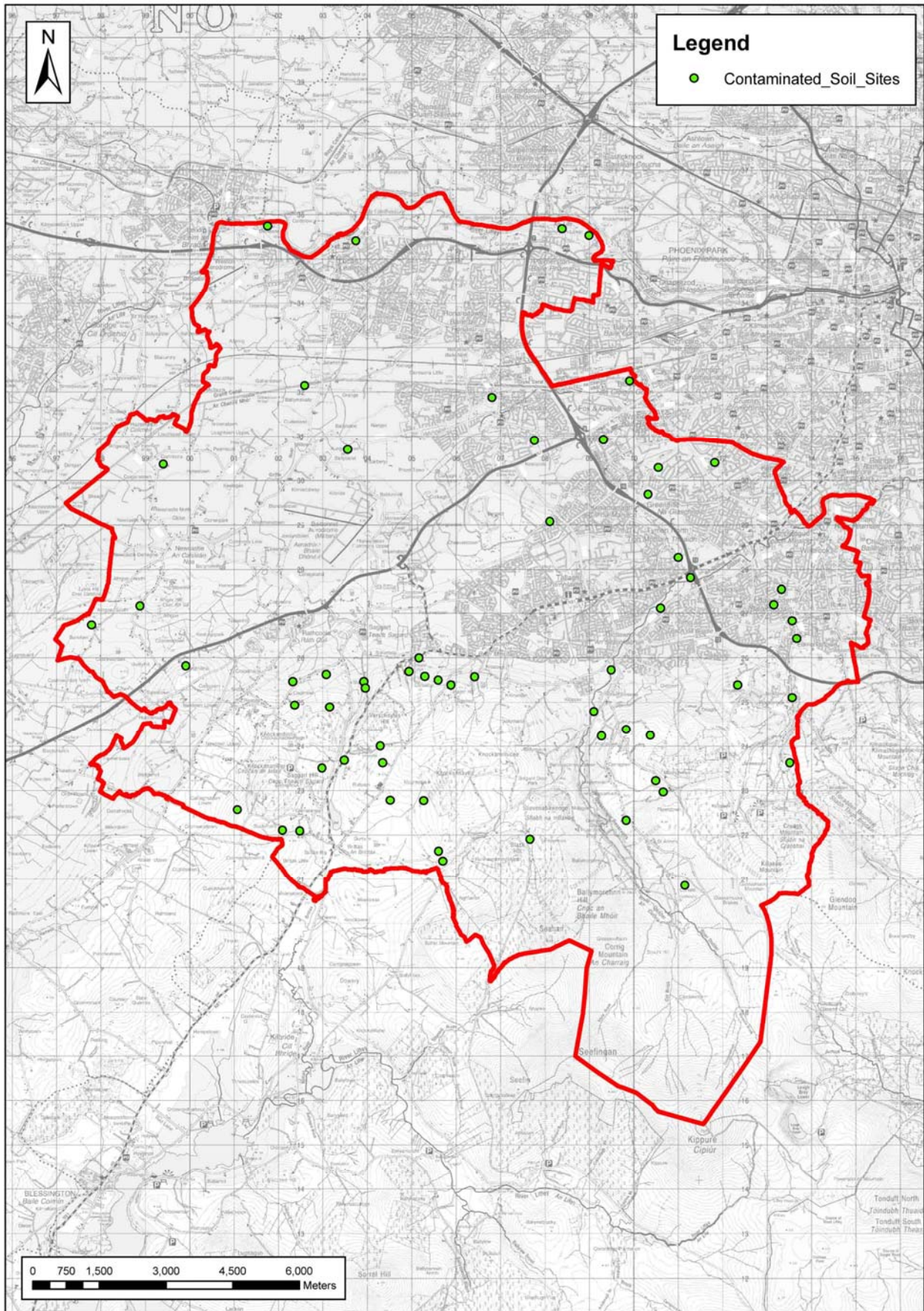


Figure 3.9 Contaminated Soils Sites



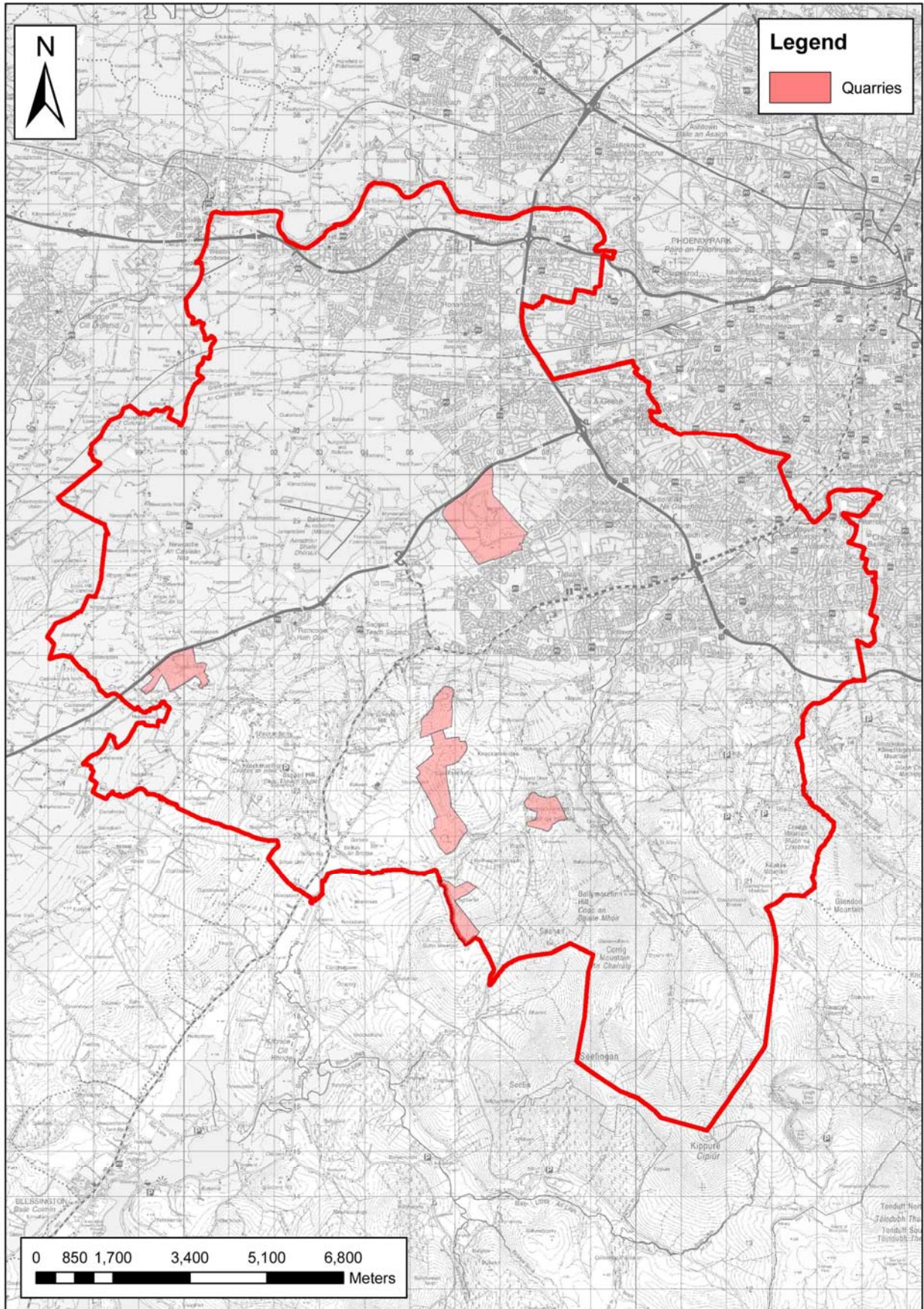


Figure 3.10 Location of Extractive Industries.

## 3.5 Agriculture and Forestry

Although South Dublin is located within the Greater Dublin Area and forms the south western section of the Dublin Metropolitan area, the majority of the settlement in the County is located to the north and east of the County. Large sections of land in the south and south west of the County are dominated by rural uses such as agriculture and in the upland areas, forestry. Approximately 983 persons work in agriculture and forestry in the county, 0.4% of the overall working population in South Dublin<sup>17</sup>. In order to ensure the continued viability of the agricultural and forestry sectors within the County, provision is required to allow for rural and farm diversification and sources of off-farm income, rather than allowing for the continued development of rural lands due to urban pressure.

### 3.5.1 Agriculture.

Farmland in South Dublin can be roughly broken down into 4 differing categories.

1. Urban fringe farmland,
2. Grazing/arable lowland farms,
3. Hill farms, and
4. Upland farms.

All types of farmland in the County are subject to differing amounts of urban development pressure, either for one-off rural housing, or larger urban development, due to proximity to Dublin Metropolitan area. Other issues include that of reducing farm incomes, and the need of many landowning families to diversify and seek income from sources other than traditional farming. This has led to the land in the County being used for house building, forestry, light industry, tourism and recreation uses creating additional pressures on the land and soil resource.

The County is a part of the wider Dublin mixed agriculture region. This regional identity is as a result of the wide range of agricultural uses which can be supported by the rich deep podsols and acid brown earths of the Dublin area. Such soils support flexible crop rotations, allowing for farming to easily change production to respond to market demands. The exception to this is the upland farms, which have limited soil capability. Such farms are generally smaller and are limited to sheep farming and other fringe farming uses.

### 3.5.2 Forestry.

Forestry planting represents a small proportion of the overall land use of the County (5% of total land area in County of Dublin/ 7% Countrywide) evenly divided by public and private ownerships. The majority of forestry is located in the hills and uplands of the Dublin Mountains in the south of the County. The majority of the planting in the County, and certainly in the uplands is coniferous. A miniscule proportion of broadleaf forestry planting is located within the County, however these woods are mostly remnants of planting undertaken in demesne holdings, such as the Liffey Valley, Corkagh, Dodder Valley and in the foothills of the mountains.

Although the amount of forestry planting within the County is not particularly large, the concentration of coniferous planting in a particular area such as the Dublin Mountains can raise a number of issues. Coniferous plantations are not a traditional element of the Irish landscape.

Issues include the visual effect of such planting, particularly that which is based around landholdings rather than following land forms.

In addition, concentrations of coniferous forestry in upland locations can lead to pollution and siltation of streams and riverine systems due to higher levels of acidity and aluminium concentrations, an issue which affects the Water Frameworks Directive and the requirement to improve water quality by 2015.

Additionally, such plantations can increase shade levels of streams, while drainage for plantations can change river regimes.<sup>1</sup>

Figure 3.11 indicates the prevalence of large swathes of forestry planting in the upland areas of the County.

<sup>17</sup> Table 13. Population aged 15 years and over at work in each province, County and City, classified by broad industrial group. Census 2006.



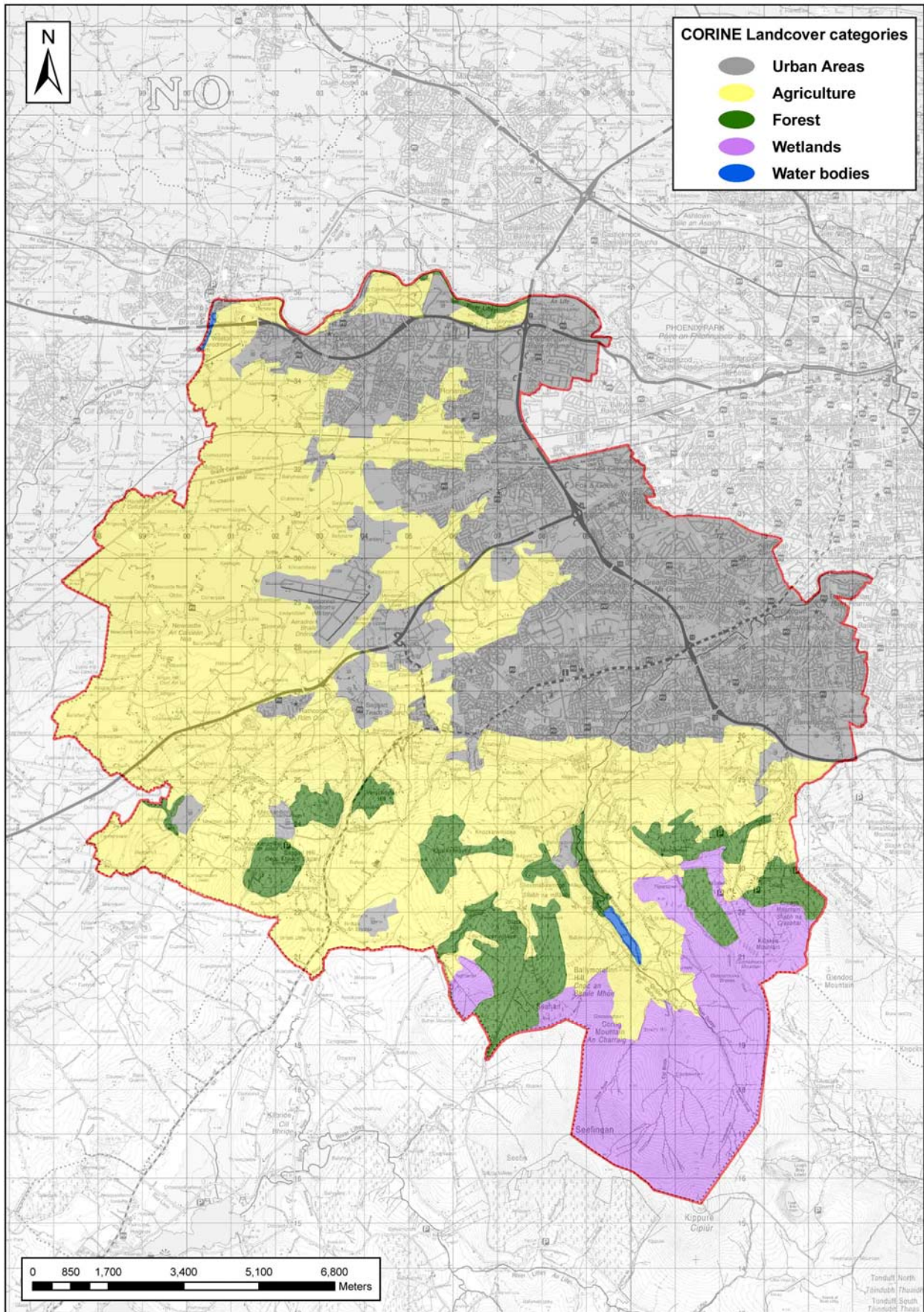


Figure 3.11 Forest Cover in 2000 within South Dublin<sup>18</sup>

<sup>18</sup> Corine Land Cover 2000 taken from page 7-6 Eastern River Basin Characterisation Report

### 3.5.3 Agriculture and Forestry Issues: Existing Problems / Environmental Considerations

Diversification of farm incomes has increased the effects of development on the landscape as incremental development of farm holdings becomes a substitute for dropping agricultural income. This has increased the potential for development of forestry as an income stream in the uplands, where other forms of development are severely restricted.

Forestry has high potential for detrimental visual impact, if not laid out correctly. In addition, forestry, during growth and felling stages can have a significant detrimental impact on river systems. The reduction in the amount of arable soil close to the City will have an affect on the ability of the Dublin Metropolitan Area to feed itself.

### 3.5.4 Evolution of Agriculture and Forestry in the Absence of a County Development Plan.

In the absence of a County Development Plan it is likely that agriculture in South Dublin would become more marginal, and that levels of part-time farming would increase. Development pressure on agricultural land would result in reduced numbers of viable farms in the lowland areas. A lack of restrictions on visually obtrusive, low intensity uses in the uplands areas would result in increased amounts of coniferous forestry, and wind-farms. It is probable that farming within the County as a whole would become fragmented, with less maintenance of farm hedgerows and buildings, and the creation of smaller holdings, without a requisite increase in hedgerow boundaries, resulting in a more degraded rural landscape, and an greater area of urban-rural fringe, with increased perception of sprawl.

Regarding the ability of the Dublin Metropolitan Area to sustainably feed itself, while the loss of significant amounts of farmland through development is noted as an issue of concern, it is possible the creation of a larger area of urban-rural fringe, with high amounts of small remnant plots could be suitable for allotments or result in certain amounts of market gardening undertaken by small or local operators.

## 3.6 Waste Management

### 3.6.1 Introduction

The Waste Management Plan for the Dublin Region was developed jointly by Dublin City Council, South Dublin County Council, Fingal County Council and Dun Laoghaire-Rathdown County Council. A *Regional Waste Management Strategy* was adopted in 1997, which set out to replace a system that over-relied on landfill disposal with a new approach based on integrated waste management over a 20 year period. The first Regional Waste Management Plan became effective in 2001 and the first formal Review of the Plan took place during 2004-2005, culminating in a replacement Plan.

Dublin's waste strategy goals are summarised by the EU waste hierarchy pyramid, which stresses that a new approach to managing waste is required to lead to more sustainable waste management. The strategy is to place emphasis on prevention, minimisation, reuse, recycling and recovery of energy in order to end the over-reliance on landfill disposal.

The following are the primary elements of the Dublin Regional Waste Management Plan 2005-2010.

- Policies on Prevention and Minimisation, Re-use and Repair.
- Household, Commercial and Industrial Recycling Targets.
- Introduction of Biological Recycling.
- Introduction of Thermal Energy Recycling.
- Regional Self-Reliance through sharing and co-operation on waste management services.
- Implement waste reduction hierarchy regarding Construction Waste and Hazardous Waste.
- Local Authority Waste Action Plans, containing four (4) main sections:-
  1. Prevention Awareness;
  2. Infrastructure Development;
  3. Regulation and Enforcement;
  4. Collection/Recycling.

- Greater producer and supplier responsibility in preventing, minimising and recycling waste.
- Annual Report monitoring progress against the 5 no. Key Performance Indicators noted in 'Delivering Value for People – Service Indicator in Local Authorities'.<sup>19</sup>
- Financial Imperatives.<sup>20</sup>

The most recent data provided regarding waste collection relates to the 2007<sup>21</sup>. The Council provides an integrated waste management service for the County as outlined below. As can be noted below, approximately 20% of household waste is recycled (Kerbside Black + Green + Brown/Green + Brown). See Table 4.5.1 below.

- Facilities are available at Ballymount Civic Amenity and Recycling Centre for householders to dispose of household waste, household green waste, recyclable waste and at the Green Waste facility at Esker Lane, Lucan for disposal of household green waste.
- The Green Bin household collection and recycling service for waste paper, cardboard, aluminium tin and tetra pak continues to expand. A total of 15,597 tonnes of recyclable material are being collected in South Dublin County through this service.
- The Council provided 58 bring bank facilities around the County.

### 3.6.2 Litter Pollution.

**Table 3.7. Litter Pollution in South Dublin.**

	South Dublin <sup>22</sup>	National Av <sup>23</sup>
% of areas litter free	7	4
% of areas slightly polluted	54	58
% of areas moderately polluted	30	29
% of areas significantly polluted	6	4
% of areas grossly polluted	4	0

Environmental litter pollution can cause significant harm to urban and rural environments in South Dublin. Fly-tipping takes

<sup>19</sup> Dublin Waste Management Plan 2005-2010 Section 22.3. Targets and Indicators

<sup>20</sup> Dublin Waste Management Plan 2005-2010 Executive Summary

<sup>21</sup> Draft Annual Waste Management Plan Progress Report 2008.

<sup>22</sup> South Dublin County Council Annual Report p97

<sup>23</sup> National Litter Pollution Monitoring System: Litter Monitoring Body System Results 2007 p4

place in many locations, but causes significant visual and environmental harm in the Dublin Mountain area. CCTV has been installed in litter blackspots, while litter wardens enforce legislation and waste management bye-laws. Additionally, litter may block drains or attract rodents in urban areas. South Dublin has increased collections in order to discourage illegal litter disposal.

### 3.6.3 Out of County Waste Management.

Waste is baled at the Council's Baling Station at Ballymount and is disposed of in the Council's engineered landfill at Arthurstown, Co. Kildare. In addition, South Dublin County Council 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.

### 3.6.4 Waste Management Issues: Existing Problems / Environmental Considerations

The majority of waste management issues are adequately covered by the Regional Waste Management Strategy, which is being implemented in accordance with the requirements of EU legislation regarding the minimisation of waste, and reduction in amounts be sent to landfill. As can be seen from the table above, progress is being achieved however additional measures must be implemented.

Issues which require further tackling include those of illegal dumping and litter, specifically in areas of high amenity and the Dublin Mountains. Continued monitoring and remediation of the 66 no. sites of concern within the County is of high priority (See Section 3.4.6.1). Rates of recycling of construction waste could also be improved.

### 3.6.5 Evolution of Waste Management in the Absence of a County Development Plan.

Collection of waste and the meeting of targets regarding recycling would be made more difficult due to the more dispersed nature of development within the county. It is probable that more illegal dumping would take place in the mountains, and within the degraded urban-rural fringe. Regulation and enforcement of the private sector waste collection would become difficult, while the dispersed nature of development would lead to less sustainable recycling through bring centres due to increased distances to facilities.

**Table 3.6 Local Authorities Public Service Indicators Report Table indicating Waste Management**

<b>Waste Source</b>	<b>DCC</b>	<b>DLRCC</b>	<b>FCC</b>	<b>SDCC</b>	<b>Regional 2007</b>	<b>Regional 2006</b>
	<b>Tonnes</b>	<b>Tonnes</b>	<b>Tonnes</b>	<b>Tonnes</b>	<b>Tonnes</b>	<b>Tonnes</b>
Bring Banks	12,191	5,564	4,096	5,632	27,483	33,185
Recycling Centres, Bulky and Greenwaste Collections	4,184	10,021	7,947	8,906	31,059	35,337
Kerbside-Green Bin	25,288	14,598	13,273	15,597	68,756	62,194
Kerbside-Brown Bin	1,315	0	3,266	36	4,617	2,667
Mobile Hazardous Waste Collection	-	-	6.88	12.4	19	23
<b>Total Recycled</b>	<b>42,978</b>	<b>30,183</b>	<b>28,589</b>	<b>30,184</b>	<b>131,984</b>	<b>134,036</b>
Kerbside - Black Bin (Includes private collectors)	144,920	35,964	68,164	64,613	313,661	310,386
Delivered for disposal	3,076	4,907	6,865	9,230	24,078	26684
<b>Total Disposed</b>	<b>147,996</b>	<b>40,871</b>	<b>75,029</b>	<b>73,843</b>	<b>337,739</b>	<b>337,070</b>
Uncollected waste	-	-	-	-	-	0
<b>Total Arisings</b>	<b>190,974</b>	<b>71,054</b>	<b>103,618</b>	<b>104,026</b>	<b>469,673</b>	<b>471,106</b>
<b>2007 Recycling Rate %</b>	<b>23%</b>	<b>42%</b>	<b>28%</b>	<b>29%</b>	<b>28%</b>	<b>28%</b>
<b>2006 Recycling Rate %</b>	<b>24%</b>	<b>43%</b>	<b>25%</b>	<b>30%</b>		

Extract from p35 EPA National Waste Report 2007



## 3.7 Water Quality

### 3.7.1 Introduction.

Water in South Dublin has played a significant role in the development of the County and indeed Dublin City. The Rivers Liffey and the Dodder and their tributaries have had a considerable impact on the landscape. Water from South Dublin was one of the earliest supplies (13th century) of clear water to Dublin City, and still supplies drinking water to the county today. South Dublin has no natural lakes.

### 3.7.2 Pressures on Water Quality from Human Activity.

Human activities can have a negative effect on water quality. Pressures exerted by human activities include the following:-

- Sewage and other effluents discharged to waters from point sources such as treatment plants;
- Discharges from diffuse or dispersed activities on land;
- Abstractions from waters;
- Structural alterations to water bodies.

A point source pressure has a recognisable and specific location at which pollution may originate. Examples of significant point source pressures include direct discharges from waste water treatment plants, licensed discharges from industrial activities, landfills, contaminated lands (e.g. disused gas works), quarries and mines.

A diffuse source pressure, unlike a point source, is not restricted to an individual point or location. The source of a diffuse pressure can be quite extensive. Significant examples of diffuse pressures include runoff from forestry and agricultural lands.

Excessive abstractions from surface waters and groundwater for drinking and industrial purposes can create pressures on the ability of a water body to maintain both chemical and good ecological status.

Structural alterations such as river straightening; construction of embankments, weirs and dams can create conditions such that a water body is no longer able to support the natural ecology which would have existed prior to such modifications. These pressures are also referred to as morphological pressures.

### 3.7.3 The Water Framework Directive (WFD).

The key piece of legislation governing water quality in Ireland is the European Communities (Water Policy) Regulations 2003 (S.I. 722 of 2003), which transposed Directive 2000/60/EC (the Water Framework Directive, (WFD) into Irish law. The WFD sets out that a Member State shall implement the necessary measures to prevent deterioration of the status of all bodies of surface, ground estuarine and coastal water, and shall protect, enhance and restore all bodies of surface and ground water with the aim of achieving good ecological status by 2015, 2021 or 2027. South Dublin County Council, as a public body, are required to co-ordinate their policies and operations to maintain water quality of unpolluted water bodies, and improve the status of polluted water bodies.

The primary challenge that South Dublin faces over the next decade is to achieve 'good water status' for all waters by 2015 as set out in the Water Framework Directive (WFD).

Monitoring and protection of groundwater is especially important considering drinking water extraction of groundwater by group water schemes and private well, although it should be noted that there is no group water scheme serving more than 50 people in the County, and only 1% (approx.) of the drinking water supply in the County is provided by such schemes. These are mostly located in the scattered rural areas, such as Redgap and Bohernabreena. There is no regular monitoring or sizable historical information on private well water quality in the County.

#### 3.7.3.1 River Basin Districts and Water Bodies

For the purposes of implementing the WFD, Ireland has been divided into eight river basin districts. These comprise areas of land which are drained by a large river or number of rivers, as well as associated areas of estuary and coast. The Environmental Protection Agency (EPA), Department of the Environment, Heritage and Local Government, Northern Ireland regulatory authorities, local authorities and associated consultancies prepared the Article 5 Characterisation Report for the Irish River Basin Districts.

South Dublin lies wholly within the Eastern River Basin. A characterization report for this basin was prepared in September 2005. The Eastern

River Basin Characterisation report indicates the main pressures and threats to the water-bodies in the basin achieving the status required under the WFD. Agricultural and wastewater and industrial discharges have been identified as being the most likely cause of poor water quality in the Liffey basin catchment area.

### 3.7.3.2 WFD Risk Assessments

In order to achieve the objectives of the WFD it is necessary:-

- to assess the risk that water bodies may not achieve good quality status;
- to identify the pressures from human activities causing this risk; and,
- to develop strategies and management plans to minimise the risk.

Risk assessment procedures were developed at national level and applied across all River Basin Districts in order to analyse the impact of the pressures referred to under Section 3.7.2. The risk assessments were predictive, i.e. they examined each pressure and predicted the magnitude which would be likely to have a negative impact.

Each water body has been assessed, on the basis of human activity, whether it is at risk or not at risk of failing to achieve the WFD's objectives by 2015. The classifications used for reporting this assessment are:

- (1a) At Significant Risk - water body is at risk of failing to meet good status in 2015;
- (1b) Probably at Significant Risk - water body is thought to be at risk of failing to meet good status in 2015 pending further investigation;
- (2a) Probably Not at Significant Risk - the water body is expected to meet good status in 2015; and,
- (2b) Not at Significant Risk - water body is expected to meet good status in 2015, pending further investigation.

Water bodies placed in the (1a) At Significant Risk category will need improvement to achieve the required status while water bodies in the (1b) Probably at Significant Risk category are likely to need improvement in order to achieve the required status.

### 3.7.3.2 WFD Registers of Protected Areas

In addition to the assessments noted above, the WFD requires that Registers of Protected Areas (RPAs) are to be compiled for water bodies, or part of water bodies which must have extra controls on their quality by virtue of how their waters are used by people and by wildlife.

The WFD requires that the RPAs contain:-

- Areas from which waters are abstracted for water supply schemes;
- Designated shellfish production areas;
- Bathing waters;
- Areas which are affected by high levels of substances most commonly found in fertilizers;
- Nutrient sensitive areas affected by animal and human wastes;
- Areas designated for the protection of habitats or species (for example Salmonid Areas)
- Candidate Special Areas of Conservation (cSAC).

### 3.7.3.3 River Basin Management Plan.

This WFD work will culminate in the adoption of a River Basin Management Plan for the Eastern RBD in late 2009. A draft plan is currently available, which identifies Protected Areas (see Section 3.7.6 and fig. 3.17). The management plan will propose a programme of protection and improvement of waters in the County with the aim of achieving the required status of the WFD. The Draft Plan proposes a number of specific individual policies for the three main rivers (Liffey, Dodder, Camac) within the county in order to implement the requirements of the WFD.

### 3.7.4 Rivers.

For the purposes of assessment under the WFD, three (3) main rivers drain lands in South Dublin. These are the Liffey, Dodder and Camac. The Liffey source is located in Wicklow. The river drains lands in Wicklow, Kildare, South Dublin, Fingal and Dublin City. The Dodder source is located just inside Wicklow, and drains lands in South Dublin Dun Laoghaire –Rathdown and Dublin City. The source of the Camac is in South Dublin; it also drains lands in Dublin City.

The Liffey, Dodder and Camac are monitored by the EPA and South Dublin County Council. There are three (3) stations monitoring the Camac, four (4) monitoring the Dodder and five (5) monitoring the Liffey within South Dublin. The most recent<sup>24</sup> water quality data indicates the quality of water in the south Dublin sections of the Liffey as being poor (Q3), Dodder as ranging from high to poor status (Q4-5, Q4, Q3-4 and Q3) and Camac (Q3) as being poor status<sup>25</sup> (Refer to Figure 3.12 below)

The tables below, which have been extracted from the Draft River Basin Management Plan, indicate the pollutions pressures occurring within the three (3) main rivers within the county. The associated images indicate the locations of potential point pollution sources to waters within the County.

Each of the river catchments has been divided into a Water Management Unit in order to more fully assess the type of pollution and issues affecting each river. The pollution types, along with point source location, and proposed programme of measures to improve the water standard as per the requirements of the WFD is noted below.

#### 3.7.4.1 Lakes

The water quality of the two main lakes in South Dublin at Glensamole Reservoir is monitored as part of the requirements of the WFD. The EPA published the results of the monitoring for the upper and lower lake. The most recent reports from 2005 (lower lake) and 2009 (upper lake) indicate that overall, the lakes are both considered to be at significant risk of not achieving good status as required by the WFD by 2015<sup>26</sup>.

#### 3.7.4.2 South Dublin Water Management Units.

##### Potential Pressures on Water Quality

Table 3.8 is a composite of information taken from each of the Liffey, Dodder and Camac River Water Management Units. The table indicates the breakdown of the pollution types in each river as a percentage of the overall pollution from South Dublin. For example, 20% of the pollution from South Dublin into the Liffey comes from agricultural sources, etc.

**Table 3.8. Sources of Pollution to Rivers in South Dublin.**

Pressure	Liffey % Contribution	Dodder % Contribution	Camac % Cont.
Agriculture	20%	20%	20%
Usage and Discharge of Dangerous Substances	5%	5%	5%
Forestry	0%	15%	10%
Landfills, Quarries, Mines and Contaminated Lands	0%	0%	0%
Wastewater and Industrial Discharges	60%	45%	55%
Wastewater from unsewered properties	15%	15%	10%
Abstraction	At Risk	At Risk	At Risk
Morphology	At Risk	At Risk	At Risk

<sup>24</sup> EPA (2006) Water Quality in Ireland 2005 Wexford: EPA

<sup>25</sup> The Biotic Index values, are assigned to rivers in accordance with biological monitoring of surface waters – low Q ratings, such as Q1, are indicative of low biodiversity and polluted waters, and high Q ratings, such as Q5, are indicative of high biodiversity and unpolluted waters, Good status as defined by the Water Framework Directive equates to approximately Q4 in the national scheme of biological classification of rivers as set out by the EPA.

<sup>26</sup> <http://maps.epa.ie/InternetMapView/mapviewer.aspx>

Table 3.9 below, indicates the measures required within each of the Liffey, Dodder and Camac Water Management Units in order to raise water quality to the 'Good' standard required by the WFD.

**Table 3.9 WFD Supplementary Mitigation Measures for Rivers in South Dublin**

<b>Liffey Measures</b>	<b>Dodder Measures</b>	<b>Camac Measures</b>
Investigate and eliminate misconnections	Investigate and eliminate sewer misconnections	Investigate and eliminate sewer connections
<b>Combined Sewer Outlet</b> - Upgrades and Rehabilitation	<b>Combined Sewer Outlet</b> - Upgrades and Rehabilitation	<b>Combined Sewer Outlet</b> Upgrades and Rehabilitation
Diffuse Runoff (Urban) - Street Cleaning Programme	Diffuse Runoff (Urban) - Street Cleaning Programme	Diffuse Runoff (Urban) - Street Cleaning Programme
Emphasise linkage between Planning, Water Services, and Environmental Sections within Local Authorities for Planning Purposes	Emphasise linkage between Planning, Water Services, and Environmental Sections within Local Authorities for Planning Purposes	Emphasise linkage between Planning, Water Services, and Environmental Sections within Local Authorities for Planning Purposes
Modernise Abstraction Legislation, including a system for licensing surface water abstractions	Modernise Abstraction Legislation, including a system for licensing surface water abstractions	Modernise Abstraction Legislation, including a system for licensing surface water abstractions
Conduct awareness campaign for sustainable domestic water use, including rainwater harvesting and domestic soakaways for storm.	Conduct awareness campaign for sustainable domestic water use, including rainwater harvesting and domestic soakaways for stormwater	Conduct awareness campaign for sustainable domestic water use, including rainwater harvesting and domestic soakaways for stormwater
Apply Heavily Modified Water Body Measures	Reduce water demand through improved conservation, plumbing code changes, reduce unaccounted for water, rainwater harvesting, domestic water metering, universal water charging, or restricting development where water resources are over-subscribed	Apply Heavily Modified Water Body Measures
	Alter the availability of supply through conjunctive use or integrated water resources management, water reuse, implementing S.U.D schemes in developed areas, implementation of abstraction controls, use of additional storage or alternative water source	
	Record daily abstraction rates	
	Investigate implementing smaller water schemes to reduce demand on other resources	
	In flow regulated rivers, establish guidance on flow variations to support ecology	
	Develop Habitat Suitability Curves for coarse fish, salmonids and other important aquatic organisms	
	Facilitate Fish Migration	

Figure 3.13 below indicates each Water Management Unit (WMU) for the Liffey, Dodder and Camac. The images indicate the area of each WMU within South Dublin, and highlight each of the Waste-Water Treatment Plants (WWTP), Water Treatment Plants (WTP), Combined Sewer Overflows (CSOs), Integrated Pollution Control Facilities (IPC), Landfills, Quarries and Section 4 (License to emit trade or sewerage effluent) locations.

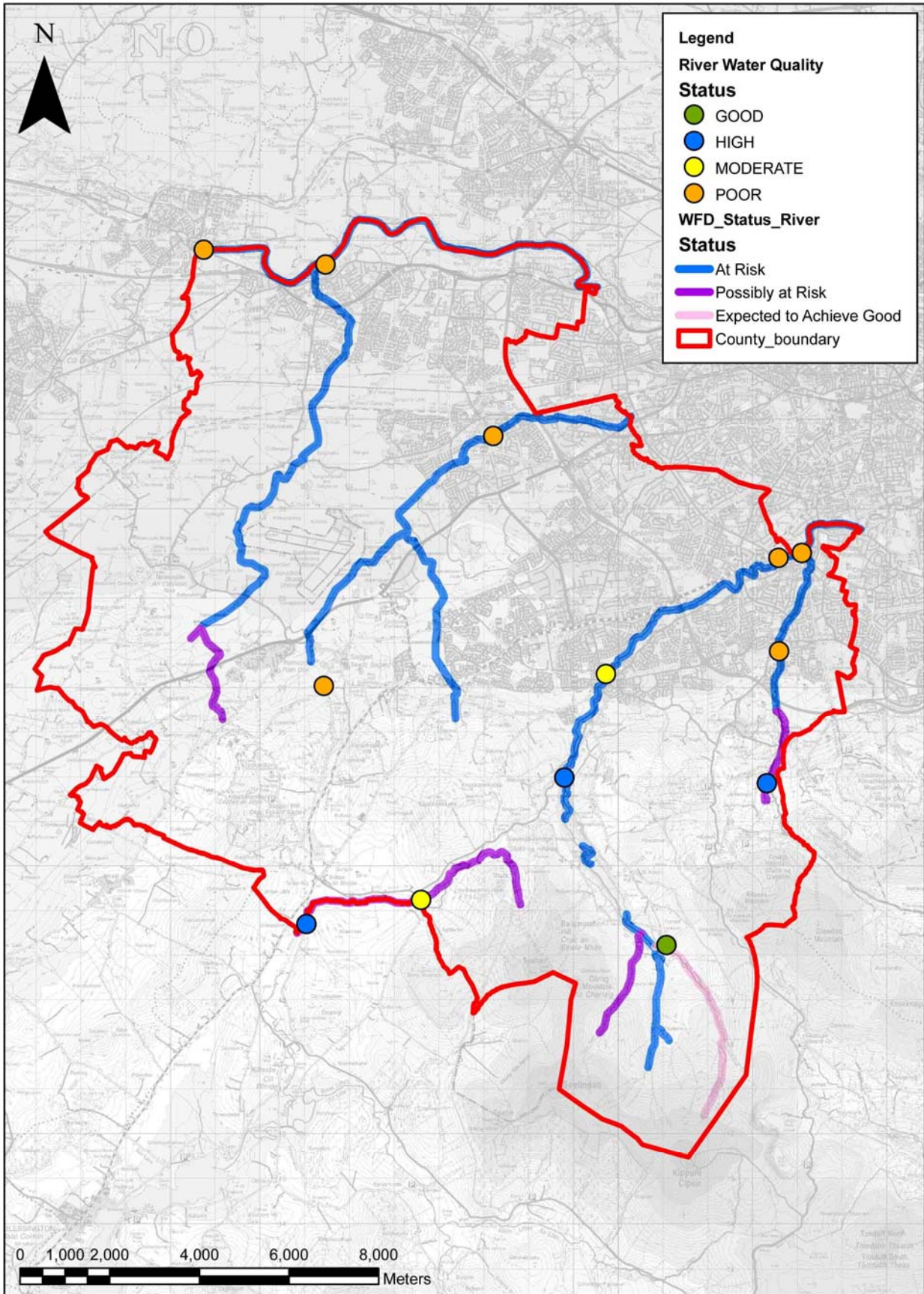


Figure 3.12 Image from EPA Envision Online Map Viewer indicating 'Q' Values at monitoring stations along Liffey, Camac and Dodder within South Dublin



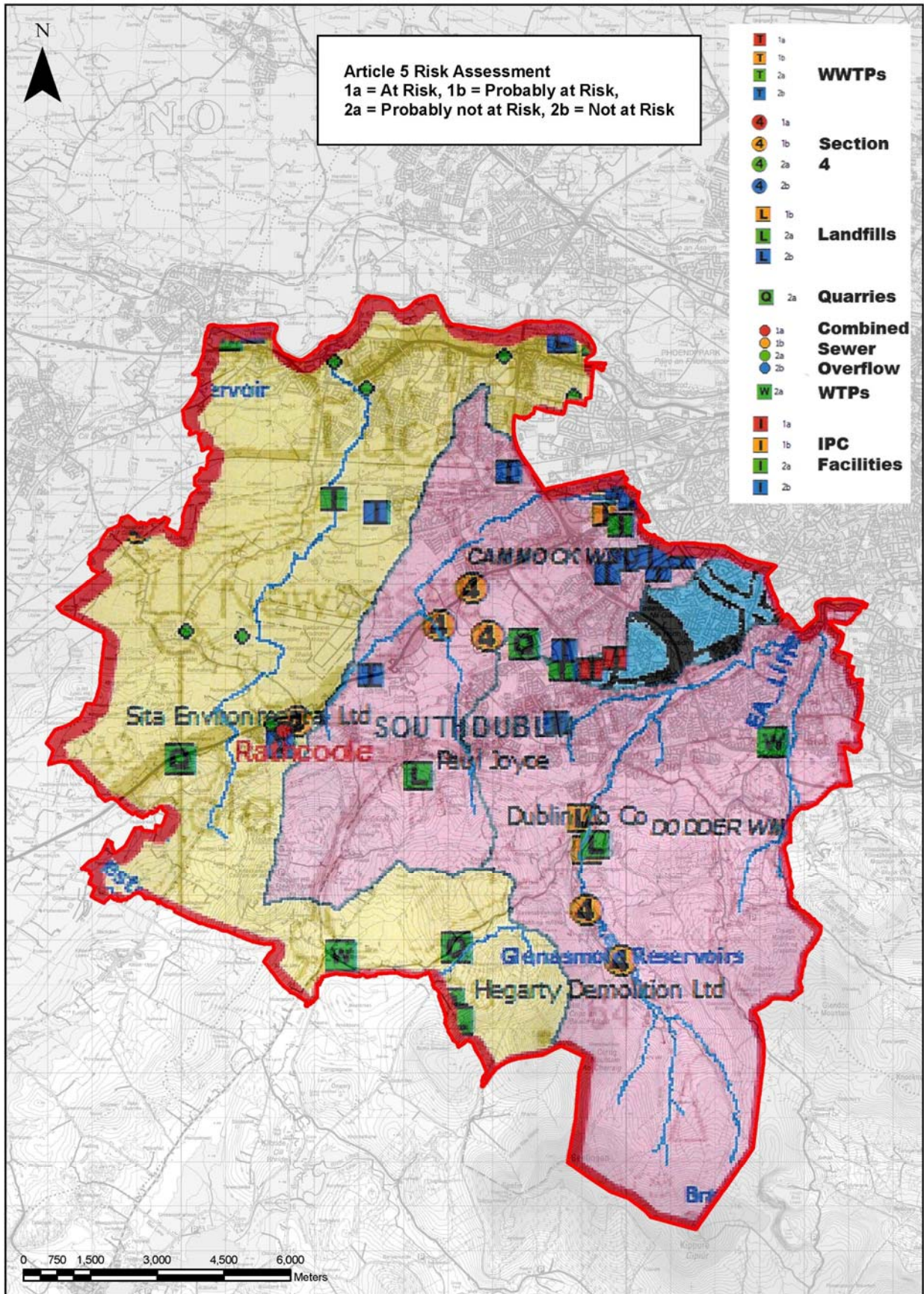


Figure 3.13 indicating locations of existing and potential pollution point sources alongside the Liffey, Dodder and Camac.

### 3.7.4.3 Risk Assessment

Figure 3.14 shows the risk assessment undertaken as part of the Draft River Basin Management Plan for the ERBD as a whole. It can be seen that significant sections of South Dublin have had poor or moderate quality of surface water. It is further noted within the Draft Programmes of Measures contained within the Draft River Basin Management Plan that the Liffey, Dodder and Camac will not reach 'Good' water status until 2027. This is due to the high amounts of urban diffuse pollution (Dodder), Waste-water & Industrial Discharges (Camac), Waste-water Discharges (Liffey) in addition to the very poor morphological status of the rivers. The required timeframe for 'Good' water status under the WFD is 2015. The table below indicates the timeframe for achieving 'Good' status in each of the river areas.

### 3.7.5 Groundwater

Groundwater is stored in the empty spaces in underground layers of rock, known as aquifers. Aquifers are permeable, allowing for a flux of water from soils above, and the transfer of water to surface and coastal waters. Groundwater is known as part of the 'Saturated Zone', i.e. located below the water table.

**Table 3.10 Timetable to achieve 'Good' surface water status for South Dublin Rivers<sup>27</sup>**

	2009	2015	2021	2027
<b>Liffey</b>	73%	84%	96%	100%
<b>Dodder</b>	42%	67%	83%	100%
<b>Camac</b>	0%	0%	0%	100%

#### 3.7.5.1 Aquifer Vulnerability

The Geological Survey of Ireland (GSI) rate aquifers according to their vulnerability to pollution, or the ease with which pollutants can enter underground waters. It is noted that the groundwater bodies within South Dublin are considered vulnerable in many sections. The GSI website notes aquifer vulnerability and indicates that detailed surveys have not been undertaken in many sections of the county. Figure 3.15 notes the areas of highest vulnerability, indicating that the areas of highest known vulnerability are in the mountains and foothills of the county. The lands around Newcastle, the Roadstone Quarry in Newland's Cross, and sections of the Grand Canal are also considered extremely vulnerable due to the open nature of

these features, and proximity of rock strata to the surface.

#### 3.7.5.2 Risk Assessment

Despite the current good status of the groundwater within South Dublin, it is noted in the ERBD Characterisation report that the groundwater in northern section of South Dublin is at risk of not achieving good status. Figure 3.16 indicates the at-risk developed northern section of the County. The southern area, which has more areas of rock exposed or close to the surface, has more dispersed levels of development.

The ERBD Characterisation Report indicates a number of issues affecting Groundwater. These include:-

- Groundwater quantity (abstraction);
- Groundwater quality - from diffuse pollution sources;
- Groundwater quality - from point sources of pollution;
- GWDTE = groundwater dependent terrestrial ecosystems (subsets of SACs).

The Strategic Drainage Study for the Greater Dublin Area identifies that the groundwater in South Dublin is at risk from diffuse sources including inadequate urban sewerage systems and point sources including some contaminated land.

On a national scale, leaking or inadequate sewer systems are regarded as having the highest impact potential on the basis of their geographic spread, however, whether or not they leak depends on a variety of site-specific factors which are difficult to map and quantify. The Strategic Drainage Study for the Greater Dublin Area (see Section 3.9.1.2 for greater detail) proposed solutions for a number of problems in this regard, such as:-

- Defining, to an appropriate level of accuracy, the future development scenarios for the area;
- Comparing the drainage requirements to service these scenarios with existing and currently planned drainage infrastructure;
- Identifying the feasible options for optimising known drainage infrastructure and future drainage requirements to meet any shortfalls in service; and
- Selecting the preferred option and identifying how it will be implemented

<sup>27</sup> Draft Programme of Measures for Cammock, Liffey and Dodder (Eastern River Basin District)



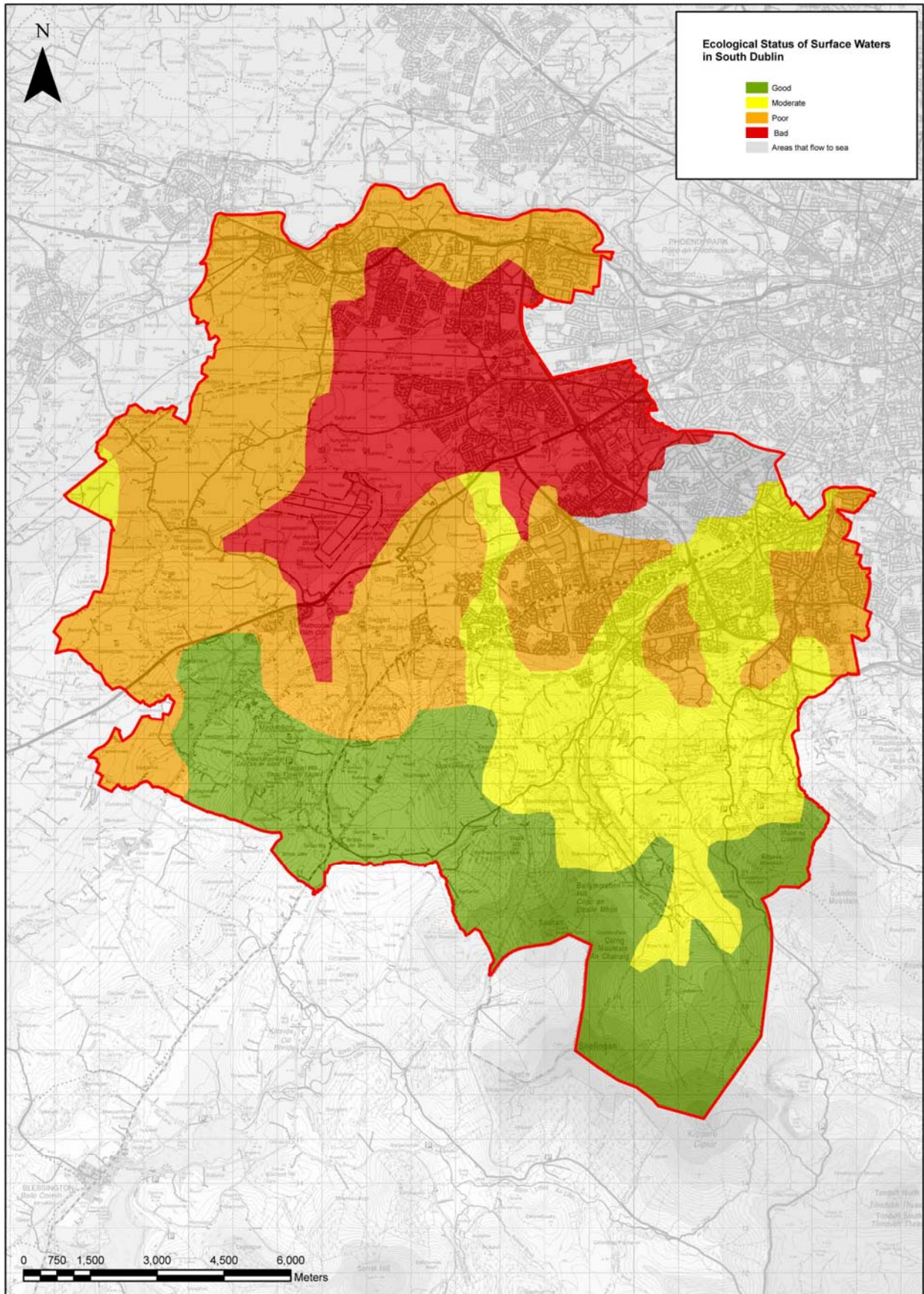


Figure 3.14 Ecological Status of Surface Waters in South Dublin



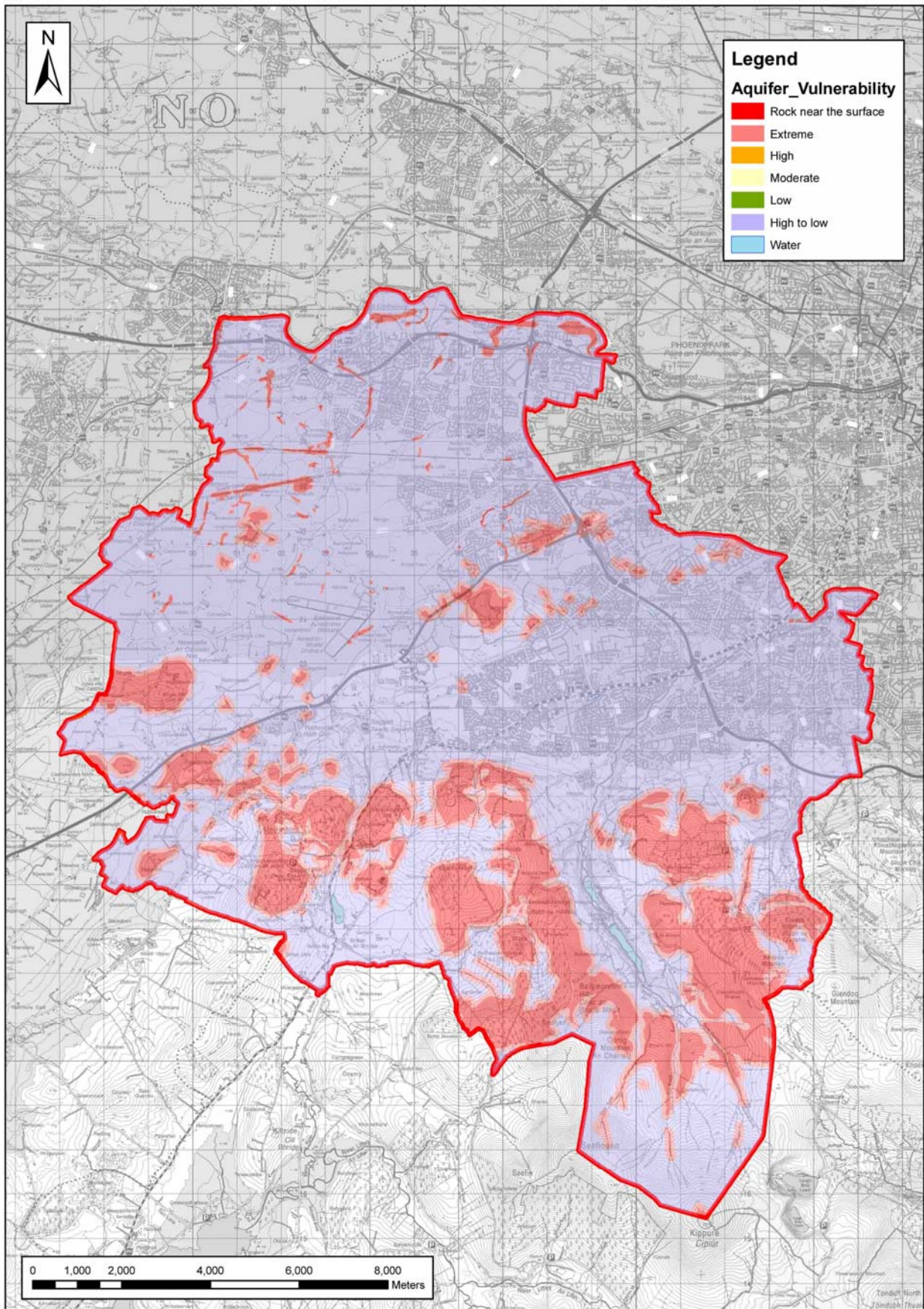


Figure 3.15 Aquifer Vulnerability (South Dublin)<sup>28</sup> The Draft River Basin Management Plan for the ERBD indicates that the quality of groundwater within South Dublin is of 'Good' WFD status.

<sup>28</sup> Map from Geological Survey of Ireland website. <http://gsigis1.dcmnronline.ie/imf/imf.jsp?site=Groundwater>



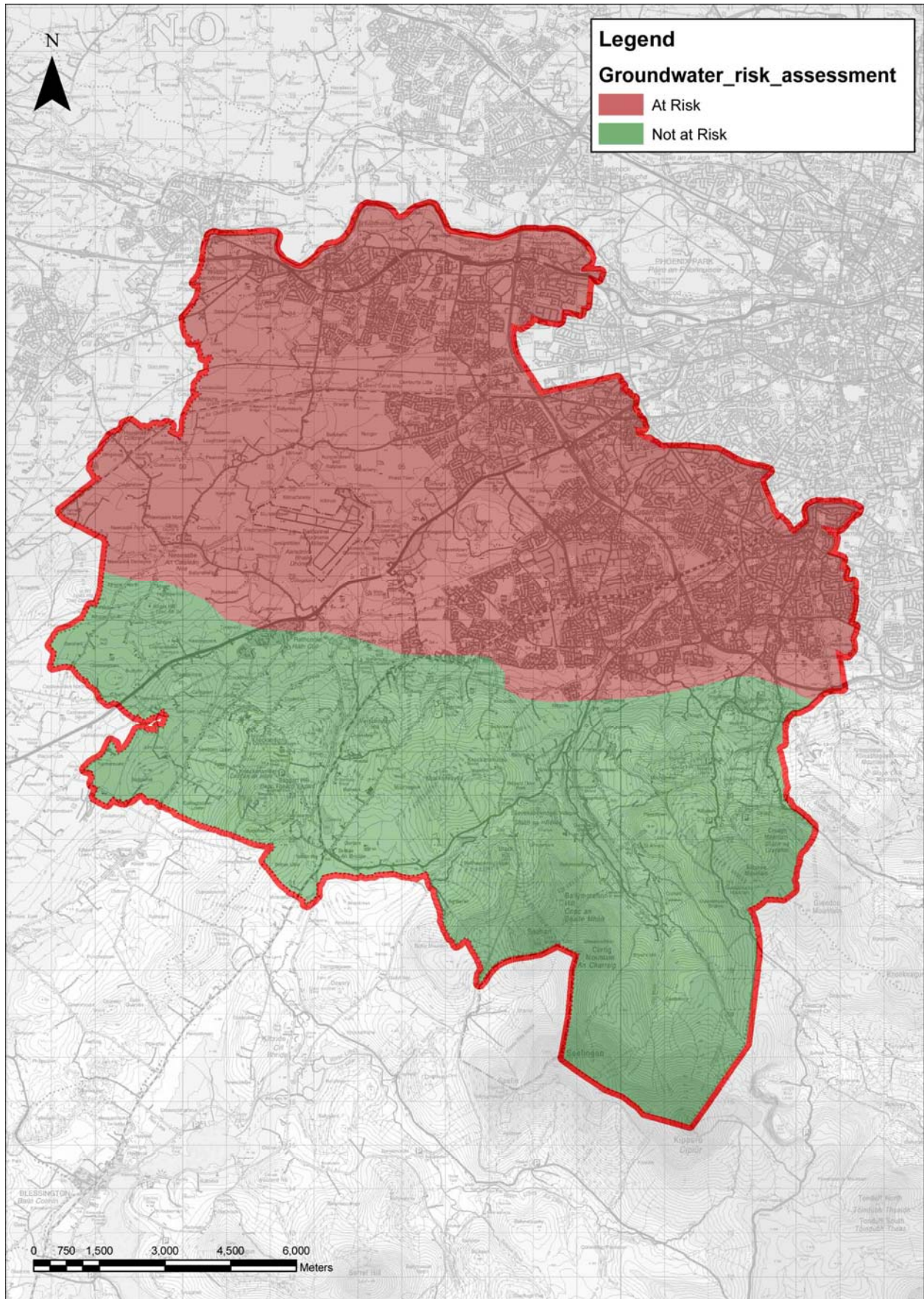


Figure 3.16. South Dublin Groundwater Area at Risk.

All of the solutions proposed are dependant on the speedy implementation of the chosen option for the Strategic Drainage Study. The environmental sensitivity of lands around Ringsend WwTw are such, that additional development in the County will be restricted due to lack of capacity.

Urban pressures are location-specific, depending on such factors as land use patterns, degree and nature of industrial activity, sewer systems, and local hydrogeology. Urban pressure types generally fall into just a few categories: industrial manufacture, waste disposal, transport activities, road and building runoff, amenity land uses, and sewerage. Groundwater quality in urban settings may be impacted by multiple sources - both diffuse and point, and fingerprinting specific pollutants to specific sources is very difficult.

The EPA is currently undertaking an urban pressure assessment on groundwater. When completed, this assessment will be used by the EPA to define a national network of monitoring wells in urban areas that will provide additional information on groundwater within urban areas.

The Geological Survey of Ireland (GSI) is undertaking a series of county-based Groundwater Protection Schemes. The overall aim of the Groundwater Protection Schemes, which are undertaken jointly between the GSI and the respective Local Authority, is to preserve the quality of groundwater, particularly for drinking water purposes, for the benefit of present and future generations. The scheme is not intended to have any statutory authority, but provides a framework for decision-making and guidelines for the Local Authorities in carrying out their functions. Since 2003, the Department of Environment, Heritage and Local Government has recommended that groundwater protection schemes are incorporated into County Development Plans (Circular Letter SP 5/03 – Groundwater Protection and the Planning System).

Preliminary work is already underway on a Groundwater Protection Scheme for South Dublin.

### 3.7.6 Register of Protected Areas

A number of water bodies have been listed on the WFD Register of Protected Areas (RPAs) within the Section 5 of the Draft River Basin Management Plan. These are as follows:-

- Glenasmole Valley, an SAC, has been listed as a water dependant habitat.
- A section of the River Liffey from the M50 to Palmerstown has been listed on the RPA for Drinking Water Rivers.
- A section of the River Dodder from the M50 to Woodview Cottages, Rathfarnham has been listed on the RPA for Drinking Water Rivers.
- A Drinking Water Abstraction (DWA) is located in Glenasmole, between the upper and lower reservoirs.
- A DWA is located at the northern-eastern edge of the Leixlip Reservoir.

### 3.7.7 Transitional Waters

Transitional waters are partly saline bodies of water located at the mouths of rivers. These water bodies have substantial freshwater flows from the river mouth. Transitional waters are considered to be a water body type to be monitored under the WFD. It is noted that there are no transitional waters located within South Dublin. The monitoring and improvement of ground-water, and waters within the Liffey, Dodder and Camac, as they flow through South Dublin will have an improving effect on the transitional waters for the River Liffey and Dodder in Dublin Bay.

### 3.7.8 Flooding.

South Dublin is particularly vulnerable to fluvial and pluvial flooding events which occur as a result of storm events. The Dodder River, due to the short, steep distance between its source in the Wicklow Mountains, and the point at which it flows through built up urban areas, has a history of severe flooding events.

Flooding is also known to occur in several localized areas within the County. These local flooding events are as a result of high inflows of fluvial flooding. Known instances include along the Griffeen River between the Dublin-Kildare railway line and Lucan, the River Camac at Newcastle, and the Tobermaclugg Stream at Adamstown. Flood alleviation works have been undertaken in many of these local flooding areas. Flooding also occurs along the Liffey between Lucan and Palmerstown. The Liffey has a well maintained and undeveloped floodplain between these points.

### 3.7.8.1 OPW National Flood Hazard Mapping

The recently released Consultation Draft Guidelines regarding Flood Risk indicate that catchment based Flood-Risk Management Plans

are currently being developed by the OPW in consultation with Regional and Local Authorities. These will provide the focal point and strategic direction for flood risk management in the County. The use of the planning system is also an integral part of flood risk management.

Issues raised in the consultation guidelines include: -

- Need to identify and safeguard flood plains;
- Implementation of Sustainable Drainage Systems;
- Flood risk is to be considered in Development Plan SEA documents as a key environmental criteria.
- The sequential approach to managing flood risks utilizing flood zones is to be undertaken.
- A justification test for development proposed within zones of flooding probability is to be provided.

Within South Dublin at present, the flood relief scheme for the River Dodder is to be completed in 2008. A Catchment Flood Risk Assessment Management Study (CFRAMS) is currently on public display regarding these works. Significant improvement works have been completed on the dams at Bohernabreena. A CFRAMS for the River Liffey is currently underway. In addition, the Liffey is actively managed by the ESB to control flooding.

Figure 3.18 below notes the location of localized flood points as is noted on the OPW National Flood Mapping Website. These are generally located adjacent to river corridors. The flood points may be recurring or single events. The map also utilizes a soils mapping systems as identified on the EPA Envision website in order to identify alluvial soils, in other words, soils deposited from a history of flooding. These identify repeated history of flooding along the Liffey, Dodder, Upper Camac, Upper Griffeen and Lower Tobermaclugg Stream. A number of the locations which have been identified as floodplains are zoned for development in the 2004-2010 County Development Plan and are carried through into the current Draft Plan.

### **3.7.8.2 Dodder Catchment Flood Risk Assessment and Management Strategy.**

A Catchment Flood Risk Assessment Management Study is currently being undertaken for the Dodder by Dublin City Council, Dun Laoghaire-Rathdown and South Dublin, along with the Office of Public Works. A

SEA scoping document is currently available<sup>29</sup>. The scoping document indicates that the purposed of the study is to assess the spatial extent and degree of flooding hazard and risk within the Dodder Catchment, to examine future pressures that could impact on this risk and to develop a long term strategy for managing the risk that is economically, socially and environmentally sustainable. A set of flood hazard/ risk maps and a 'Catchment Flood Risk Management Plan (CFRMP) will be the key outputs from the study. It is expected that this work will be completed by the second quarter of 2009.

- The main environmental objectives of the study are:-
- Reduce flood risk to people, property and the environment;
- Protect human health and population;
- Maintain and improve water quality standards, support the achievement of good ecological status/potential under the EU Water Framework Directive;
- Promote sustainable land use by recommending areas to be kept free of development.

It is noted in the Dodder River CFRAMS, that two (2) old landfill sites, Friarstown and Bohernabreena are located in proximity to the river. The management and monitoring of these sites, among other smaller sites located in proximity to rivers in South Dublin is ongoing, with a view ameliorating those sites which pose a threat to the quality of receiving waters in the County.

In addition to the Dodder CFRAMS, South Dublin County Council has initiated a number of major schemes to enhance the surface water drainage in other parts of the County.

#### **1. Camac River Phase II Improvement Scheme**

These works were required to prevent flooding in the Clondalkin area.

#### **2. Griffeen River Flood Alleviation Scheme**

This scheme involved the deepening and widening of the river channel.

#### **3. Tobermaclugg Stream Improvement Scheme**

This scheme involves the widening and regrading of the river channel.

<sup>29</sup> At time of writing 10<sup>th</sup> March 2009.



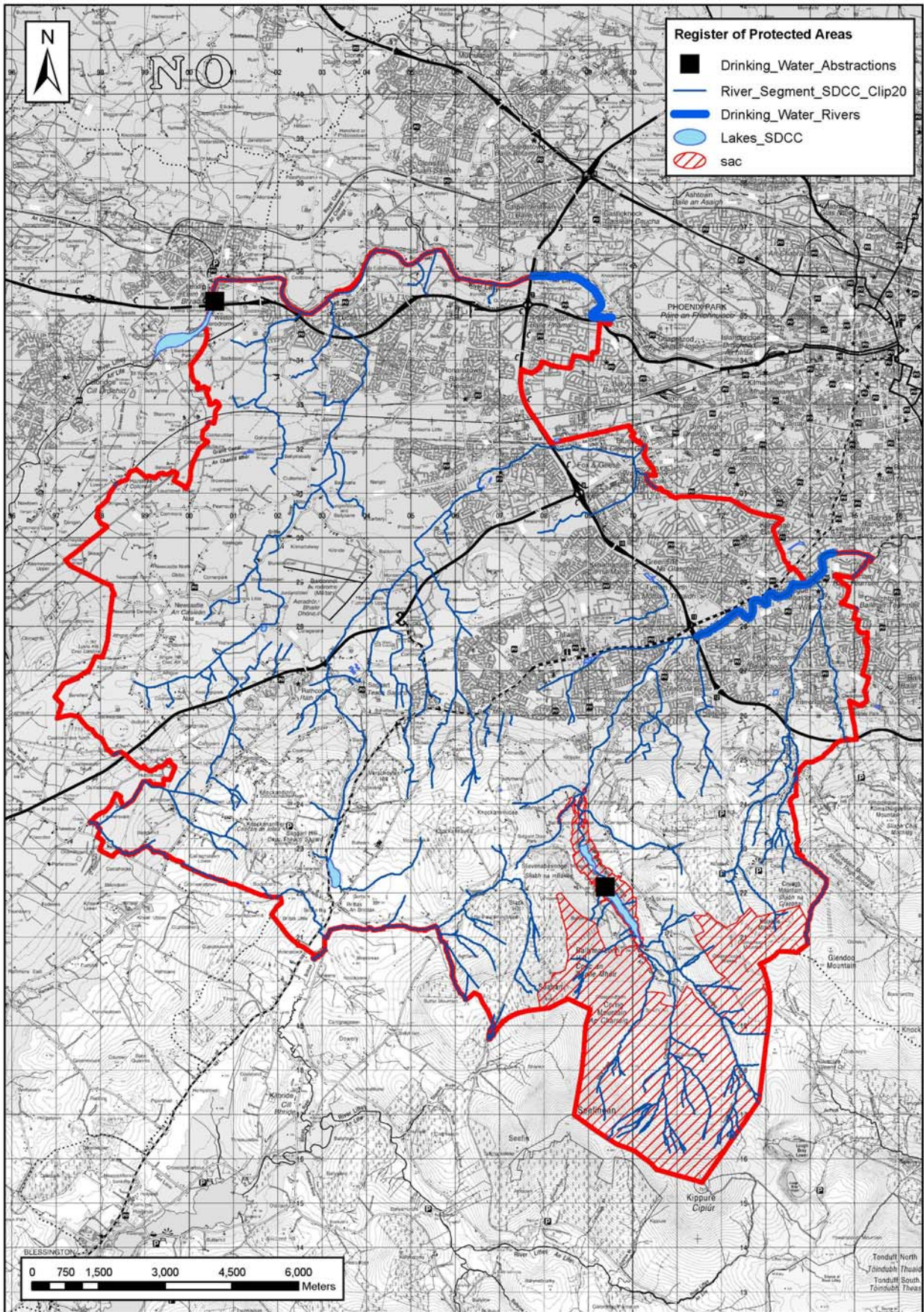


Figure 3.17 WFD Register of Protected Areas



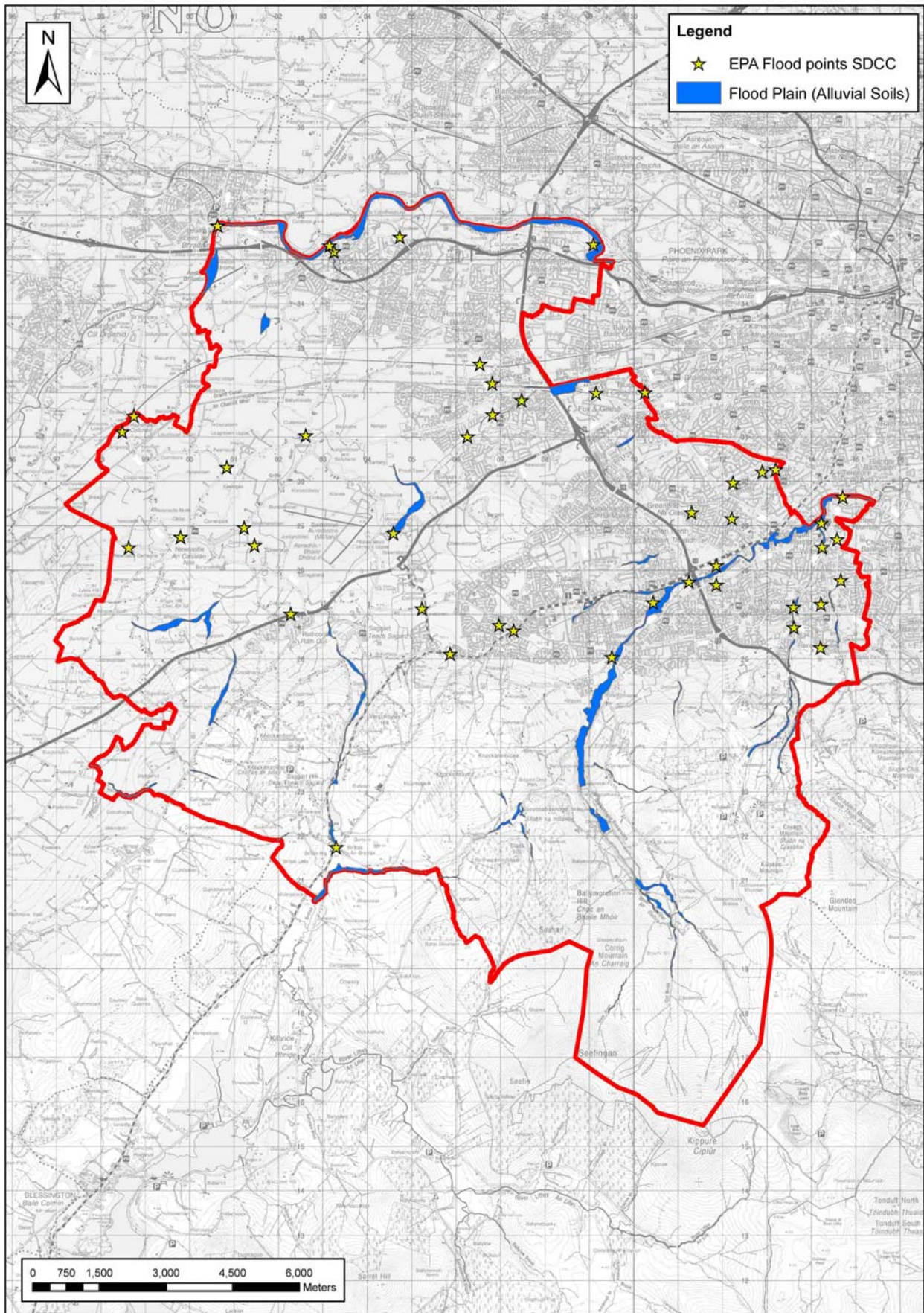


Figure 3.18 Flood Plains and Flooding Instances in South Dublin.

#### **4. Robinhood Stream Improvement Scheme**

This scheme was initiated following serious flooding in the Robinhood area.

#### **5. Whitehall Road Flood Alleviation Scheme**

The outcome of this work will be to clarify restrictions in the network and identify required solutions.

#### **3.7.9 Water Quality Issues: Existing Problems / Environmental Considerations**

Under the requirements of the WFD, South Dublin is expected to identify and manage the waters within the county and ensure that existing and proposed development in the County does not affect the achievement of 'Good' water status by 2015. The Draft River Basin Management Plan for the ERBD notes the status of the three (3) main rivers in South Dublin, and projects a timeframe of 2027 for compliance with the WFD regarding rivers.

It is noted in the breakdown of pollution within the rivers (ref. table 3.8) that wastewater and Industrial Discharges, as well as agriculture account for significant amounts of pollution. Pollution from forestry also leads to large amounts of pollution to the Dodder and Camac, while discharges from landfills, mines and contaminated land account for over 50% of pollution to the Camac. Wastewater and industrial discharges are the source of 60% of pollution to the Liffey in South Dublin. Unsewered properties in the Dublin Mountain/Uplands areas act as a significant contributor to pollution in the Dodder and Camac. The Draft River Basin Management Plan for the ERBD proposes management and monitoring for these rivers.

Groundwater in South Dublin currently meets the standards of the WFD, however, it is noted in the Greater Dublin Strategic Drainage Study (GDSDC) that there is a likely possibility of the groundwater in the urbanised northern section of the county being at risk from diffuse sources including inadequate urban sewerage systems and point sources including some contaminated land. This section of the county is classified as being 'at significant risk' of failing to achieve the WFDs objective of 'Good' water status by 2015. The full implementation of the GDSDs, and the management proposals within the Draft River Basin Management Plan for the ERBD should ameliorate these issues.

The impact of development and extraction industries upon groundwater requires

consideration. Mapping supplied by the Geological Survey of Ireland indicates a number of areas within the county where bedrock lies close to the surface. The sensitivity of these areas could impact on the groundwater within the county, should inappropriate development be allowed to take place in close proximity to these locations.

Continual monitoring of sites with IPC/IPPC license is required, as is careful and systematic examination of the combined sewer system in order to reduce the amount of overflows from Combined Sewer Overflows.

A number of protected areas are highlighted within South Dublin as part of the Draft River Basin Management Plan for the ERBD. These include Natura 2000 sites such as Glenasmole Valley/Bohernabreena Reservoirs and areas of drinking water abstraction from lakes and rivers.

Several areas of flood risk are also identified, a number of which are zoned for development. South Dublin is exposed to flooding from the Dodder River, and historic occurrences of flooding are well documented along the length of the river. The Dodder River CFRAMS, to be completed in mid 2009 will propose mitigation measures, which will be taken into account in the Proposed Plan. In addition, a number of other hotspots of flooding potential have been noted. The requirements of the Draft Flood Management Guidelines, released by the DoEHLG in November 2008 should be taken into account in order to ensure that flooding in these areas does not impact on human health, property, ability to meet the requirements of the WFD or biodiversity.

#### **3.7.10 Evolution of Water in the absence of a County Development Plan**

Based on the current risk assessment - and in the absence of any intervening measures - none of the water bodies in South Dublin would be likely to meet their commitments under the WFD.

If new development was not accompanied by appropriate waste water infrastructure /capacity then the likelihood of water bodies in South Dublin achieving WFD commitments would be reduced. Significant adverse impacts upon the biodiversity and flora and fauna of the County and wider impacts upon the transitional waters of the Liffey, Dodder and Dublin Bay would be expected together with significant adverse impacts upon drinking water supplies and human health as a result of poor water quality.

Flood plains within South Dublin cover a number of Greenfield sites which are likely to come under pressure for development in the future. Should development be permitted on these sites then the risk of flooding on these and surrounding sites would be likely to increase.

Changes in the occurrence of severe rainfall events as a result of climate change would be likely to increase the occurrence and magnitude of flooding events, especially along the course of the Dodder River.

## 3.8 Air Quality and Noise Pollution

### 3.8.1 Air Quality

Prevailing meteorological conditions for South Dublin are affected by the landmass of the Dublin Mountains. The prevailing winds which sweep in are from the mountains and the south-east. This wind is of great importance for dispersing air-borne pollutants, especially ground level sources such as traffic emissions.

Air pollution can have a negative affect on the quality of life of residents of the County. Air pollution can be generated through home or office heating, fuel combustion, energy generation and industry. In order to monitor, manage and reduce the amount of pollutants discharged to air, a number of EU Directives have been created and transposed to Irish law.

The EU directive on ambient air quality and management (The Air Quality Framework Directive; 96/62/EC) has been transposed into Irish legislation by the Air Quality Standards Regulations 2002 and the Ozone Regulations 2004, which detail strategic objectives in relation to air quality and management. These objectives include setting pollution standards which will avoid, prevent and reduce harmful effects on human health and the environment, maintaining ambient air quality where it is of a good standard and improving it in other cases.

Four (4) daughter directives create additional limits for specific air pollutants. These deal with more commonly released pollutants such as sulphur dioxide, nitrogen dioxide, and nitrogen oxide, particulate matter and lead, and carbon monoxide and benzene, and less common, but equally hazardous pollutants such as ozone, arsenic, nickel and cadmium.

Studies indicate that in recent years, the focus of air pollution monitoring has shifted from black smoke, sulphur dioxide (SO<sub>2</sub>) (both from home heating) and lead (petrol based) to monitoring benzene, nitrogen oxide (NO<sub>x</sub>) and particle matter (PM<sub>10</sub>), which are derived from traffic based sources. Significant reduction of nitrogen oxides (NO<sub>x</sub>) from road transport is required if Ireland is to meet its commitments under the National Emissions Ceiling (NEC) Directive by 2010. The latest Air Quality report from the EPA<sup>30</sup> does not expect NO<sub>x</sub> emissions to meet the target date. Explanations of the main pollutants produced by vehicular transport are detailed below.

#### Nitrogen Oxide (NO<sub>x</sub>).

This pollutant, which includes nitrogen dioxide (NO<sub>2</sub>) is mostly generated by open air fuel combustion and traffic emissions. Nitrogen Oxides are brown in colour, giving rise to a visually unpleasant brown haze, often seen around larger highways. Levels in Ireland have been increasing in recent years due to traffic growth. While improved engine efficiency is decreasing the amount of NO<sub>x</sub> emitted, large increases in car numbers, transport movements and congestion have result in large increases in emissions.

#### Benzene.

This pollutant arises from improper combustion of petrol by vehicle engines. Improved engine efficiency is reducing the amounts of benzene emitted. Traffic is the major source of benzene in the County.

#### Particle Matter (PM<sub>10</sub>).

This pollutant, which is a fine particle dust, can arise from a number of sources, mostly soil disturbance, road surfaces, construction works and other emission sources. Vehicular emissions are a large contributor to the overall amount of PM<sub>10</sub> in the atmosphere. Emissions are noted to have reduced in recent years due to improved engine technologies.

### 3.8.2 Air Quality Monitoring.

In order to monitor the levels of atmospheric pollutants, four (4) zones were defined in the Air Quality Standards Regulations 2002. The Dublin Conurbation or built up area is considered to be Zone A. The remainder of the county is Zone D.

<sup>30</sup> EPA. Irelands Environment 2008. Air Quality. P43.

**Table 3.11. Air Monitoring Exceedances at stations in South Dublin**

Station Name	Number of values greater than 50 ug/m <sup>3</sup>	Station Location	Station Type	Data available to	Station Operator
Knocklyon	1	Dublin 16	Suburban Traffic	31 December	EPA
Tallaght	4	Dublin 24	Suburban Background	31 December	Fingal County Council

The EPA maintains one (1) air monitoring station within the County at Tallaght on the Old Bawn Road. A mobile monitoring unit was located at Knocklyon adjacent to the M50 until January 2009. The latest available document '*Air Quality in Ireland Report (2007)*' by the EPA indicated that none of the monitoring stations in South Dublin exceeded allowable limits during that year.

The EPA monitoring station in Tallaght monitors SO<sub>2</sub> and PM<sub>10</sub>. The particle matter (PM<sub>10</sub>) limit was exceeded in 2008 as indicated below. The daily limit for PM<sub>10</sub> is 50 ug/m<sup>3</sup>. The limit is deemed to be breached if more than 35 exceedances occur during the year. The table above (3.11) shows the number of exceedances at stations in South Dublin based on available data to 31 December 2008.<sup>31</sup>

Given that traffic emissions generate a significant amount of airborne pollutants, the recent noise mapping exercise undertaken for South Dublin as a response to the EU Noise Directive is of interest. The mapping exercise (see Fig. 3.21) indicates that the greatest instances of noise pollution occur from roadways. It is likely that areas of greatest noise disturbance from roads would also have a high incidence of traffic generated air pollutants.

### 3.8.3 Point Sources for Emissions in Air

There are three (3) sources of large scale industrial and agricultural activities monitored by the EPA. These are Integrated Pollution Prevention Control (IPPC) licenses, waste licenses and SEVESO licenses or sites. There is a concentration of these activities in the county east of the M50 and just north and south of the Naas Rd.

IPPC Licenses are issued by the Environmental Protection Agency, and aim to prevent or reduce emissions to air, water and land in addition to reducing the production of waste material. Prior to granting the license, the EPA must be satisfied that proposed operations will not

significantly impact upon the environment. There are a number of IPPC licensed facilities in the County. These facilities (noted in fig. 3.19 below) are mostly located in industrial estates at the eastern boundary of the county with Dublin City, in the industrial estates around Tallaght, or in Grange Castle Business Park.

Licensed Waste Facilities (LWF) generally include landfills, transfer stations, hazardous waste disposal and recovery activities. In granting a waste license all emissions from the relevant facility are considered. The operation of the facility in accordance with the conditions of the license should result in no environmental pollution being emitted. The locations of the LWF within the County are noted in figure 3.20 below. There are 14 no. license holders, most of which are located in the east of the county. One facility is located in Aghfarrell in the Dublin Mountains. This area was noted as being environmentally sensitive to breeding geese in the submission by the NPWS.

The Seveso II or COMAH Directive provides for the proper and adequate protection of people, property and environment in places where large amounts of dangerous materials are handled or processed. A part of the Directive requires that the prevention of accidents must be planned for, through restriction of land uses proximate to existing Seveso sites, the planned relocation of such sites, and the siting of new Seveso sites. There are three Tier II Seveso sites located within the County. These are located at:-

- BOC Gases Ireland. Bluebell Industrial Estate, D12. (Consultation Distance 700 m)
- Irish Distillers Ltd, Robinhood Road, D22.
- Tibbett and Britten Group Ireland. Robinhood Road, D22. (Consultation Distance 300 m)

Figure 3.20 indicates the location of each site. These sites are all located in older industrial estates in the eastern section of the County. The size of the safety buffer around each SEVESO plant depends on the nature and scale of activity on the site.

<sup>31</sup> Source: EPA Website.  
<http://www.epa.ie/whatwedo/monitoring/air/data/>



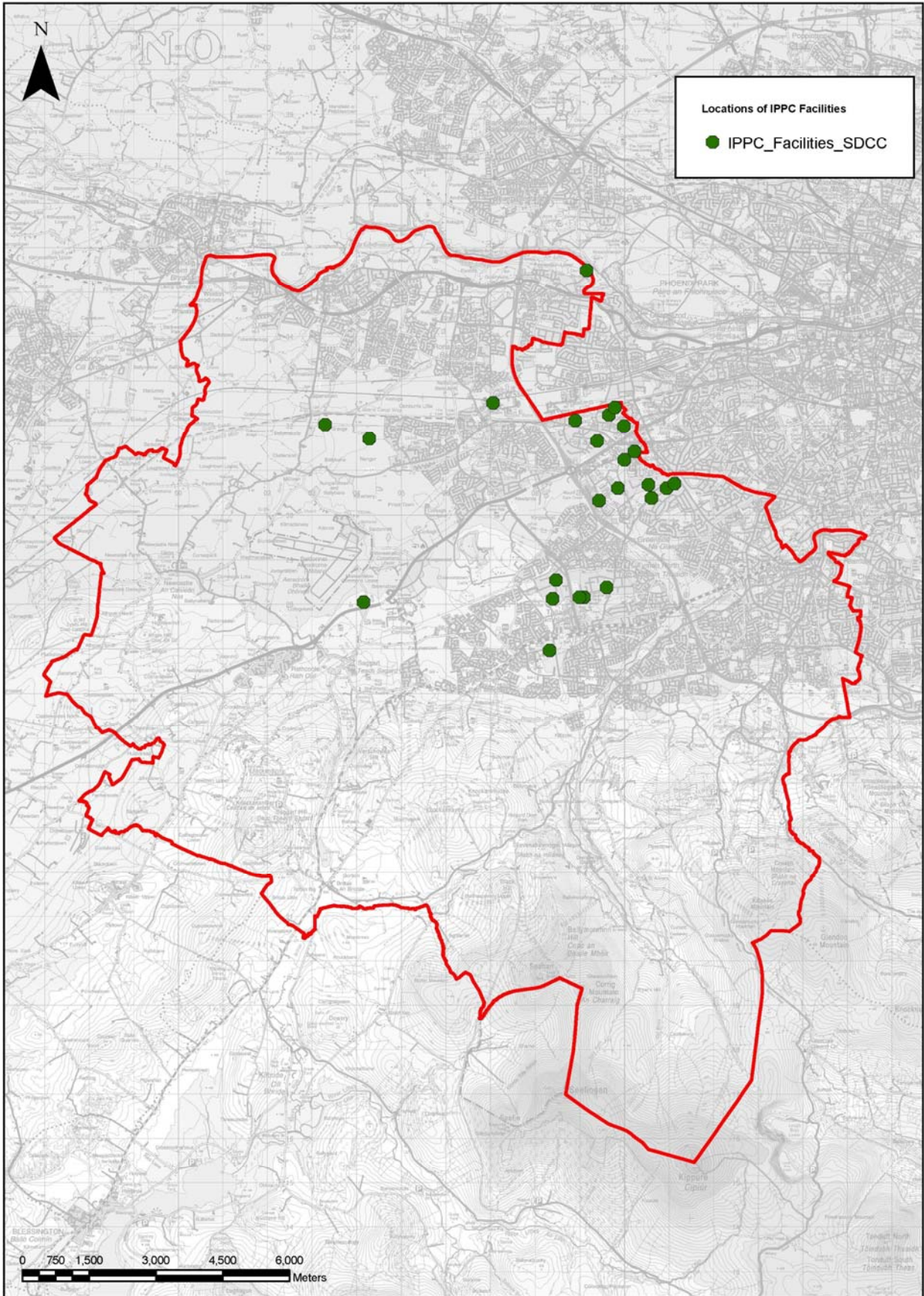


Figure 3.19. Location of IPPC Facilities



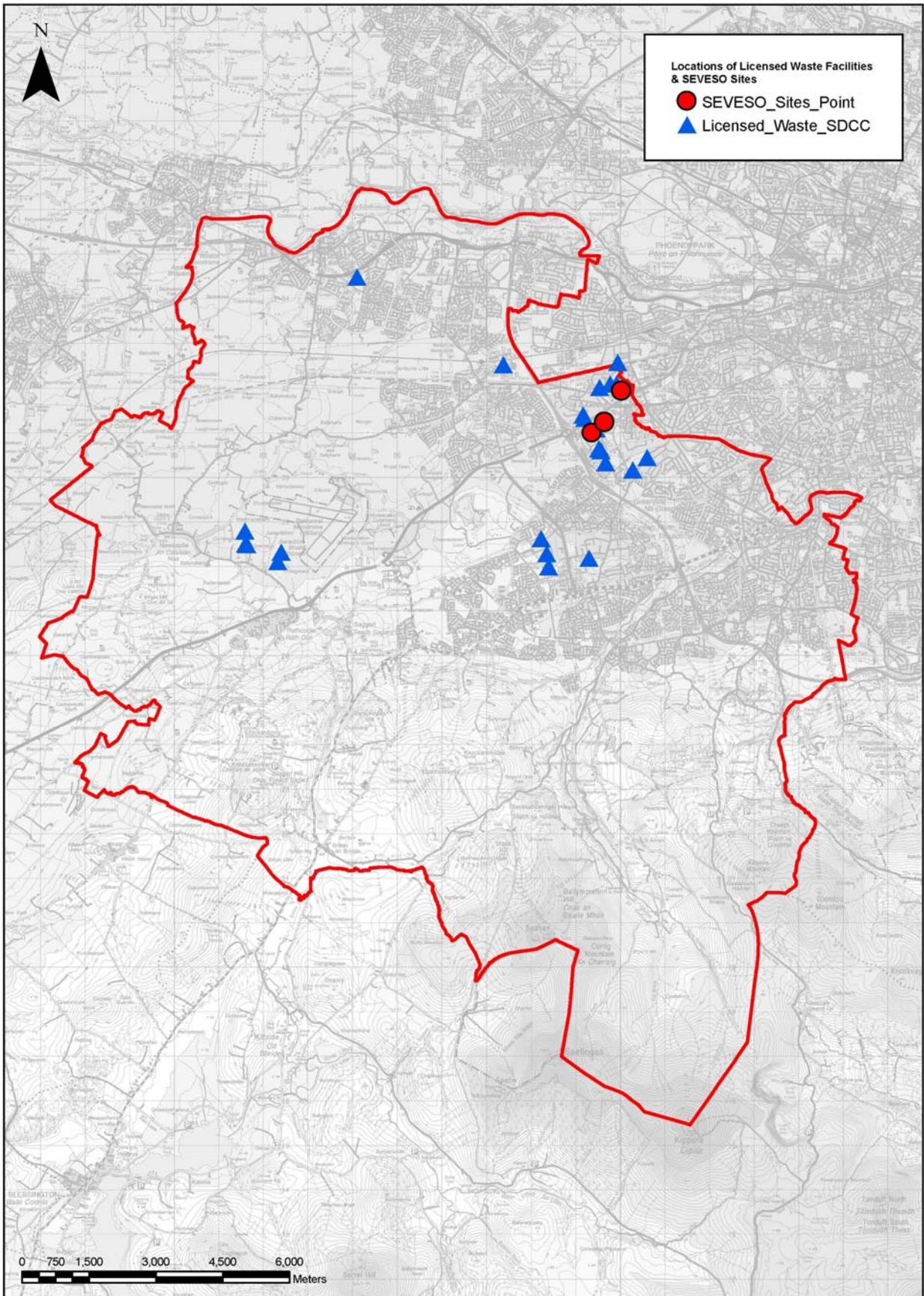


Figure 3.20 Location of Licensed Waste Facilities

### 3.8.4 Noise Pollution and Noise Mapping

Noise pollution is considered to be one of the most damaging and prevalent forms of nuisance and pollution within urban areas. High levels of traffic noise especially can have a detrimental effect on the quality of life, and on human health.

On foot of Directive 2002/49/EC (transposed into the Environmental Noise Regulations), the four local authorities within the agglomeration of Dublin (Dublin City Council, Fingal, Dún Laoghaire-Rathdown and South Dublin County Councils) have prepared a Noise Action Plan, including noise maps for the Dublin Agglomeration 2008-2013.

In conducting the noise mapping exercise, night and day time levels of greater than 55 decibels (db) and 70 (db) respectively, were considered to be undesirable. Fig. 4.5 is taken from 'Dublin Agglomeration Draft Action Plan' relating to the Assessment & Management of Environmental Noise. Numerals represent average decibel levels taken over a 24 hour period.

In summary, the statistics from noise modelling<sup>32</sup> for South Dublin County Council indicate that:

- Railway noise does not have a major impact on overall noise levels.
- Traffic noise is the dominant noise source.
- Almost 70% of citizens are exposed to 24-hour Lden (day-evening-night average sound level) sound levels from traffic below 65 decibels
- The 'All Roads' category has a greater impact on more people than the 'Major Road' category.
- 7.2% of people in South Dublin County Council live in areas below 55 decibels 24 hour (Lden).
- 43% of citizens are being exposed to Night time levels from traffic above 55 decibels.
- Approximately 8,000 people are being exposed to average 24hour sound levels equal to or greater than 75 decibels

In the South Dublin County Council area 14.1 %(11,870) of residential properties have been identified as being noise sensitive, requiring priority action in order to reduce noise, or to preserve low noise levels in quiet areas.

This 14.1% is broken down into:

- a) 12.43% (10,464) being properties in quiet areas, with exposure to low sound levels of less than 55 decibels (day) and 44 decibels (night).
- b) 1.67% (1,405) being properties being exposed to high sound levels. This equates to potential annoyance from high sound levels for approximately 4,117 people.

Proposals to reduce the impact of noise on human health include:-

- Abatement measures to reduce traffic flows,
- Speed reduction,
- Traffic relocation,
- public transport, walking and cycling promotion.

In addition to this, measures to reduce the impact of traffic noise upon adjacent properties are proposed as are measures to reduce or screen noise from airports, railways and industry. A detailed series of actions, utilising the measures noted above, are to be included in the overall Action Plan for Dublin. Monitoring and implementation measures for the Action Plan measures are also to be detailed. Assessment of the objectives of the Proposed Development Plan will be informed by the information and measures contained within the Noise Action Plan.

### 3.8.5 Air Quality and Noise Pollution Issues.

The monitoring by the EPA has indicated that the air pollution elements of concern are those related to traffic emissions, while the Noise Mapping as part of the Dublin Agglomeration Draft Action Plan indicated that traffic congestion and movement were the issues of concern regarding noise pollution. The noise mapping would appear to indicate that the majority of noise occurs along the national, regional and distributor road network. Areas of impact, or where high levels of noise appear to impact upon residential properties should be noted, and use made of the recommendations of the Draft Action Plan to remediate these impacts.

The identification of quiet areas which have low noise levels, and maintaining or reducing the existing noise levels, in order to sustain quiet areas is also important. Reducing high levels, and maintaining low levels are the main noise issues facing the development of the county.

<sup>32</sup> Dublin Agglomeration Draft Action Plan Relating to the Assessment and Management of Environmental Noise. P18.



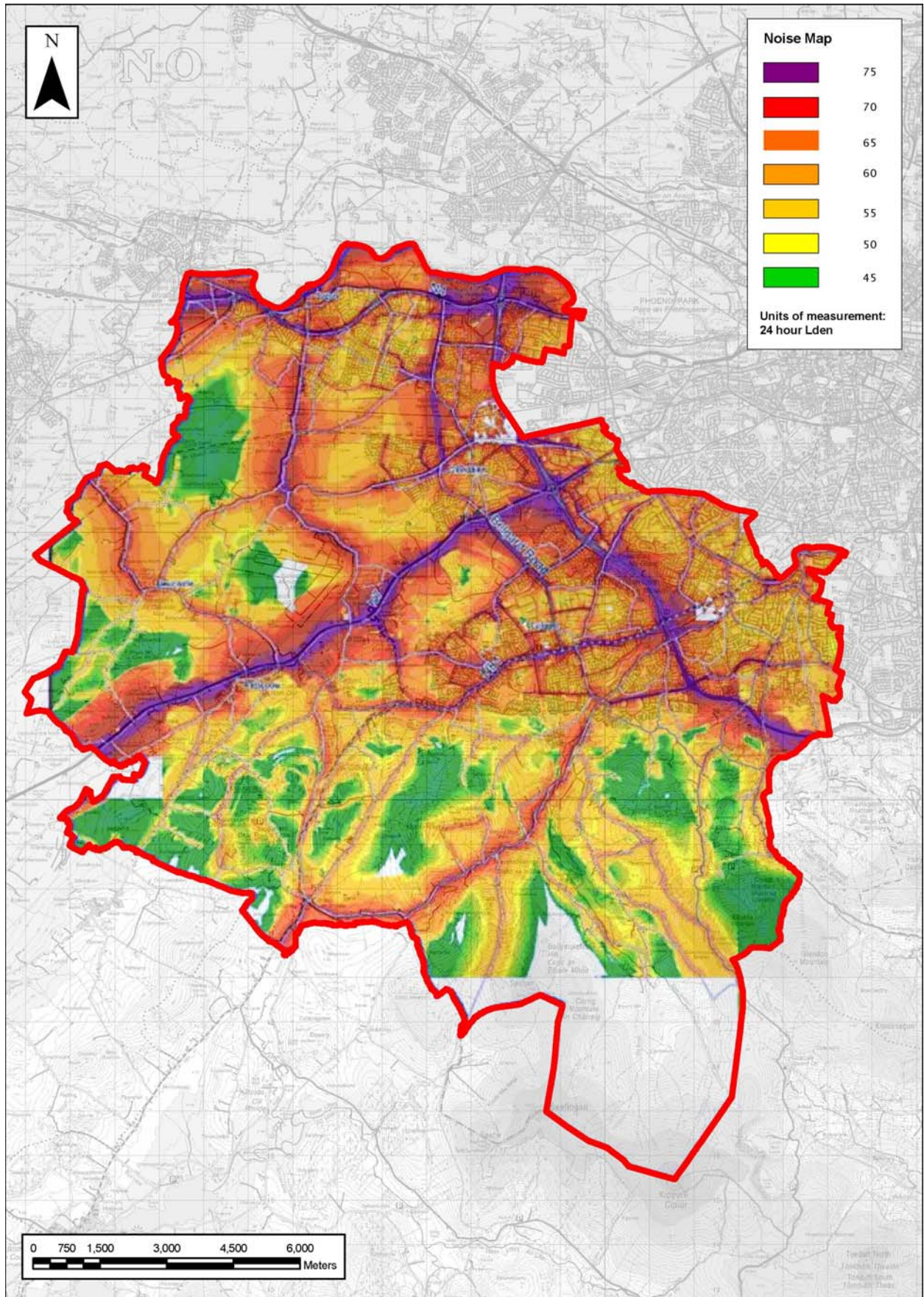


Figure 3.21. Noise Mapping for South Dublin.

Increased amounts of private transport movements are a significant concern within the county. Large amounts of travel takes place within and through the county, due to its location on the routes into and out of Dublin City Centre. Lack of sustainable public transport linking settlements within the county has resulted in increased private car trips. Such linkages must be provided before public transport becomes a viable alternative to car trips. Reduction in private car movements will result in a reduction in emissions such as PM<sub>10</sub> and NO<sub>x</sub>.

In terms of the impact of various licensed industrial facilities on future development, the development of brownfield sites for mixed use development will need to have regard to any health and safety constraints imposed by existing industrial uses.

### **3.8.6 Evolution of Air Quality and Noise Pollution in the Absence of a County Development Plan**

As was noted earlier, the major increases in both air pollutants and noise pollution are as a result of increased transport movements and congestion. Increases in the number of cars using the roads system will offset any gains achieved by more efficient engines or technology.

The development of high density sites, or the densification of existing residential development which are not served, or will not be adequately served in the near future by high quality public transport will increase air and noise pollution. Dispersed forms of development would increase vehicle usage and resulting air and noise pollution.

In the absence of a County Development Plan, proposals for the creation of high quality public transport corridors would be more difficult to implement, resulting in delay and increased transfer to private modes of transport. Congestion in existing traffic hotspots would continue, while increased car movements would likely result in additional hotspots becoming evident.

### 3.9 Cultural and Material assets

The Cultural and Material Assets of the County may be broken down into a number of relevant categories. These are:-

#### Material Assets.

- Waste Water;
- Drinking Water;
- Energy Infrastructure;
- Transport Infrastructure;

#### Cultural Assets.

- Architectural Heritage;
- Archeological Heritage.

#### 3.9.1 Waste Water.

The treatment of wastewater is governed by the Urban Waste Water Treatment Directive (91/271/EEC) (amended by Directive 98/15/EEC) transposed into Irish law by the Urban Waste Water Treatment Regulations 2001 (SI 254 of 2001). The Directive aims to protect the environment from the adverse effects of the wastewater discharges by ensuring that wastewater is appropriately treated before it is discharged to the environment.

The Regulations stipulate that sewage treatment facilities are in place in all towns in the County by 2005. Also, it is noted that the treatment of wastewater is relevant to the Water Framework Directive which requires all public bodies to coordinate their policies and operations so as to maintain the good status of water bodies which are currently unpolluted and bring polluted water bodies up to good status by 2015.

The increasing use of septic tanks for wastewater treatment in rural and sensitive upland area may result in non-compliance with the requirements of the WFD, with specific impact on groundwater and lakes such as at Bohernabreena

##### 3.9.1.1 Existing Waste-Water Baseline.

Development of Wastewater Treatment Works (WwTw) within the Greater Dublin Area has not kept pace with construction or the amount of zoned lands. The WwTw in Ringsend currently operates at a Population Equivalent (PE) of 1.9 million. The GSDS SEA (2008) indicates expansion at Ringsend to 2.16 million PE. Surveying and assessment is currently underway

to ascertain expansion of the Ringsend WwTw to 2.4 million PE.

The GSDS Final Strategy Report states that the total 2002 population in the catchment areas was 1,225,545 (958,861 for Ringsend)<sup>33</sup>. This amounts to 79.8% of the population for the full Greater Dublin Area (including the functional areas of all seven local Authority areas, the population of which was 1,535,250). The population in the GSDS catchment areas was predicted to grow to 1,489,962 by 2011 and to 2,054,401 by 2031<sup>34</sup>. The population for the Ringsend Catchment was predicted to grow to 1,131,700 (2011) and 1,456,590 (2031)<sup>35</sup>.

Allowing for development growth without requisite wastewater treatment provision would conflict with the requirements of the Urban Wastewater Treatment Directive which requires the collection and high level treatment of wastewater, specifically those to be discharged to sensitive waters such as Dublin Bay.

Predicted development flows to 2031 indicate a need to plan for the expansion of the existing system. The majority of options examined within the GSDS indicate the capping of flows to Ringsend at 2.16 million PE and directing additional flows to another facility within the Greater Dublin Area<sup>36</sup>.

The existing waste water drainage baseline for South Dublin is as follows:-

Served by 2 trunk sewers.

- Grand Canal Trunk Sewer (GCTS).
- Rathmines and Pembroke Sewer (RPS)

The GCTS services lands at Lucan/Clondalkin, while the RPS services lands in and around Tallaght. Both of these sewers flow into the wastewater treatment works (WwTw) in Ringsend (see figure 3.22 below).

In rural areas, wastewater systems are generally in the form of septic tanks. These systems, unless properly maintained can pollute groundwater and surface waters, which would have effects on the SAC and drinking water resource and in Bohernabreena among other places.

<sup>33</sup> GSDS Final Strategy Report. Table 4.3 Population Equivalent loads by foul and WWTW catchment (2005).

<sup>34</sup> GSDS Final Strategy Report. Table 4.3 Population Equivalent loads by foul and WWTW catchment (2005).

<sup>35</sup> GSDS Final Strategy Report. Table 4.3 Population Equivalent loads by foul and WWTW catchment (2005).

<sup>36</sup> Final Environmental Report for the SEA of the GSDS (May 2008) Section 3.3



Aside from some rural areas, almost all of the waste water in the county is currently treated in Ringsend. The waters are treated to a tertiary

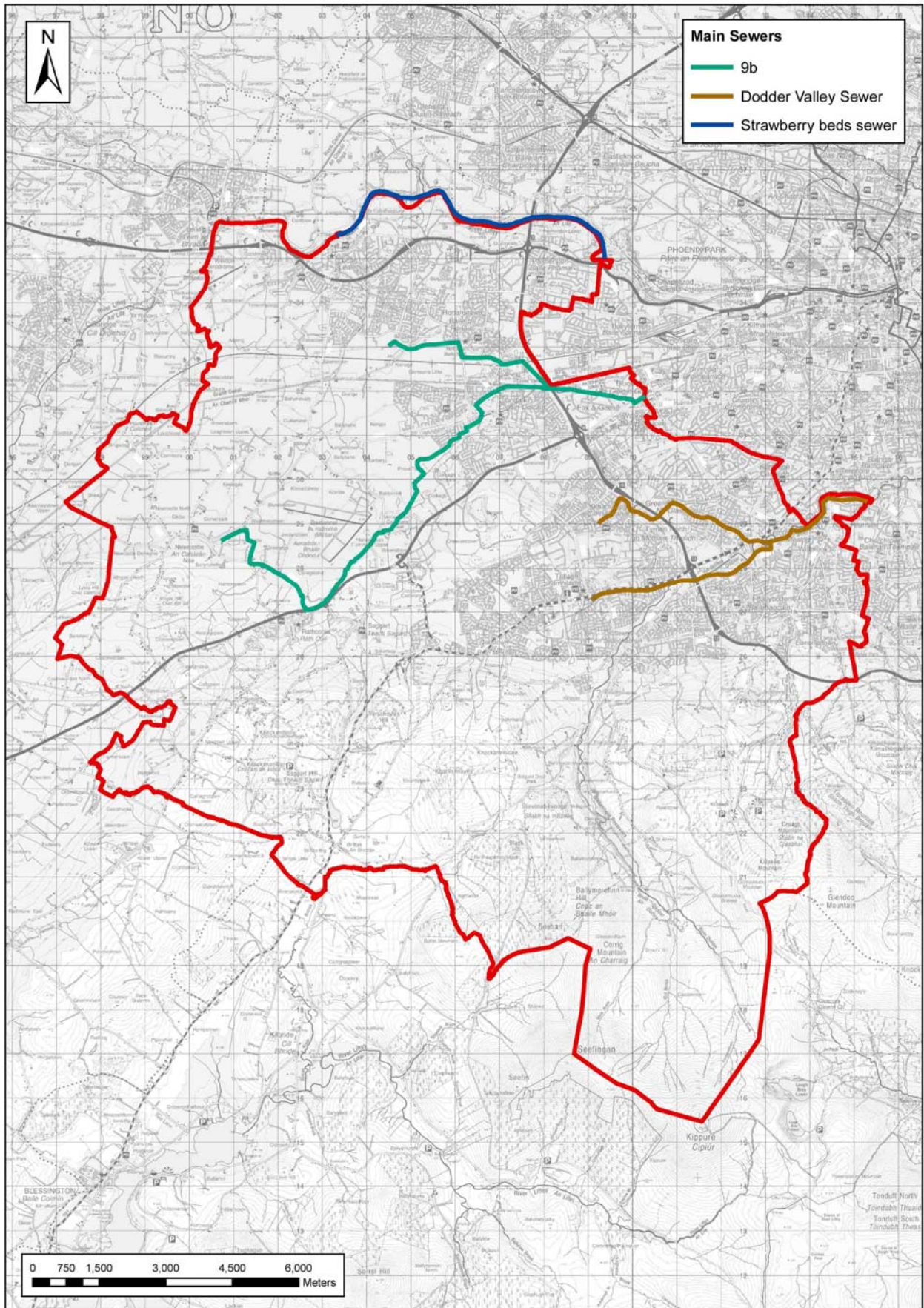


Figure 3.22 South Dublin Main Trunk Sewer Network.

standard. These waters are discharged to Dublin Bay, which contains a number of Natura 2000 sites. The Dublin City water treatment facilities (including Ringsend) are subject to separate operational consent and licensing procedures which are themselves required to be compliant with all applicable environmental Regulations and Directives, including the Water Framework and Habitats Directives.

It is considered that the loading to WwTw as a result of implementing the Proposed Plan would be partially offset as a result of dropping loading in older parts of the county<sup>37</sup> (from a household size of 3.31 in 2002 to 2.18 in 2031) as well as reduced construction and occupation figures for new housing. It is noted that the result of the GSDS would be to increase the capacity of the WwTw at Ringsend to 2.16 million PE by 2014. It is considered that there would be adequate capacity at Ringsend to accommodate growth within the county until the upgrade is complete in 2014.

In addition, a number of improvement works are being carried out which will increase the waste water treatment capacity of the county. These are:-

#### *9B Improvement Scheme*

This scheme involves the provision of a new storm tank at Ballymount and pipe duplication, to manage the load on Ringsend and reduce combined sewer overflows. It also involves elements regarding future connections to a new orbital sewer as proposed in the GSDS

#### *Lucan Development of Services (SLI)*

Tobbermaclugg pumping station and rising mains & sewer is under construction and due to be completed by mid 2009. Improvements to the Tobbermaclugg stream to alleviate flooding are underway, and should be complete by mid 2009.

#### *Dodder Valley Drainage System*

Approval has been received to progress to contact a number of works including tanks and other mitigation measures to manage the overflows and the construction of new branch connections for new development areas. This system will be under growing pressure with intensification on the network from new developments at Tallaght, Cookstown as well as the new expansion areas at Oldcourt, Killarnarden along the mountain fringe.

<sup>37</sup> GSDS Final Strategy Report. Table 4.3 Population Equivalent loads by foul and WWTW catchment (2005).

### **3.9.1.2 Greater Dublin Strategic Drainage Study (GSDS).**

The preparation of the GSDS strategy was necessary as the increased levels of development since the 1990s in Dublin resulted in significant demands on the existing drainage infrastructure. Deficiencies in the existing regional system was evident from marked deterioration in water quality, increased risk of flooding and concerns that the drainage system and wastewater treatment infrastructure have insufficient capacity to meet future demands<sup>38</sup>. The provision of adequate wastewater collection and treatment is required by numerous national and European legislative instruments and is a key deliverable in meeting the requirements of the Water Framework Directive (2000/60/EC)

The SEA for the GSDS, completed in May 2008, identified 16 alternatives for the development of a sustainable drainage system for the Greater Dublin Region. The study examined the infrastructural requirements to the year 2031 in three time frames.

1. Drainage requirements for all developments to year 2002 (Study Baseline Year)
2. Short term situation: drainage requirements for all anticipated developments to year 2011;
3. Long term situation: broad drainage requirements to the year 2031.

The GSDS preferred strategy recommends the following in order to accommodate the future development needs of the Greater Dublin Area:-

- The expansion of Ringsend WwTw to a PE of 2.14 million.
- Upgrade of 9B sewer (serves Clondalkin and Lucan)
- Duplication of 9C sewer (serves Blanchardstown and NW Dublin)
- New Orbital Sewer to take loads from 9B, 9C, Dodder Valley System in South Dublin and deliver to new regional WwTw in Northern Greater Dublin Area.

Development permitted under the proposed plan will only be permitted to match the capacity of Wastewater Treatment Infrastructure in the GDA. This will be in compliance with the Wastewater Treatment Directive, and avoid adverse effects on the Dublin Bay *Natura 2000* site. The GSDS has anticipated and makes provision for the growth of the County, and will

<sup>38</sup> P1. Final Report for the SEA for the Greater Dublin Strategic Drainage Study-Non Technical Summary



ensure adequate infrastructure is in place to avoid such adverse effects.

A series of policies were drawn up in five key areas as part of The Greater Dublin Strategic Drainage Study following a review of local authority drainage practices. The policies are in the areas of:-

- New Development
- Environmental Management
- Climate Change
- Inflow/ Infiltration and Exfiltration
- Basements

The policies have been incorporated in to the Development Plans of the Local Authorities. A set of detailed technical documents has been prepared to effect the implementation of these policies. Implementation of these policies is vital to ensuring the ongoing sustainable development of the Greater Dublin Region.

### 3.9.2 Drinking Water

#### 3.9.2.1 Existing and Future Water Supply

Most of the treated water supply in South Dublin County is currently supplied from Dublin City Council via the Belgard Reservoir. Drinking water in South Dublin is provided by a two (2) public water supply schemes, which cover most of the county. The larger scheme is part of the overall Dublin Metropolitan Area network. The second scheme is a small local supply to Brittas Village in the Dublin Mountains.

The County Council has two schemes to improve water supply in the county. Lucan/ Palmerstown Water Supply Scheme which was completed in 2004 serves the north and west of the County, and Boherboy Water Supply Scheme which is at construction stage and will serve the south of the county. The net effect of the two schemes will be to reduce the area supplied from Belgard and improve the quality of supply in the whole county.

South Dublin is part of the Regional Water Steering Group with Dublin City Council acting as lead authority in assessing short and long term sources at a regional level to ensure water supply into the future. Consideration is being given at regional level to developing further capacity to meet the projected longer term demands. In this regard, a Strategic Environmental Assessment is being carried out on a new major water source that would meet the long term needs of the Greater Dublin Area. Shorter-term enhancements at Ballymore

Eustace and Leixlip plants will address shorter-term demands for water supply.

#### 3.9.2.2 Monitoring

The Environmental Protection Agency (EPA) Provision and Quality of Drinking Water in Ireland Report 2006-2007 is the first assessment on the quality of drinking water in Ireland since new Regulations, the European Communities (Drinking Water) Regulations (No.2), 2007, came into force in March 2007. The EPA is now the supervisory authority over public water supplies and has new powers of enforcement over local authorities in this regard. The EPA now has enforcement powers to ensure that local authorities take action where there is a quality deficiency in a public water supply and can serve a legally binding direction on the local authority. Failure to comply with a direction is an offence which can lead to prosecution by the EPA.

The EPA Provision and Quality of Drinking Water in Ireland Report 2006-2007 indicates that South Dublin has exceeded the monitoring requirements as required by the European Communities (Drinking Water) Regulations (No.2), 2007. South Dublin County Council carried out analysis on 311 check and 17 audit samples in 2006, exceeding the minimum monitoring requirements as outlined in the Regulations.

Table 3.12. Water Sample Compliance Levels

Value Type.	Samples Analysed	Compliant with Regulations
E. coli	326	326
Enterococci	17	17

#### 3.9.2.3 Compliance

The overall rate of compliance with water standards in South Dublin, 99.2%, was above the national average and the quality of water in South Dublin was in general good. Compliance with the **microbiological, chemical and indicator parametric**<sup>39</sup> values as excellent<sup>40</sup>. The County Council continually monitor of all known waste depository sites in the County in order to preserve sources of drinking water from contamination.

<sup>39</sup> Microbiological Pollution = Presence of Bacteria, generally a sign of faecal pollution; Chemical Pollution = either high levels of natural metals from soils, improperly used chemicals at treatment plant stage, or point source pollution from septic tanks, industry outfall pipes etc. Indicator parameters = standards related to acceptability of water aesthetically and taste wise for consumers; these are sometimes used as per-indicators for potential issues.

<sup>40</sup> Reference p72, Provision and Quality of Drinking Water in Ireland Report 2006-2007

Table 3.12 indicates 100% compliance levels with **microbiological** values in the samples taken. Compliance with **chemical** quality of the samples taken was also excellent, at 100% compliance. Compliance with **indicator parametric** values was 99%. While compliance with **indicator parametric** values specifically related to E.coli was lower at 93%, it is noted that this may be due to point, or specific pollution outfalls, rather than being symptomatic of the water supply system as a whole.

Compliance with the EPA requirements to actively manage risks identified in relevant catchments and continually assess the quality of the source water is required in order to ensure that treatment at plants is optimised.

#### 3.9.2.4 Leakage and Wastage

Pending the development of a long term solution to the overall supply of water for the Greater Dublin Area, there is a need for focus of resources on interim solutions to improve delivery of the existing supply through network upgrading, demand reduction, and the development of small viable and sustainable smaller sources to cater for local demands-reducing pressure on the major sources. Water-By-laws have been in force since 2005. A new Water Maintenance Specification manual was published in 2004 and updated in 2006. Unaccounted For Water (UFW) levels are below 20% in South Dublin County. Additional network management schemes, including pressure management and expansion of district metering, have been approved for funding under the Water Conservation Programme 2006. Measures such as the Greater Dublin Region Mains Rehabilitation Programme, coupled with continued leakage effort are the principal drivers to maximise usage of such a scarce resource.

The Dublin Region Non-Domestic Metering Project which is ongoing will facilitate volumetric billing of all non-domestic customers.

### 3.9.3 Energy Infrastructure

Ireland, and South Dublin is bound by the EU Emissions Trading Scheme (ETS) established by EU Directive 2003/87/EC as part of the Kyoto Agreement. In order to comply with the commitments made as part of the Kyoto Agreement, 13.2% of the Nations power is to be produced from renewable resources. In the face of this, energy demand has increased 20% nationally over the last 5 years.

The White Paper on Energy published March 2007 and the National Climate Change Strategy 2007-2012, indicated that significant potential exists for renewable and bio-energy at regional level. Key points in the establishment of such energy sources include:-

- Securing supply;
- Ensuring supply consistently meets demand;
- Ensuring system can absorb disruptions to supply;
- Supplying reliable and secure networks.

#### 3.9.3.1 Electricity Networks.

South Dublin, like the rest of Ireland, suffers from a paucity of domestic energy resources. The County suffers from over-reliance on fossil fuels, and lacks a balance in terms of conventional energy sources.

Nationally, the transmission system has been subject to a capital investment programme, although further investment is required by the end of the decade 2010-2011 in order to increase grid capacity. Regionally, investment is to take place in certain sections of the grid network to bring weak spots within the network in the Greater Dublin Area up to the national standard. These infrastructural upgrades will take place circa 2009.

#### 3.9.3.2 Gas Networks

Nationally the gas network serves 540,000 users. Significant increases in the gas network were undertaken over the last number of years including the laying of pipelines from Scotland to the Republic through Northern Ireland. Development of the Corrib gas field is considered of national importance in terms of securing supply, as is the laying of a pipeline from Gormanston, Co. Dublin to Belfast in order to provide for alternative gas supplies to Northern Ireland.

Regionally it is considered that upgrading of the gas networks will not be required until 2012-2013. As such detailed plans has not been developed at this time.

#### 3.9.3.3 Communications (Broadband Networks)

A lack of physical infrastructure required for the provision of broadband technologies nationwide was indicated in the Forfas report 'Benchmarking Ireland's Broadband Performance' (November 2005) criticizing Ireland's poor rating regarding broadband roll-out.

Nationally, roll out suffers from lack of penetration due to long distances to end users from broadband or DSL exchanges. Lack of commercial incentives to invest in overcoming such barriers remains low. Even in the Greater Dublin Area, which has a high population density, lack of commercial incentive to overhaul existing exchanges and provide coverage to certain areas can prevail.

Regionally and locally, DSL provision is mainly implemented by *Eircom*. Local Loop Unbundling, sometimes referred to as LLU, is the requirement that *Eircom* provides access to its network so that other operators can access the network in order to offer services directly to consumers. It is noted by ComReg, that the LLU process is taking longer than expected.

Advanced telecommunications services are critical for the attraction of foreign direct investment in South Dublin. Such services make indigenous industries more competitive, assist in the development of a knowledge economy and allow for more flexible working patterns.

### 3.9.4 Transport Infrastructure

#### 3.9.4.1 Public Transport

Until recently, buses have been the predominant form of public transport in South Dublin. Significant progress has been made in the last four years in relation to the provision of rail transport in the County. Major projects include the Luas Red Line, and Adamstown train station. The latter has been developed as part of the Kildare Route Project which is duplicating the rail line and introducing a new series of suburban commuter rail stations including Kishogue and Fonthill. Further enhancement of the Luas is underway at present with the extension to Citywest. Future public transport projects include:-

- Interconnector Tunnel between Heuston and Docklands: increased capacity & DART to SDCC.
- Metro West: connecting Tallaght, Clondalkin, Blanchardstown and joining Metro North near Dublin Airport.
- LUAS to Lucan: final design route currently being chosen.<sup>41</sup>

In 2006 South Dublin County had the lowest percentage of people in the Dublin area travelling to work or school by train, Dart or Luas. The percentage is surprisingly low given

that the Luas red line to Tallaght commenced operation in Autumn 2004. At the time of assessment the only train stop within the County was the little used and inaccessible Clondalkin Station. It is expected that rail usage will increase with the opening of Adamstown, Fonthill and Kishogue stations.

The four tracking of the Kildare Route and the provision of the Inter-connector between Connolly Station and Heuston will greatly increase capacity and service by train in South Dublin. Both of these infrastructure projects are critical for the future development of the County as they will allow a significant modal shift from private car to train. These projects will have a significant impact on the Development Plan with far reaching influence on any proposed overall strategy for the County.

Other transportation infrastructure which has been delivered since 2004 includes the creation of a 50km bus lane network, in addition to new bus routes to serve existing and newly developing areas. Adamstown for instance has a fully functioning bus service and bus lanes.

However, a lack of buses for the Dublin West area has resulted in inadequate local services, including connections between the main towns and district centres of South Dublin. It was noted in the Dublin Bus Network Review (March 2006) that significant demand for bus services in all sections of Dublin west of the M50 needed to be satisfied, including the provision of orbital routes. The report indicated the requirement for a large bus garage and additional bus routes and bus vehicles to be provided to serve the western Dublin communities.

The ongoing review of the DTO Strategy will impact on the proposed transportation strategy in the next Development Plan. Access to transport is also an issue for rural parts of the county. Urban generated housing means that many of those residing in rural areas commute by car to urban areas for work.

Public transport connectivity in the County is exclusively between the county towns and districts and Dublin City Centre. No orbital routes of substance exist between the population centres in South Dublin, or in the adjoining Counties of Dun Laoghaire-Rathdown, or Fingal. This lack of connectivity with high quality, high frequency transport along the routes of greatest potential demand is a significant inhibitor to public transport use, and human wellbeing within the County.

<sup>41</sup> Source: <http://www.dto.ie/t21.jpg>



**Table 3.13. Travel Modes within the Dublin Authorities (by percentage).**

Means of Travel	South Dublin	D-L Rathdown	Fingal	Dublin City
On foot	16.6	13.4	14.5	27.6
Bicycle	2.7	3.8	1.9	5.5
Bus/Mini bus/coach	15.3	11.9	12.0	19.1
Train/ DART/ LUAS	1.8	10.4	10.0	5.5
Motorcycle/ scooter	1.1	1.0	0.8	0.9
Car driver	41.8	38.3	41.0	25.8
Car Passenger	12.5	15.1	12.2	7.4
Other	6.3	5.2	5.5	5.0
Not stated	1.9	1.0	2.0	3.3

Source:CSO.<sup>12</sup>

Additional issues include a lack of connectivity or direct access to public transport stops, which reduces the walkband of the stop. Connectivity issues also affect cyclists. Mobility management plans for destinations and facilities within the County are to be encouraged.

#### 3.9.4.2 Aerodromes.

It is noted that two (2) major aerodromes are located within the County. Baldonnell (Military) and Weston (Private Civilian) are located on the western sections of the County. Aerodromes, by their very nature create a number of environmental issues. These issues include noise, hours of operation, and danger of impact, all of which require mitigation, which can often be restrictive on the aerodrome as well as on adjoining lands. Such mitigation includes the need to avoid bird-strike, creation of inner and outer noise zones, reduced building height or no-building zones.

#### 3.9.4.3 Major Roads

South Dublin is serviced by 847 km of Roads in total, categorised as follows:

- 55 km National Roads
- 103 km Regional Roads
- 689 km Local Roads.

Two national primary routes the N4 and N7 traverse the County, and the busiest stretch of road in the country - the M50 between the Red Cow junction and the junction with the N4 is also in the County. A critical issue is that much of the traffic on these arteries is passing through and not stopping in the county. Additional issues include a lack of connectivity within the County both for pedestrian, cyclist and vehicular transport methods. The lack of connectivity reduces accessibility in terms of walking and cycling, increasing the amount of internalised car journeys which have to be taken for trips to school, shops, etc, and increasing potential for

conflict with national and regional traffic. Noise mapping (see Figure 4.7.5) has indicated a number of traffic congestion hotspots around the county, in addition to a number of highly travelled routes, including the M50, N4 and N7.

With respect to major roads a number of significant improvements have been made including:-

- The completion of the Outer Ring Road linking Lucan with Tallaght;
- A grade separated junction with the N7;
- The continued upgrading of the M50 including the Red Cow roundabout;
- The ongoing construction of a grade separated junction at the Newcastle road/N4 junction;
- Future grade separated junction at Newlands Cross;
- Future improvement to the N81.
- Future Orbital Road between N7 and N4 at western edge of the County.

#### 3.9.4.4 Cycle Route Network

New cycle tracks continue to be provided in conjunction with new road schemes. The cycle lane network now extends to approximately 150 km. There is no funding currently available from the DTO in respect of new cycle-track schemes.

A report has been drafted<sup>42</sup> recommending the provision of a number of spine pedestrian and cycle routes throughout the County to promote tourism and facilitate cycling as an alternative transport mode for leisure and travel to work and school. Two pilot projects were recommended for 2006/7 one route along the Dodder River and one from the Liffey to the Grand Canal. A pedestrian and cycle route along the Canal from Inchicore to the 12th Lock is

<sup>42</sup> Green Routes in South Dublin County, December 2006. South Dublin County Council.

currently under construction and is to be completed by Summer 2009.

### **3.9.5 Material Assets Issues. Existing Problems / Environmental Considerations**

It is considered that the completion of the GSDS will resolve the majority of issues regarding WwTw constraints up to 2031. This will allow for waste water treatment capable of serving sustainable and in some instances, appropriate higher density development of the county, without any negative impact on the WFD. Notwithstanding the increased capacity of the WwTw for the County, sustainable development along high quality public transport corridors should form the basis for growth over the period of the Proposed Plan. Issues relating to increased septic tank usage in rural and sensitive upland areas may impact on the ability of rivers, groundwaters and lakes in South Dublin meeting targets for 'Good' water status under the Water Framework Directive.

Long term water supplies for the County should be resolved through the Greater Dublin Water Supply-Major Source Development project. This project aims to supply water to the Dublin region by 2031. Improvements in the existing water infrastructure as well as more efficient use of the water resource, including payment for usage, are considered sufficient to accommodate development within the county for the period of the Proposed Plan. South Dublin County Council currently ensures the provision of excellent quality drinking water. These high standards will not be affected by improvements to the network.

As has been noted previously within the baseline, the County lacks high quality public transport connecting the main towns and places of employment to each other. This impacts negatively on the use of public transport as a mode of transport within the county. There are a number of high quality public transport links into Dublin City. As a result of the poor linkages afforded by public transport, car travel within the county is high, and has increased over the period of the existing plan. Additional roads have been constructed or widened in order to accommodate increased traffic flows. Journeys beginning and ending outside the county are a significant issue, resulting in noise, emissions, congestion and expenditure without any benefit for the county.

The need to increase the use of existing public transport, and provide for additional systems to accommodate existing and future growth of the

county is a pressing priority. Increasing the amount of pedestrian and cyclist movements is also a significant challenge.

### **3.9.6 Evolution of Material Assets in the Absence of a County Development Plan**

In the absence of a County Development Plan, there would be no framework for the efficient development of the required waste and drinking water infrastructure within the county. Energy networks to serve new and existing development would suffer from a lack of certainty, leading to inefficient distribution networks. Usage of combined heat and power energy networks would not be as effective, without effective critical mass of guided development.

While the development of the GSDS and the Greater Dublin Water Supply-Major Source Development project would undoubtedly proceed, a lack of control over development locations could lead to difficulties in implementing or connecting sections of the county to the new network without incurring excessive cost. The lack of guidance regarding efficient use of capital infrastructure and the location of development would not allow for the most effective use of these long term infrastructure projects. Adverse impacts upon human health, biodiversity and drinking water supplies could be expected in the medium to longer term if development is not serviced by these projects.

### **3.9.7 Cultural Assets.**

Heritage, by definition, means inherited properties, inherited characteristics and anything transmitted by past ages and ancestors. It covers everything, from objects and buildings, to the environment. Cultural heritage includes physical buildings, structures and objects complete or in part, which have been left on the landscape by previous and indeed current generations.

In protecting the built heritage of South Dublin, an insight into the pattern of social and economic development of the county is preserved. South Dublin benefits from a vast and varied array of built heritage across the county ranging from grand houses, demesnes and ecclesiastical architecture to the cottages of industrial workers and industrial buildings, public buildings such as schools, libraries and courthouses, structures associated with railways, canals, spas and items of local architectural importance such as milestones and water pumps.

The heritage assets which South Dublin possesses are a reminder of the predominantly rural history of the County. These structures and objects store the folk memory of the rural villages, such as Clondalkin, Lucan and Tallaght, now subsumed within the Dublin Metropolitan area. Additionally, preserved buildings, remnant agricultural farm buildings and ancient walls and field systems also help acknowledge the recent past in places such as Saggart, Newcastle and Rathcoole, which are now subject to urban development pressure. The built form, materials and construction methods of older buildings help to illustrate to inhabitants of South Dublin the continuity and adaptation of County both economically and socially.

The County Development Plan 2004-2010, in line with the Planning and Development Act 2000 and Government Policy seeks to protect and conserve buildings, areas, structures and features of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest.

The most important items of archaeological and architectural heritage in the county are recorded under Schedule 1- the Record of Monuments and Places, and Schedule 2- the Record of Protected Structures, of the current Development Plan. There are 154 Recorded Monuments and approx, 526 Protected Structures (See Figure 3.23). The *National Inventory of Architectural Heritage (2002)* undertaken by Duchas and the Department of the Environment also highlights a representative sample of important architecture of the county.

### 3.9.7.1 Architectural Heritage

The Architectural Heritage (National Inventory) and Historic Monuments Act 1999 defined architectural heritage as being all 'structures and buildings together with their settings and attendant grounds, fixtures and fittings; groups of structures and buildings; and, sites which are of technical, historical, archaeological, artistic, cultural, scientific or social interest. The Planning and Development Act 2000 provides for a number of methods of preservation of such structures. These include the Record of Protected Structures (RPS) and the designation of Architectural Conservation Areas (ACA).

The County Development Plan 2004-2010 designated five (5) Architectural Conservation Areas (ACA), indicating the locations where many clusters of protected structures were to be found. It should be noted that not all buildings or structures within an ACA are contained within

the RPS. The ACAs also to offer protection to surrounding structures which combine to create a specific character, street pattern or layout which is worthy of recognition. The ACAs within the county are:-

- Clondalkin Village
- Lucan Village
- Palmerstown Lower (Mill Complex)
- Rathfarnham Village, Including Willbrook
- Tallaght Village

In addition to these identified areas, numerous additional structures worthy of preservation are located throughout the county, many relating directly to the pastoral rural condition of the county up until recent times. Such buildings or structures are noted within the RPS. Protected Structures are defined as structures, or parts of structures that are of special interest from an architectural, historical, archaeological, artistic, cultural, scientific, social or technical point of view.

These include a fine stock of country houses, villas, gate lodges, stables and outhouses, artisan cottages, vernacular longhouses, roadside public houses, pumps, bridges, milestones, gate piers and other structures dating from the 17<sup>th</sup> to 20<sup>th</sup> centuries. Many other buildings and structures predating these times, such as round towers, standing stones, burial chambers, tower-houses and churches are also contained within the Record of Protected Structures.

### 3.9.7.2 Archaeological Heritage

There are six (6) extensive zones of Archaeological Potential in the county located at Tallaght, Newcastle, Clondalkin, Lucan, Saggart and Rathcoole. Archaeological Heritage is evident within the county in a number of ways. Perhaps the most visible examples are the street patterns which remain in the monastic settlements of Clondalkin and Tallaght. These street patterns, which show the pattern of the defensive walls surrounding the ecclesiastic buildings, have been preserved in the built form that can be seen today.

Medieval village settlement patterns are evident in Newcastle, where a well preserved layout of a manor village with adjacent Rundale field systems is still evident. Preservation of the monastic village street patterns should be a priority, while the uniqueness of Newcastle Village should be recognised, and impacts of future development on the village and



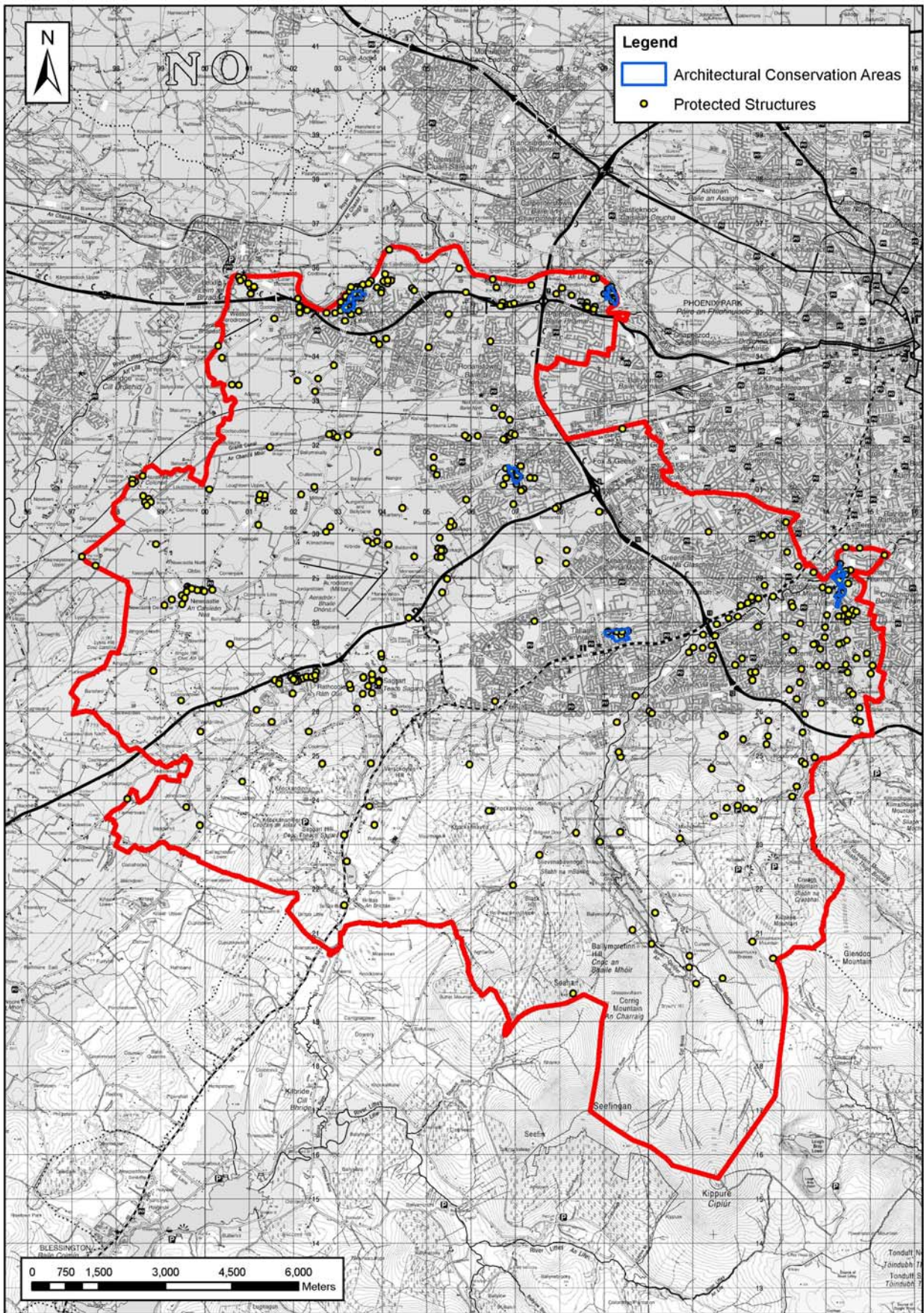


Figure 3.23 Locations of Protected Structures and Architectural Conservation Areas.

associated Rundale system thoroughly investigated.

There are numerous buried archaeological monuments within the county. These are designated within the Record of Monuments and Places (RMP) (See Figure 3.24) and may have been levelled through agricultural activity. These monuments or places may only exist as cropmarks, but are to be afforded protection nonetheless. Buried archaeology may also be present within the zones of archaeological protection, and all effort must be made to assess such zones prior to development taking place.

Other areas of archaeological potential include prehistoric monuments and sites, church sites, burial ground, holy wells and medieval structures. Many of these sites, especially those dating from the pre-Christian era, are located in the Dublin Mountains and foothills, and have been preserved due to lack of development pressure and non-intensive farming methods. The instances of such sites within the urban fabric, but outside of the older villages of the county are not as numerous, though no less important. Such sites are also less prevalent in rural areas north of the N7. An exception to this is the village of Newcastle which has a pattern of such sites.

Several examples also exist within the Record of Monuments and Places and the Register of Protected Structures of Industrial Heritage. Sites in Rathfarnham and Templeogue denote the industrial uses associated with the fast flowing Dodder River, while structures located along the Liffey and Camac indicate mill uses and managed fisheries. The Grand Canal, which runs through the length of the county, is a superb example of industrial heritage.

### **3.9.8 Cultural Assets Issues.**

In certain locations within the county, a high concentration of archaeological and protected structures are evident. In certain circumstances, such as at Newcastle in particular, the village is intrinsically linked with the surrounding landscape, both through historical field pattern, as well as the number of noted sites on the Record of Monuments and Places. Due to the sensitivity of the Newcastle area, and its uniqueness in the context of South Dublin as a relatively intact example of a medieval manor village, development in the village and surrounding area should be assessed in order to indicate any negative conservation and archaeological impacts on the village and

surrounding landscape. Areas associated with the village which may be sensitive to development require identification. Such areas could be noted in the Heritage Plan for South Dublin.

Other clusters of cultural assets features, aside from the noted ACAs, are the Liffey and Dodder Valleys, both of which should be considered to be landscapes of cultural interest. Both areas are protected at present by restrictive zonings and designations. Maintaining the character of these areas, through restricting inappropriate development is of great importance.

Architecturally, an issue which has significance for a county with a relatively recent building stock is the ongoing need to continually assess streetscapes and buildings of 20<sup>th</sup> century construction which may have merit in the near future.

### **3.9.9 Evolution of Cultural Heritage in the Absence of a County Development Plan**

In the absence of a development plan, protection of buildings and archaeological heritage would still take place due to the continued protection afforded by the RMP. It should be noted however, that development in general would be more widely spread out, impacting on intact landscapes and protected structures and their curtilage. Retention and active use of protected structures would probably be less widespread, as development incorporating the monuments and structures on the RPS and RMP could not be easily enforced or policed.



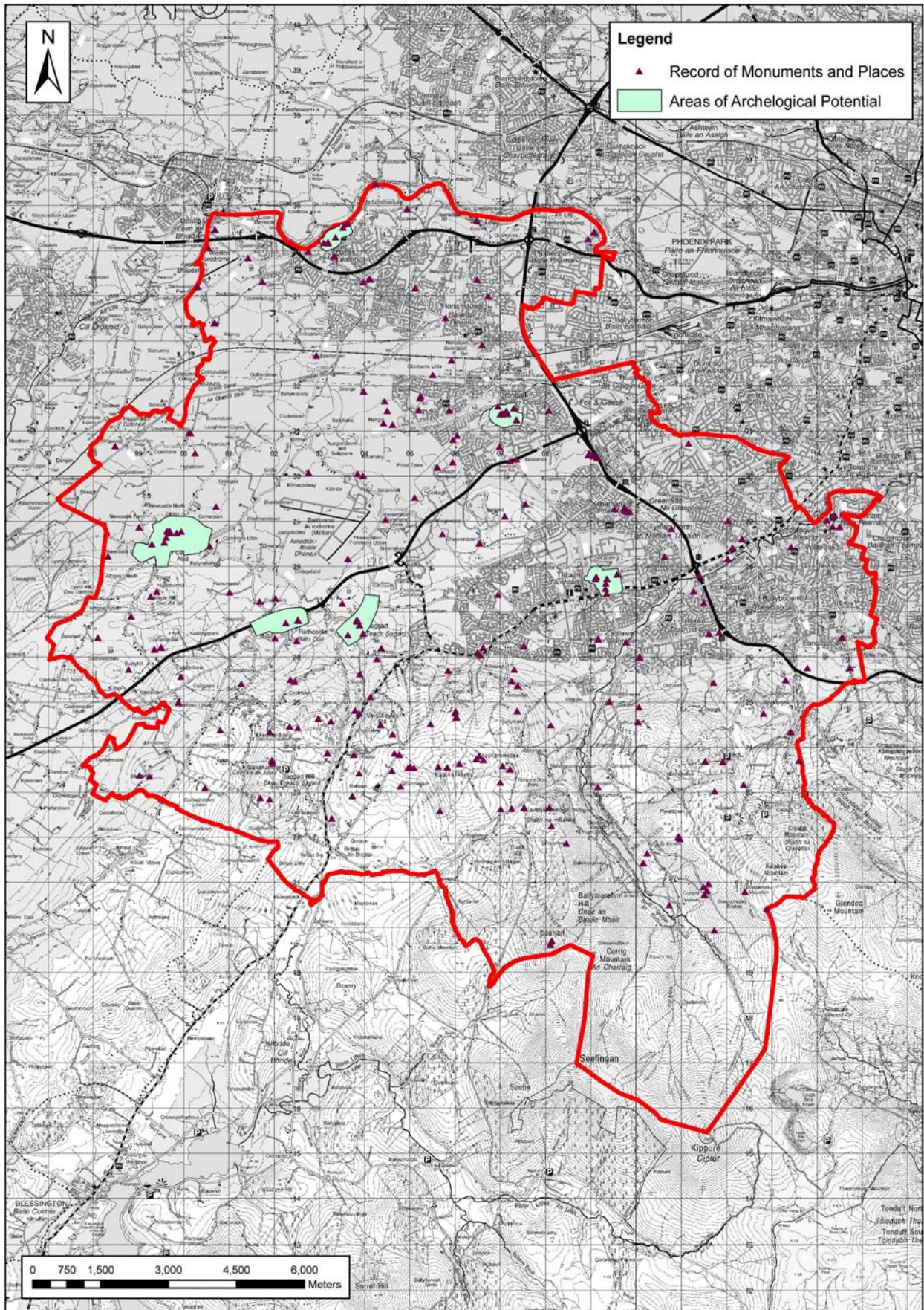


Figure 3.24 Recorded Monuments and Places and Areas of Archaeological Potential.



### 3.10 Climate Change and Sustainability

#### 3.10.1 Introduction

The Intergovernmental Panel on Climate Change (IPCC) concluded in its 4<sup>th</sup> assessment report (2007) that warming of the climate system is unequivocal. This report was preceded by Sir Nicholas Stern’s 2006 economic review estimating the cost of inaction regarding combating climate change.

Climate change is becoming the greatest challenge facing society today, an issue which affects all citizens at a local, national and international level. It is important that the Council, and its residents, act responsibly at a local level in order to assist in the reduction of greenhouse gas emissions - which are created primarily by the use of non-renewable fossil fuels. Holistically reducing these emissions will require implementing an overarching strategy affecting many aspects of the development of the County.

‘Agenda 21’ and the ‘Kyoto Protocol’ set out visions for sustainable future development. Both frameworks require that local plans and procedures are established and implemented which allow for requisite reductions in greenhouse gas emissions. It is recognised both internationally, and nationally, that a worldwide increase in temperature will occur. The issue at this stage is to slow and stop the increase to a point at which the systems currently supporting and sustaining the nation are not irrevocably changed. The upper limit target for this is seen by the EPA as being an increase of 2<sup>o</sup>C.

#### 3.10.2 Causes of Greenhouse Gases in Ireland

As evidenced by figure 4.9.1 below, noting 2007 figures, agriculture is the single largest contributor to overall emissions, at 26.8% of the total, followed by energy (21.5%), transport (20.8%) and industry and commercial (17.9%). Agriculture and energy emissions decreased in 2007, while transport increased significantly. Between 1990 and 2007, transport has shown the greatest increase at 178%. This is as a result of increased numbers and sizes of cars in addition to a greater reliance on cars, particularly in relation to commuting to work. Increased road transport of goods and construction traffic has also had a significant influence.

Up to 1 <sup>o</sup> C	Up to 2 <sup>o</sup> C	Greater than 2 <sup>o</sup> C
Longer growing season	Increased likelihood and magnitude of river flooding	Sea level rise due to thermal expansion of oceans, melting of the GIS, collapse of the WAIS <sup>43</sup>
Potential for new crops, e.g. soybean	Reduced soil moisture and Groundwater storage	Loss of coastal habitats due to inundation and increased erosion
Increased production of existing cereal and grass crops	Water shortages in summer in the east which will impact upon reservoirs and soil management	Increased incidence of coastal flooding
Earlier breeding of animals and birds	Increased demand for irrigation	More intense cyclonic and extreme precipitation events
Heat stress will have an impact on animal and human health	Change in distribution of plants and animals, e.g. decline and possible extinction of cold Artic species	
Negative impact on water quality, e.g. reduction in quantity of water to dilute pollution	Fisheries could be affected as fish stocks are sensitive to small changes in temperature	
	Increased frequency of forest fires and pest infection	

Table 3.14 Summary of potential climate change impacts and vulnerabilities for Ireland<sup>44</sup>

#### 3.10.3 Potential Effects of Climate Change

Increases in global temperature will have a number of effects on Ireland, which will be influenced by global issues, such as melting polar icecaps, and regional and local issues, such as increases in ground and air temperatures in specific parts of Ireland. In the context of South Dublin, it is can be expected that winter and summer temperatures will increase by 3-4<sup>o</sup> and 2.5-3<sup>o</sup> respectively by 2100 (See figure 4.9.2). Increased temperature will lead to greater amounts of water vapour in the atmosphere, which in turn leads to greater levels of precipitation, especially in winter.

<sup>43</sup> GIS-Greenland Ice Shelf; WAIS-Western AntArctic Ice Shelf

<sup>44</sup> Source: Implications of the EU Climate Protection Target for Ireland, EPA, 2006.

Rising sea levels will not have as dramatic an effect on South Dublin as in some coastal counties. One predicted effect is the increase in vertical and horizontal extent of estuaries such as the Liffey and Dodder, resulting in penetration of tides further upstream<sup>45</sup>. Outflow from rivers would be impeded by this, which during times of high rainfall and run-off, would increase chances of flooding. A flashy river such as the Dodder, would be significantly affected by such an event.

#### **3.10.4 Existing Problems**

As has been noted above, the two single greatest issues facing South Dublin in relation to climate change relate to increased amounts of greenhouse gas emissions from transport movements, and the danger posed by flooding events, which will occur as a result of the former. Solutions require reductions in unsustainable transport movements, and the amelioration of potential flooding events.

The manner in which transport movements can be reduced is tied into the provision of high quality public transport between key locations in South Dublin and into Fingal County. At the neighbourhood level, the design and incorporation of walkable and cycle friendly urban developments is to be accommodated. The preservation, or creation of walking links within existing urban areas, specifically to shop, workplaces, schools and public transport links, along the most direct routes must be given high priority, otherwise trips by car will continue to grow. Reducing car movement at the neighbourhood level through increasing ease of pedestrian movement must be the foundation stone for an overall decrease in emissions.

Section 3.7.8 notes the potential for increased flooding in the County, particularly in proximity to the Dodder River. Accommodation of retention areas for flood waters must be considered at this stage, prior to the onset of major flooding events. In addition to maintaining green spaces and existing flood plains free from development,

the requirements of the Dodder River CDFRAMS (and the future Liffey CFRAMS) must be taken into account.

#### **3.10.5 Potential Solutions**

Implementation of the sustainable development principles set out in Agenda 21 is now a standard declared commitment in local authority development planning in Ireland. Under its democratic mandate, South Dublin County Council, like other local authorities, has a pivotal leadership role in respect of fulfilling their responsibilities for environmental management within its jurisdiction. This role is both direct and indirect in its impact. In addition to being directly responsible for efficient resource management in their own facilities and functions, local authorities have considerable leverage to influence and enable - or conversely disable - the delivery of more sustainable solutions by other stakeholders. A 'Draft Climate Change Strategy' for South Dublin has been prepared. This strategy indicates sustainable measures relating to planning, energy, transport, waste management and ecosystems, to be undertaken and promoted by the County Council.

Sustainable development within the County requires an integrated approach regarding sustainability and environmental performance. The decisions taken for the design and management of each component of the urban and rural system will give rise to the potential for individual and cumulative environmental effects. Similarly, the performance of components, during the operational stages can not be seen in isolation. Each element of the County is linked, as are the implications for environmental performance.

At the County level, projects such as Adamstown and Clonburriss SDZs are being promoted which ensure development takes place utilising best practice for development which surpasses required Irish standards, and sets ambitious yet ultimately achievable targets including:-

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<sup>45</sup> Climate Change: scenarios and impacts for Ireland: EPA 2003

- Optimising accessibility and environmental resources of a strategic location;
- Creating conditions for sustainable communities to develop;
- Promoting design excellence at macro and micro levels;
- Promoting quality public realm design;
- Providing for citizens, businesses and institutions to live and operate sustainably;
- Setting out and defining environmental performance indicators to guide development of the district towards the vision of a sustainable mixed use development.

### **3.10.6 Evolution of Climate Change in the absence of a County Development Plan.**

The County Development Plan will provide for opportunities to develop higher density mixed use sites in proximity to existing high quality public transport. Creation of further high quality public transport routes would be prioritised by the County Development Plan, as development will be guided to specific locations which would facilitate and integrate with such routes. In the absence of a County Development Plan, such development would be less regulated, and could locate in more spread out locations, which would work against the further provision of high quality public transport.

The lack of a County Development Plan would also facilitate development based around existing estate models, providing for enclosed unconnected developments which would not facilitate pedestrian movement. This would increase short distance car movements to local facilities as well as reducing public transport movement to workplaces.

The full implementation of the Draft Guidelines on Flood Risk Management would not be likely, leading to unsuitable location of development and poor design for water inundation, along with increased areas of impermeable surfaces. Development along river floodplains would be likely to take place, leading to increased likelihood of

flooding in the event of high rainfall. Development on green spaces and in locations suitable for retention areas would be likely, further increasing instances of severe flooding in South Dublin.

## **3.11 Overlay Mapping of Environmental Sensitivities**

### **3.11.1 Introduction**

In order to identify where most sensitivities within the County occur, a number of the environmental sensitivities described above were weighted and mapped overlapping each other.

Environmental sensitivities are indicated by colours which range from extreme vulnerability (brown) to high vulnerability (red) to moderate vulnerability (orange) and low vulnerability (yellow). Where the mapping shows a concentration of environmental sensitivities, there is an increased likelihood that development will conflict with these sensitivities and cause environmental deterioration. This is particularly the case where the cumulative development of small-scale projects, such as rural housing, gradually causes a slow deterioration of a resource, such as water quality.

Figure 3.25 provides an overlay of environmental sensitivities in the South Dublin County Council area.

### **3.11.2 Methodology**

A weighting system applied through Geographical Information System (GIS) software was used in order to calculate the vulnerability of all areas in the County. Equal value is given to all environmental components (landscape, water, biodiversity etc.) although a distinction is made between the various sensitivity factors of each aspect:

- High sensitivity factors are given a weighting of 10 points and include: ecological designations; surface and groundwater bodies at significant risk; entries to the Record of Monuments and Places; entries to the Record of Protected; and High Sensitivity landscape areas.



- Moderate sensitivity factors are given half the weighting of the high sensitivity factors and include surface and groundwater bodies that are probably at significant risk.

The scale of sensitivity for each area of the County corresponds to the sensitivity factors: 5 points corresponds to one moderate sensitivity factor; 10 points corresponds to two moderate sensitivity factors or one high sensitivity factor; 20 points corresponds to four moderate sensitivity factors or two moderate sensitivity factors and one high sensitivity factor or two high sensitivity factors (and so on).

The scores for each area are added together in order to determine overall vulnerability as is shown on Table 3.15.

Sensitivity Values	Vulnerability Class
0	
0 - 9.9	Low
10 - 19.9	Low
20 - 29.9	Moderate
30 - 39.9	Elevated
40 - 49.9	High
50 - 64.9	Extreme
>65	Acute

**Table 3.15 Overall Vulnerability Classes (Environmental Sensitivities)**

### 3.11.3 Use of the Overlay Mapping

Although there are limitations and elements of subjectivity to the overlaying of sensitivities the overlay mapping was used in order to speedily identify the areas where conflicts between development within the Plan area and environmental sensitivities would be likely to occur if unmitigated.

### 3.11.4 Quantification of Sensitivities

Table 3.16 quantifies the area of the County which falls under each of the vulnerability area classifications when all selected factors are given equal weighting. It is noted that almost half of the County's area (49%) is classified, under this weighting system, as being of no or a low vulnerability, 19% as being of moderate vulnerability, 23% being elevated vulnerability with a relatively

smaller area (8%) classified as being high or extreme vulnerability. The most sensitive areas are the Liffey Valley and the Glenasmole areas.

### 3.11.5 Limitations

It is noted that there are elements of subjectivity to the weighting systems used in this section. However, it is also noted that efforts were made to be as objective as possible - for Figure 3.25 each factor was given an equal weighting depending on whether it is a highly or a moderately sensitive factor.

### 3.11.6 Conclusions

Almost half of the Plan area in South Dublin is identified as being of Low Vulnerability. Apart from the Liffey Valley, the Dodder Valley, Tallaght and Clondalkin Villages and the western section of the Grand Canal, most of the elevated and high vulnerability areas are south of an east west line running from Newcastle to Old Bawn to Edmundstown. The most sensitive areas are around the reservoir and the two Special Areas of Conservation in the Glenasmole area.

Vulnerability Class	Area (Ha)	% of Total
	5,609.00	25.1%
Low	159.00	0.7%
Low	5,218.00	23.3%
Moderate	4,295.00	19.2%
Elevated	5,228.00	23.4%
High	1,646.00	7.4%
Extreme	193.00	0.9%
Acute	1.00	0.0%
		100.0%

**Table 3.16 Quantification of vulnerability areas (Environmental Sensitivities)**

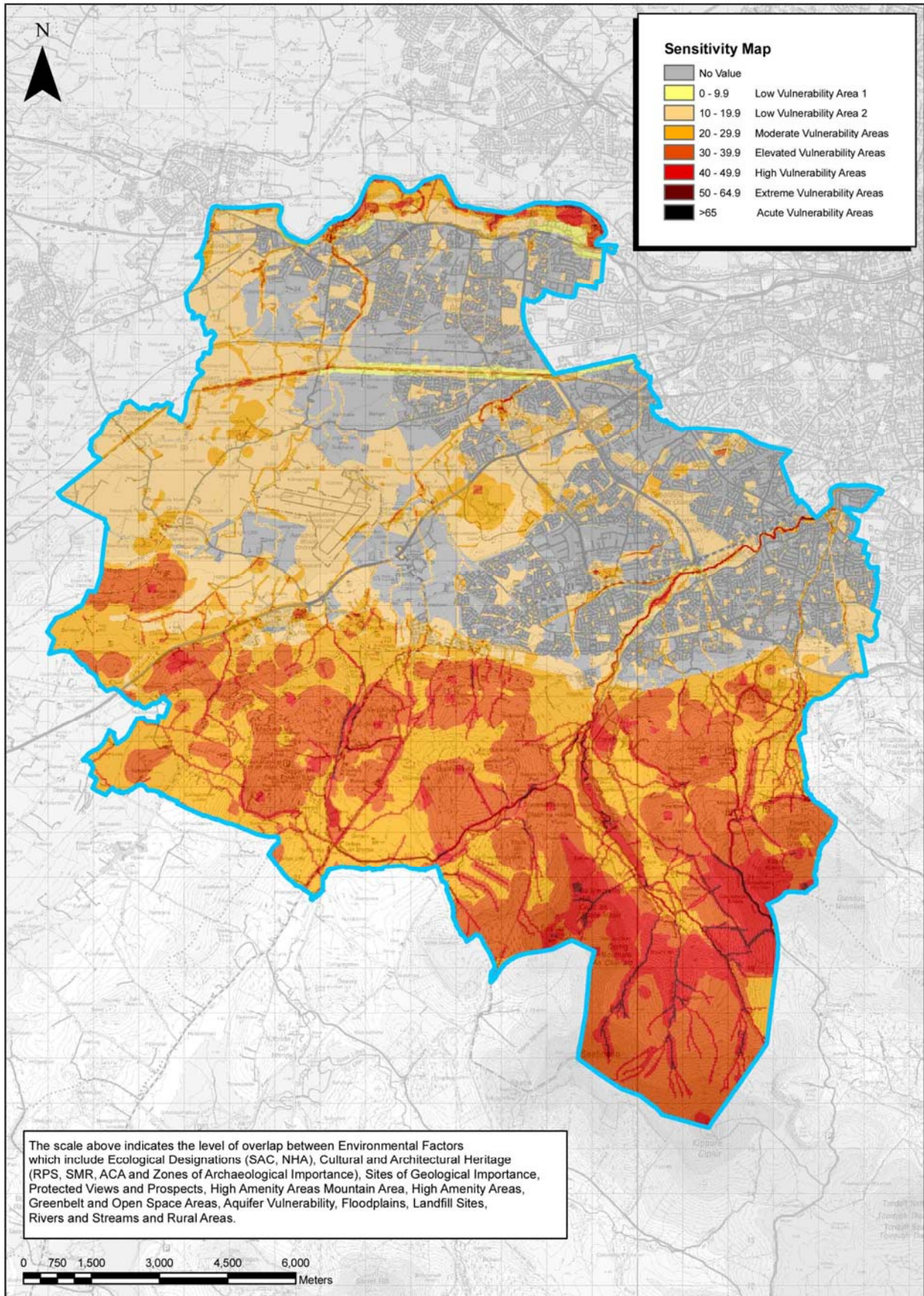


Figure 3.25. Environmental Sensitivity Map of South Dublin

## Section 4 Strategic Environmental Objectives

### 4.1 Introduction

Strategic Environmental Objectives (SEOs) are methodological measures against which the environmental effects of the CDP can be tested. If complied with in full, SEOs would result in an environmentally neutral impact from implementation of the plan. The SEOs are set out under a range of topics and are used as standards against which the provisions of the CDP can be evaluated in order to help identify areas in which significant adverse impacts are likely to occur, if unmitigated.

SEOs are distinct from the objectives of the CDP - although they will often overlap - and are developed from international, national and regional policies which generally govern environmental protection objectives. Such policies include those of various European Directives which have been transposed into Irish law, all of which are intended to be implemented at county level in South Dublin and integrated into any plan for the County.

The SEA Directive requires that the evaluation of plans be focused upon the relevant aspects of the environmental characteristics of areas likely to be significantly affected. In compliance with this requirement, SEOs have been developed for the relevant environmental components of this SEA. Focus has been developed throughout the SEA, from the scoping stage to the compilation of the existing environmental baseline. Most attention has been given to environmental components which are likely to be impacted as a result of implementation of a CDP.

A number of SEOs are linked to indicators which can facilitate monitoring the implementation of the Draft CDP when adopted, as well as to targets which the CDP can help work towards.

The primary source used in formulating the SEOs was Table 4B of the SEA Guidelines (DEHLG, 2004)<sup>46</sup>. This list has been amended to

give affect to objectives that are considered relevant to this CDP. The use of SEOs, although not a statutory requirement, does fulfil obligations set out in Schedule 2B of the Planning and Development (Strategic Environmental Assessment) Regulations 2004 (SI No. 436 of 2004).

### 4.2 Biodiversity, Flora and Fauna

#### 4.2.1 International, European and National Strategic Actions

##### 4.2.1.1 UN Convention on Biological Diversity 1992

The United Nations Convention on Biological Diversity 1992 requires the promotion of the conservation and sustainable use of biodiversity.

##### 4.2.1.2 National Biodiversity Plan 2002

The preparation and implementation of Ireland's National Biodiversity Plan 2002<sup>47</sup> complies with an obligation under the UN Convention on Biological Diversity. The overall goal of the Plan is to secure the conservation, including where possible the enhancement and sustainable use of biological diversity in Ireland and to contribute to conservation and sustainable use of biodiversity globally. Objectives following on from this goal are to:

- Conserve habitat diversity, including all sites of special biodiversity importance;
- Conserve species diversity;
- Conserve genetic diversity, both wild and domesticated; and,
- Contribute to the conservation and sustainable use of biodiversity and to advancing other obligations of the CBD in the EU, regionally and internationally.

<sup>46</sup> DEHLG (2004) *Implementation of SEA Directive (2001/42/EC): Guidelines for Regional Authorities and Planning Authorities* Dublin: Government of Ireland.

<sup>47</sup> Department of Arts, Heritage, Gaeltacht and the Islands (2002) *National Biodiversity Plan* Dublin: Government of Ireland



#### 4.2.1.3 Habitats Directive 1992

The European Council Directive on the Conservation of natural habitats and of wild fauna and flora (92/43/EEC), referred to as the Habitats Directive, aims to ensure the conservation of certain natural habitats and species which are at favourable conservation status. Article 10 of the Habitats Directive recognises the importance of ecological networks as corridors and stepping stones for wildlife, including for migration, dispersal and genetic exchange of species of flora and fauna. The Directive requires that ecological connectivity and areas of ecological value outside the network of designated ecological sites are maintained and it recognises the need for the management of these areas through land use planning and development policies.

Special Areas of Conservation (SACs) are designated and protected under the under the Habitats Directive 1992 (92/43/EEC) due to their conservation value for habitats and species of importance in the European Union. In Ireland, the habitats and species occurring in SACs are protected from effects of development occurring outside their boundaries under Section 18 "Prohibition of works on lands outside a European site" of the European Communities (Natural Habitats) Regulations 1997. The Regulations require that where a development is proposed to be carried out, on any land that is not within a protected site and is liable to have an adverse impacts on the protected site in question, including direct, cumulative and indirect impacts, an appropriate assessment, which conforms to an environmental impact assessment, of the likely effects of the proposed development on the site is undertaken. Depending on the conclusions of this assessment such development may be refused planning permission.

The Habitats Directive seeks to establish Natura 2000, a network of protected areas throughout the EU. It is the responsibility of each member state to designate SACs to protect habitats and species, which, together with the SPAs designated under the 1979 Birds Directive, form Natura 2000.

#### 4.2.1.4 Birds Directive 1979

The 1979 European Council Directive on the Conservation of Wild Birds (79/409/EEC), referred to as the Birds Directive, - as well as its amending acts - seek to: protect, manage and

regulate all bird species naturally living in the wild within the European territory of the Member States, including the eggs of these birds, their nests and their habitats; and regulate the exploitation of these species.

Special Protection Areas (SPAs) are provided protection under the Directive and have been designated by the DEHLG due to their conservation value for birds of importance in the European Union.

#### 4.2.1.5 Wildlife Act 1976 and Wildlife (Amendment) Act 2000

The Wildlife Act 1976 is the principle national legislation providing for the protection of wildlife and the control of some activities that may adversely affect wildlife. The Wildlife (Amendment) Act 2000, provides a mechanism to give statutory protection to NHAs, geological and geomorphology sites of importance.

#### 4.2.1.6 Convention on Wetlands of International Importance

The Convention of Wetlands of International Importance, especially as Water Fowl Habitat, was established at Ramsar in 1971 and ratified by Ireland in 1984. The main aim of the Convention is to secure the designation by each contracting state of wetlands in its territory for inclusion in a list of wetlands of international importance for waterfowl. This entails the commitment of each contracting state to a policy of protection and management of the designated wetlands, and of formulating and implementing planning so as to promote the conservation of designated wetlands and, as far as possible, the wise use of wetlands in its territory.

#### 4.2.2 SEOs, Indicators and Targets

The following SEOs, Indicators and Targets have been developed with regard to the County's environmental baseline and the objectives of the above strategic actions.

<b>SEO B1:</b>	To avoid loss of relevant habitats, geological features, species or their sustaining resources in designated ecological sites
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<b>Indicator B1:</b>	Percentage of relevant habitats and designated ecological sites lost as a result of implementation of the CDP
<b>Target B1:</b>	No losses of relevant habitats, species or their sustaining resources in designated ecological sites as a result of implementation of the CDP

<b>SEO B2:</b>	To avoid significant adverse impacts, including direct, cumulative and indirect impacts, to relevant habitats, geological features, species or their sustaining resources in designated ecological sites by development within or adjacent to these sites
<b>Indicator B2:</b>	Number of significant adverse impacts, including direct, cumulative and indirect impacts, to relevant habitats, geological features, species or their sustaining resources in designated ecological sites by development within or adjacent to these sites as a result of implementation of the CDP
<b>Target B2:</b>	No significant adverse impacts, including direct, cumulative and indirect impacts, to relevant habitats, geological features, species or their sustaining resources in designated ecological sites by development within or adjacent to these sites as a result of implementation of the CDP

<b>SEO B3:</b>	To sustain, enhance or - where relevant - prevent the loss of the County's primary ecological corridors or parts thereof which provide significant connectivity
<b>Indicator B3:</b>	Percentage of connectivity provided by the County's primary ecological corridors <sup>48</sup> which has been lost without remediation
<b>Target B3:</b>	No ecological connectivity provided by the County's primary ecological corridors to be lost without mitigation as a result of implementation of the CDP

Note: the impact of implementing the CDP on aquatic biodiversity and flora and fauna is influenced by impacts upon the quality of water bodies which relate to SEOs W1 and W2.

## 4.3 Population and Human Health

### 4.3.1 Population

In order to promote sustainable development and allow for public transport systems to function more effectively - as promoted by the National Spatial Strategy and other high level land use strategic actions - it is essential to consolidate the physical growth of the County. Within the County this can be achieved through the development of vacant, derelict and underutilised lands, in particular where they are in close proximity to public transport routes.

The DEHLG's Residential Density Guidelines 1999 and the DEHLG's Sustainable Residential Development in Urban Areas Draft Guidelines 2008 recommend planning authorities to promote higher residential densities, particularly in redeveloping 'brownfield' sites and in proximity to town centres and public transport corridors.

<sup>48</sup> These 'primary ecological corridors' have yet to be fully identified. The baseline section includes a surrogate based on rivers, streams, lakes, the canal and the railway corridor. This will be replaced following the completion of the proposed Biodiversity Plan.

The impacts of implementing the County Development Plan on both the spatial distribution of population and the nature of development (with regard to greenfield and brownfield development) within South Dublin and across the wider region relates to SEO S1 which aims to maximise sustainable brownfield development and minimise the loss of highly productive agricultural soils.

### 4.3.2 Human Health

The impact of implementing the CDP on human health is determined by the impacts which the CDP has upon environmental vectors. Impacts which the CDP has upon these vectors are influenced by:

- The extent to which new development is accompanied by appropriate infrastructure - this relates to SEO M1;
- Impacts upon the quality of water bodies - this relates to SEOs W1, W2, and W3; and;
- The interaction between the County's population and the noise generated by the land-uses provided for by the Plan.

Emission limits for discharges to air, soil and water are set with regards to internationally recognised exposure limit values. These are generally set to be many times the safe exposure limit - in order to provide protection. In the event that a land-use began to have adverse health effects on surrounding populations, it is likely that it would have been identified as being in breach of such emission standards at a very early stage - and long before the manifestation of any adverse health effects in the population. Nonetheless for the sake of consistency with the requirements of the SEA Regulations this section includes objectives, indicators and targets for health.

### 4.3.3 SEOs, Indicators and Targets

<b>SEO HH1:</b>	To protect human health from hazards or nuisances arising from traffic and incompatible land-uses
<b>Indicator HH1:</b>	No of occasions that PM10 limits have been exceeded in at Air Monitoring stations

**Indicator HH2:** Percentage of population that are exposed to unacceptable levels of traffic noise (to be defined) or the number of noise sensitive locations that have a score where priority action is required

**Target HH1:** Reduce number of people exposed to traffic noise and air quality levels which endanger health and quality of life

## 4.4 Soil

### 4.4.1 Proposal for a Soil Framework Directive

To date, there is no legislation which is specific to the protection of soil resources. However, there is currently an EU Thematic Strategy on the protection of soil which includes a proposal for a Soil Framework Directive which proposes common principles for protecting soils across the EU.

Article 5 of the proposed Directive states that, for the purposes of preserving the various functions of soil; sealing or the development of artificial surfaces on top of soil resources, should be limited. The proposed Directive suggests that this may be achieved through rehabilitating brownfield sites, thus reducing the depletion of greenfield sites. The proposed Directive also states that soil should be used in a sustainable manner which preserves its capacity to deliver ecological, economic and social services, while maintaining its functions so that future generations can meet their needs.

### 4.4.2 SEOs, Indicators and Targets

The following SEO, Indicators and Targets have been developed with regard to the environmental baseline, the proposed Soil Directive and the land use strategic actions identified under Section 0.



<b>SEO S1:</b>	To maximise the sustainable re-use of brownfield lands, and the existing built environment, rather than developing greenfield lands.
Indicator S1i:	Area of brownfield land redeveloped
Indicator S1ii	Area of Greenfield land developed
Indicator S1iii	Number of contaminated sites identified and remediated
Target S1i:	To fully utilise the available brownfield lands
Target S1ii	To ensure sustainable use of brownfield sites
Target S1iii	To meet national and EU targets on the recycling of municipal waste and its diversion from landfill

<b>SEO S3:</b>	To minimise waste production and reduce the volume of waste to landfill and to operate sustainable waste management practices.
Indicator S3:	Volume of waste recycled and volume of waste sent to landfill.
Target S3:	To meet national and EU targets on the recycling of municipal waste and its diversion from landfill.

## 4.5 Water

### 4.5.1 The Water Framework Directive 2000

#### 4.5.1.1 Introduction

Since 2000, Water Management in the EU has been directed by the Water Framework Directive 2000/60/EC (WFD). The WFD has been transposed into Irish legislation by the European Communities (Water Policy) Regulations 2003 (SI No. 722 of 2003). The WFD requires that all member states implement the necessary measures to prevent deterioration of the status of all waters - surface, ground, estuarine and coastal - and protect, enhance and restore all waters with the aim of achieving good status by 2015.

#### 4.5.1.2 Good Status for Surface Waters

Good status as defined by the WFD equates to approximately Q4 (Refer to Section 3.7.4) in the national scheme of biological classification of rivers and mesotrophic in the trophic classification of lakes, as set out by the EPA.

#### 4.5.1.3 Good Status for Transitional Waters

It is noted that no transitional waters are located within South Dublin, however, cognisance is made of the location of such waters within Dublin City Council boundaries, downstream of South Dublin. The aim of the proposed plan is to have no deleterious effect on Transitional Waters in Dublin City Council administrative area.

#### 4.5.1.4 Quality Standards and Threshold Values for Ground Water

Detailed provisions to achieve the aims of the WFD for ground water have been presented in a Groundwater Daughter Directive (Directive 2006/118/EC on the protection of groundwater against pollution and deterioration).

This Directive sets up environmental objectives of good groundwater quantitative and chemical status, as well as ensuring a continuity to the 1980 Groundwater Directive (Directive 80/68/EEC on the protection of groundwater against pollution caused by dangerous substances) which is due to be repealed under the WFD by the end of 2013.

Article 3 of the 2006 Directive required that the assessment of the chemical status of groundwater use both quality standards identified in Annex I of the Directive and threshold values to be set by individual member states.

Groundwater quality standards are environmental quality standards expressed as the concentration of a particular pollutant, group of pollutants or indicator of pollution in groundwater, which should not be exceeded in order to protect human health and the environment. Annex I of the Directive sets standards for two pollutants: Nitrates - 50mg/l - and; Active substances in pesticides<sup>49</sup>, including their relevant metabolites, degradation and

<sup>49</sup> 'Pesticides' means plant protection products and biocidal products as defined in Article 2 of Directive 91/414/EEC and in Article 2 of Directive 98/8/EC, respectively.

reaction products - 0,1 µg/l and 0,5 µg/l (total<sup>50</sup>).

Irish groundwater threshold values<sup>51</sup> are currently in the process of being set by the EPA.

## 4.5.2 Bathing Water

It is noted that while no bathing waters are located within South Dublin, cognisance is taken of the location of such waters within Dublin City Council boundaries, downstream of South Dublin. The aim of the proposed Plan is to have no deleterious effect on Bathing Waters in Dublin City Council administrative area.

## 4.5.3 Flooding

### 4.5.3.1 Introduction

The replacing of semi-natural land cover types with artificial, more impervious surfaces is likely to lead to cumulative increases in run-off and peak flow conditions in the County's river bodies. These cumulative increases have the potential to - especially in combination with the occurrence of severe rainfall events - result in flooding.

Flooding is an environmental phenomenon which, as well have causing economic and social impacts, could in certain circumstances pose a risk to human health.

### 4.5.3.2 EU Floods Directive

European Directive 2007/60/EC on the assessment and management of flood risks aims to reduce and manage the risks that floods pose to human health, the environment, cultural heritage and economic activity. The Directive applies to inland waters as well as all coastal waters across the whole territory of the EU.

The Directive requires Member States to carry out a preliminary assessment by 2011 in order to identify the river basins and associated coastal areas at risk of flooding. For such zones flood risk maps are required to be drawn up by 2013. By 2015 flood risk management plans focused on prevention, protection and preparedness must be established by 2015.

The Directive is to be carried out in coordination with the Water Framework Directive and flood risk management plans and river basin management plans being coordinated.

### 4.5.3.3 DEHLG Flood Risk Management Guidelines

In September 2008 the DEHLG published for public consultation new draft Planning Guidelines on the Planning System and Flood Risk Management which are aimed at ensuring a more consistent, rigorous and systematic approach to fully incorporate flood risk assessment and management into the planning system.

Local authorities are requested to have regard to the recommended flood risk identification, assessment and management process, when preparing or varying development plans and local area plans, and in regard to applications for planning permission, pending finalisation of the Guidelines.

## 4.5.4 SEOs, Indicators and Targets

The following SEOs, Indicators and Targets have been developed with regard to South Dublin's environmental baseline and the objectives of the above strategic actions.

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<sup>50</sup> 'Total' means the sum of all individual pesticides detected and quantified in the monitoring procedure, including their relevant metabolites, degradation and reaction products.

<sup>51</sup> Threshold values are to be established by Member States for all pollutants and indicators of pollution which characterise groundwater bodies classified as being at risk of failing to achieve good groundwater chemical status under the WFD. Threshold values are required to be established in a way that, should the monitoring results at a representative monitoring point exceed the thresholds, this will indicate a risk that one or more of the conditions for good groundwater chemical status - with regard to the ability of groundwater to support human uses and with regard to waters used for the abstraction of drinking water - are not being met.

<b>SEO W1:</b>	To maintain and improve, where possible, the quality of rivers, lakes and surface water.
Indicator W1i:	Biotic Quality Rating (Q Value) and Risk Assessment
Target W1ia:	To maintain a biotic quality rating of Q4, in line with the requirement to achieve good water status under the Water Framework Directive, by 2015
Target W1ib:	To improve biotic quality ratings, where possible, to Q5
Indicator W1ii:	EPA Trophic Status of Lakes
Target W1iia:	To achieve a minimum trophic status of mesotrophic, in line with the requirement to achieve good water status under the WFD, by 2015
Target W1iib:	To improve trophic status, where possible, to oligotrophic

<b>SEO W2:</b>	To prevent pollution and contamination of ground water
Indicator W2:	Groundwater Quality Standards and Threshold Values under Directive 2006/118/EC
Target W2:	Compliance with Groundwater Quality Standards and Threshold Values under Directive 2006/118/EC
<b>SEO W3:</b>	To prevent development on lands which pose - or are likely to pose in the future - a significant flood risk <sup>52</sup>
Indicator W3:	Number of developments granted permission on lands which pose - or are likely to pose in the future - a significant flood risk
Target W3:	Minimise developments granted permission on lands which pose

<sup>52</sup>Alluvial Soils have been used in the environmental baseline as a surrogate for 'Lands which pose - or are likely to pose in the future - a significant flood risk'; These will be replaced by information from the Dodder and Liffey CFRAMS when this information becomes available.

- or are likely to pose in the future - a significant flood risk

## Air and Climatic Factors

### 4.5.5 Air Quality, Climatic Factors and Traffic

Monitored air quality in South Dublin meets current standards and is good relative to built up areas located in other European countries. However, the occurrence of traffic congestion and new development means that it is likely that *traffic hotspots* within the County are likely to have elevated levels of air pollution and noise levels due to traffic congestion. Traffic hotspots are located along the main road routes - especially at intersections - and provide for a harsh sensory environment which may impact upon human health.

It is noted that in addition to being addressed as part of this assessment, traffic issues will also be addressed at the level of individual projects by the development management process and, for certain projects, by EIA.

In order to reduce greenhouse gas emissions, the internationally agreed Kyoto Protocol established emissions reduction targets for developing countries. Ireland's emission target for greenhouse gases is to limit the increase in their combined emissions during the five-year period 2008-2012 to 13 per cent above 1990 levels.

The impact of implementing the Draft Plan on air quality and climatic factors will be determined by the impacts which the Plan has upon the traffic levels which relate to SEOs C1 and C2.

### 4.5.6 Noise

Noise is unwanted sound. It can seriously harm human health and interfere with daily activities at school, at work, at home and during leisure time.

Traffic noise harms the health of almost one third of Europeans<sup>53</sup>.

<sup>53</sup> World Health Organization Regional Office for Europe (2003) *Technical meeting on exposure-response*



The main health risks of noise identified by the WHO include: pain and hearing fatigue; hearing impairment; annoyance; interferences with social behaviour; interference with speech communication; sleep disturbance and all its consequences; and performance at work and school.

The Noise Directive - Directive 2002/49/EC relating to the assessment and management of environmental noise - is part of an EU strategy setting out to reduce the number of people affected by noise in the longer term and to provide a framework for developing existing Community policy on noise reduction from source.

The Directive requires competent authorities in Member States to:

- draw up *strategic noise maps* for major roads, railways, airports and agglomerations, using harmonised noise indicators<sup>54</sup> and use these maps to assess the number of people which may be impacted upon as a result of excessive noise levels;
- draw up action plans to reduce noise where necessary and maintain environmental noise quality where it is good; and,
- inform and consult the public about noise exposure, its effects, and the measures considered to address noise.

The Directive does not set any limit value, nor does it prescribe the measures to be used in the action plans, which remain at the discretion of the competent authorities.

#### 4.5.7 SEOs, Indicators and Targets

The following SEOs, Indicators and Targets have been developed with regard to the environmental baseline description and the objectives of the above strategic actions.

Note that with regard to air quality, climatic factors and traffic, both SEO C1 and C2 enable

the evaluation of the Plan provisions. The indicators accompanying SEO C1 enable the medium and long term monitoring of the effects arising from Plan implementation while the indicator accompanying SEO C2 enables the identification and evaluation of the effects of Plan provisions.

<b>SEO C1:</b>	To minimise increases in travel related greenhouse emissions to air
Indicator C1i <sup>55</sup> :	Percentage of population within the County travelling to work or school by public transport or non-mechanical means
Target C1i:	An increase in the percentage of the population within the County travelling to work or school by public transport or non-mechanical means
Indicator C1ii <sup>56</sup> :	Average distance travelled to work or school by the population of the County
Target C1ii:	A decrease in the average distance travelled to work or school by the population of the County

*relationships of noise on health 19-21 September 2002*  
Bonn, Germany Bonn: WHO

<sup>54</sup> [ $L_{den}$  (day-evening-night equivalent level) and  $L_{night}$  (night equivalent level)]

<sup>55</sup> As measured by the Central Statistics Office

<sup>56</sup> As measured by the Central Statistics Office

**SEO C2:** To reduce car dependency within the County by way of, inter alia, encouraging modal change from car to more sustainable forms of public transport and encouraging development which will not be dependent on private transport

The use of SEO C2 provides a qualitative directional measure which is used to evaluate the effects of implementing the County Development Plan.

## 4.6 Material Assets

### 4.6.1 Waste Water

The treatment of wastewater is governed by the Urban Waste Water Treatment Directive (91/271/EEC) (amended by Directive 98/15/EEC) transposed into Irish law by the Urban Waste Water Treatment Regulations 2001 (SI 254 of 2001). The Directive aims to protect the environment from the adverse effects of the wastewater discharges by ensuring that

wastewater is appropriately treated before it is discharged to the environment. The Regulations stipulate that sewage treatment facilities are in place in all towns by 2005.

Appropriate treatment is essential in order to meet the requirements of the Water Framework Directive (see Section 0).

### 4.6.2 Drinking Water

The environmental effects of abstracting, transporting and treating water from a major new source in order to meet the long term drinking water needs of the Greater Dublin Area - including those of future populations to be provided for in South County Dublin - is currently being considered by a Strategic Environmental Assessment. Having regard to the EU principle of subsidiarity, the environmental effects which are being identified and evaluated by that SEA are not identified or evaluated by this SEA.

However, the environmental baseline with regard to drinking water demand and supply is identified in Section 3.9.2 and measures have

been integrated into the Plan in order to help ensure a clean and wholesome water supply.

### 4.6.3 SEOs, Indicators and Targets

The following SEO's, Indicator's and Target's have been developed with regard to South Dublin's environmental baseline and the objectives of the above strategic actions.

**SEO M1:** To serve new development under the CDP with appropriate waste water treatment

**Indicator M1:** Number of new non-rural developments granted permission which cannot be adequately served by a public waste water treatment plant over the lifetime of the CDP

**Target M1:** No new developments granted permission which cannot be adequately served by a public waste water treatment plant over the lifetime of the CDP

**SEO M2:** To maintain and improve the quality of drinking water supplies.

**Indicator M2:** Drinking water quality standards, (Microbiological, Chemical and Indicator parameters)

**Target M2:** To maintain and improve drinking water quality in South Dublin County to comply with requirements of the European Communities (Drinking Water) Regulations 2000.

## 4.7 Cultural Heritage

### 4.7.1 Archaeological Heritage

#### 4.7.1.1 Valletta Convention 1992

The European Convention on Protection of the Archaeological Heritage known as the Valletta Convention of 1992. This was ratified by Ireland in 1997 and requires that appropriate consideration be given to archaeological issues at all stages of the planning and development process.

#### 4.7.1.2 National Heritage Plan for Ireland 2002

The core objective of the National Heritage Plan for Ireland 2002<sup>57</sup> is to protect Ireland's heritage. In this regard, the 'polluter pays' principle and the precautionary principle are operable.

#### 4.7.1.3 National Monuments Acts

Archaeology in Ireland is protected under the National Monuments Acts 1930 to 2004.

Recorded monuments are protected by inclusion on the list and marked on the map which comprises the Record of Monuments and Places set out County by County under Section 12 of the National Monuments (Amendment) Act, 1994 by the Archaeological Survey of Ireland. The definition includes Zones of Archaeological Potential in towns and all other monuments of archaeological interest which have so far been identified.

Any works at or in relation to a recorded monument requires two months notice to the Department of the Environment, Heritage and Local Government under section 12 of the National Monuments (Amendment) Act, 1994.

Direct impacts on national monuments in State or Local Authority care or subject to a preservation order require the consent of the Minister for the Environment, Heritage and Local Government under Section 14 of the National Monuments Act 1930 as amended by Section 5 of the National Monuments (Amendment) Act 2004.

### 4.7.2 Architectural Heritage

#### 4.7.2.1 Planning and Development Act 2000

The Record of Protected Structures (RPS) included in the current Development Plan is legislated for under Section 51 of the Planning and Development Act 2000 and includes structures which form part of the architectural heritage and which are of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest.

#### 4.7.2.2 Architectural Heritage and Historic Monuments Act 1999

The National Inventory of Architectural Heritage (NIAH) is a state initiative under the administration of the DEHLG which was established on a statutory basis under the provisions of the Architectural Heritage (National Inventory) and Historic Monuments (Miscellaneous Provisions) Act 1999. Its purpose is to identify, record, and evaluate the post-1700 architectural heritage of Ireland, uniformly and consistently as an aid in the protection and conservation of the built heritage. It is intended that the NIAH provides the basis for the inclusion of particular structures in the RPS. All RPS entries are entries to the NIAH.

### 4.7.3 SEOs, Indicators and Targets

The following SEOs, Indicators and Targets have been developed with regard to South Dublin's environmental baseline and the above strategic actions.

<b>SEO CH1:</b>	To protect the archaeological heritage of South Dublin with regard to entries to the Record of Monuments and Places - including Zones of Archaeological Potential - and the context of the above within the surrounding landscape where relevant
Indicator CH1:	Number of unauthorised developments occurring which result in full or partial loss to entries to the Record of Monuments and Places - including Zones of Archaeological Potential - and the context of the above within the surrounding landscape where relevant
Target CH1:	No unauthorised developments occurring which result in full or partial loss to entries to the Record of Monuments and Places - including Zones of Archaeological Potential - and the context of the above within the surrounding landscape where relevant

<sup>57</sup> Department of Arts, Heritage, Gaeltacht and the Islands (2002) *National Heritage Plan for Ireland* Dublin: Government of Ireland



<b>SEO CH2:</b>	To preserve and protect the special interest and character of South Dublin’s architectural heritage with regard to entries to the Record of Protected Structures and their context within the surrounding landscape where relevant
Indicator CH2i:	Number of unauthorised developments occurring which result in physical loss or loss entries to the Record of Protected Structures and/or their context within the surrounding landscape where relevant
Indicator CH2ii:	Number of additions to the Record of Protected Structures and the number of additional ACA’s
Target CH2i:	No unauthorised developments occurring which result in physical loss or loss entries to the Record of Protected Structures and/or their context within the surrounding landscape where relevant
Target CH2ii:	Make Additions to the Record of Protected Structures and make additional ACAs, where appropriate

environmental processes, and to enhance landscapes.

#### 4.8.2 SEOs, Indicators and Targets

The following SEOs, Indicators and Targets have been developed with regard to South Dublin’s environmental baseline and the above strategic action.

<b>SEO L1:</b>	To avoid significant adverse impacts on the landscape, landscape features and designated scenic routes; especially with regard to areas of high amenity, the Dublin Mountains Area, and the Liffey and Dodder Valleys
Indicator L1:	Number of complaints received from statutory consultees regarding avoidable impacts on the landscape - especially with regard to the County’s landscapes which are most valuable and most sensitive to change and protected focal points and views - resulting from development which is granted permission under the CDP
Indicator L2i:	Number of dwellings permitted above the 120 metre contour
Indicator L2ii:	Percentage of dwellings permitted above the 120 metre contour which have carried out landscaping proposals as required by condition of planning permission
Target L1:	No developments permitted which result in avoidable impacts on the landscape - especially with regard to the County’s landscapes which are most valuable and most sensitive to change and protected focal points and views - resulting from development which is granted permission under the CDP

## 4.8 Landscape

### 4.8.1 European Landscape Convention 2000

Ireland signed and ratified the European Landscape Convention (2000) in 2002 with the Convention entering into force in Ireland in 2004. The aims of the Convention include: to conserve and maintain the significant or characteristic features of a landscape, justified by its heritage value derived from its natural configuration and/or from human activity; to harmonise changes in the landscape which are brought about by social, economic and

## Figure 4.9 SEO Summary Table

SEO Code	SEO
<b>B1</b>	To avoid loss of relevant habitats, geological features, species or their sustaining resources in designated ecological sites
<b>B2</b>	To avoid significant adverse impacts, including direct, cumulative and indirect impacts, to relevant habitats, geological features, species or their sustaining resources in designated ecological sites by development within or adjacent to these sites
<b>B3</b>	To sustain, enhance or - where relevant - prevent the loss of ecological networks or parts thereof which provide significant connectivity between areas of local biodiversity
<b>HH1</b>	To protect human health from hazards or nuisances arising from traffic and incompatible landuses
<b>S1</b>	To maximise the sustainable re-use of brownfield lands and the existing built environment, rather than developing greenfield lands
<b>S3</b>	To minimise waste production and reduce the volume of waste to landfill and to operate sustainable waste management practices.
<b>W1</b>	To maintain and improve, where possible, the quality of rivers, lakes and surface water
<b>W2</b>	To prevent pollution and contamination of ground water
<b>W3</b>	To prevent development on lands which pose - or are likely to pose in the future - a significant flood risk
<b>C1</b>	To minimise increases in travel related greenhouse emissions to air
<b>C2</b>	To reduce car dependency within the County by way of, inter alia, encouraging modal change from car to more sustainable forms of public transport and encouraging development which will not be dependent on private transport
<b>M1</b>	To serve new development under the CDP with appropriate waste water treatment
<b>M2</b>	To maintain and improve the quality of drinking water supplies
<b>CH1</b>	To protect the archaeological heritage of South Dublin with regard to entries to the Record of Monuments and Places - including Zones of Archaeological Potential - and the context of the above within the surrounding landscape where relevant
<b>CH2</b>	To preserve and protect the special interest and character of South Dublin's architectural heritage with regard to entries to the Record of Protected Structures, Architectural Conservation Areas, and their context within the surrounding landscape where relevant
<b>L1</b>	To protect and avoid significant adverse impacts on the landscape, landscape features and designated scenic routes; especially with regard to areas of high amenity, the Dublin Mountain Area, and the Liffey and Dodder Valleys

Table 4.1 Strategic Environmental Objectives (SEOs)<sup>58</sup>

<sup>58</sup> Strategic Environmental Objectives (SEOs) are methodological measures which are developed from international, national and regional policies which generally govern environmental protection objectives and against which the environmental effects of the Draft Plan can be tested. The SEOs are used as standards against which the development strategies, policies and objectives of the Draft Plan can be evaluated in order to help identify areas in which significant adverse impacts are likely to occur, if unmitigated against.

# Section 5 Context for a Development Plan for South Dublin County Council

## 5.1 Introduction

Under Section 9 of the Planning and Development Act 2000, every planning authority must make a development plan, setting the framework for all future development in the planning authority's area for the stated period, for the whole functional area of the authority every six years. The plan is required to set out an overall strategy for the proper planning and sustainable development of the area in question. It is in this context in which South Dublin County Council - the planning authority for the administrative area within the South Dublin County boundary - has prepared the Draft County Development Plan 2010 - 2016.

The Draft Plan will replace the current 2004- 2010 County Development Plan and it is intended to provide for the proper planning and sustainable development for South Dublin for a duration of six years from the date on which it is adopted, unless amended.

The Draft County Development Plan has been prepared in accordance with the requirements and the various provisions of the Planning and Development Act 2000 as amended and the Planning and Development (Strategic Environmental Assessment Regulations) 2004 and sets out South Dublin County Council's policies for the sustainable development of the County to 2016 and beyond.

## 5.2 Structure and Content

The Draft CDP consists of:

- The Written Statement;
- A series of Schedules
- A volume of Appendices; and,
- Maps.

The Written Statement contains the following chapters:

Section Title	Chapter Number	Chapter Title
<b>Context &amp; Strategy</b>	1	Introduction
	2	Settlement Strategy
<b>Living Place</b>	3	Housing
	4	Social Inclusion & Community Development
	5	Recreation, Leisure & Tourism
<b>Busy Place</b>	6	Town, District & Local Centres
	7	Enterprise and Employment
	8	Retailing
<b>Connected Place</b>	9	Transportation
	10	Water Supply & Drainage
	11	Environmental Services
	12	Energy & Communications
<b>Protected Place</b>	13	Built Heritage
	14	Natural Heritage
<b>Schedules</b>	<b>Number</b>	<b>Schedule Title</b>
	1	Record of Monuments and Places
	2	Record of Protected Structures
	3	Definitions of Use Classes
	4	Casement Aerodrome, Baldonnell
	5	Weston Aerodrome, Lucan
	6	Housing Strategy
	7	Landscape Character Areas

- Chapters 1 and 2 set out the goals and overall strategy for the proper planning and sustainable development of the County.
- Chapters 3 to 12 set out detailed policies and objectives under a range of specific topic headings which the County Council seeks to achieve over the six- year life of the Plan e.g. Living Place, Busy Place, Connected Place and Protected Place .
- The Development Management objectives and standards to be applied to future development proposals in the County are attached to the respective chapters. Their purpose is to help guide and assist the formulation of development proposals and to regulate the impact of development on the environment in pursuance of delivered policies.
- The Specific Local Objectives which relate either to particular buildings, structures, areas or sites, or to particular development works the County Council itself is proposing are also attached to the respective chapters.
- Schedule 3 sets out a series of Land Use Zoning Objectives - and accompanying definitions - which are given graphic representation on the Development Plan Maps. The purpose of zoning is to indicate the land use objectives for all the lands within the County. Zoning aspires to promote the orderly development of the County by eliminating potential conflicts between incompatible land uses and to establish a rational and considered basis for future investment in public infrastructure and facilities.

The Maps give a graphic representation of the proposals of the Plan, indicating land use zoning and other control standards together with various objectives of the Council.

The Volume of Appendices contains supporting and background data/documents that help inform and clarify the broad context of the Written Statement.

### 5.3 Vision and Goals

The core policy aim of this Development Plan is to promote a more consolidated and compact urban form for the County. This will entail the following;

- The consolidation/strengthening of our designated town centres particularly the County Town of Tallaght;
  - Supporting our existing urban areas including the redevelopment of brown field lands.
  - The promotion of significant new economic development along defined economic corridors based on fixed and developing public transport corridors;
  - Supporting continued agricultural activity in the west of the County.
  - Identifying and maintaining our green infrastructure.
  - Promoting and supporting more sustainable forms of transport particularly public transport.
- The twin objectives of facilitating consolidation and sustainable economic development are being delivered by introducing a tiering of the land at present zoned for "Enterprise and Employment". The introduction of three tiers will allow the optimisation of zoned land adjoining Town and District Centres and rapid transit lines for people intensive service and knowledge based economic development in Tier 1, maintaining established economic/ industrial clusters with significant levels of capital intensive industry in Tier 2 with the traditional light industry or logistics based developments (uses that are land hungry, employ less people per hectare and require rapid and easy access to the national roads network) in Tier 3.

The rezoning of an amount of Greenfield land as Tier 3 "Enterprise and Employment" is required to facilitate the relocation of suitable uses from Tier 1 and Tier 2 areas and to free up these lands for redevelopment.

### 5.4 Alternatives

Sections 6 and 7 of this report identify, describe and evaluate different alternative scenarios for the future development of the Plan area, taking into account the relevant land use strategic actions (see Section), the SEOs identified in Chapter 4 as well as the geographical scope of the South Dublin County boundary.

The evaluation of the alternatives results in the identification of potential impacts and leads to the emergence of a preferred alternative for the Draft Plan.



## **5.5 Interactions with Relevant Planning Policy**

### **5.5.1 Introduction**

The County Development Plan forms part of a hierarchy of plans and strategies that extends from the EU to national, regional, county and local level. The Plan is informed by a number of higher order plans and strategies such as the National Spatial Strategy 2002-2020, the Planning Guidelines for the Greater Dublin Area 2004 – 2016 etc. Similarly, the Plan also informs lower order plans and sets the policy context for other plans, particularly the Local Area Plans.

### **5.5.2 National Development Plan 2007-2013**

The National Development Plan 2007-2013 (NDP) is designed to underpin the development of a dynamic competitive economy over the period 2007 - 2013. It envisages a total investment of €184 billion over 7 years to 'secure the further transformation of our country socially and economically within an environmentally sustainable framework'.

The NDP includes a number of strategic objectives for the Southern and Eastern Regions within which South Dublin is located.

The need for a National Spatial Strategy was formally recognised by the Government with the publication of the 2000-2006 NDP.

### **5.5.3 National Spatial Strategy**

The National Spatial Strategy 2000-2020 (NSS) is a 20-year planning framework for the entire Country to guide policies, programmes and investment. It seeks to promote a better balance of social, economic and physical development between the Regions.

The focus of the NSS is on fostering a closer match between where people live with where they work. The NSS established a detailed sustainable planning framework for strategic spatial planning to ensure development is targeted at the most appropriate locations. The NSS places emphasis on the creation of high quality living environments through urban design and the integration of social and community amenities.

In order to promote sustainable development and allow for the public transport system to function more effectively - as promoted by the NSS - it is essential to consolidate the physical growth of South Dublin. Within the County this can be achieved through the development of greenfield lands and vacant, derelict and underutilised lands, in particular where they are in close proximity to public transport routes.

### **5.5.4 Sustainable Development: A Strategy for Ireland 1997**

Sustainable Development: A Strategy for Ireland 1997 provides a framework for the achievement of sustainable development at local level. It can contribute to the achievement of sustainability:

- Encourage efficient use of energy, transport and natural resources through careful selection of development locations;
- Promote the most effective use of already developed areas;
- Secure protection and enhancement of the natural environment; and,
- Accommodate new development needs in an environmentally sustainable way.

The Strategy calls on planning authorities to incorporate the principles of sustainability into Development Plans.

### **5.5.5 Regional Planning Guidelines for the Greater Dublin Area 2004-2016**

Ireland is divided into eight regional forward planning regions, Dublin, Midlands, Mid East, Mid West, South East, South West, West and Border, each with its own regional planning authority composed of Elected Members selected by the constituent local government councils. Regional planning authorities are required, under the Planning and Development (Regional Planning Guidelines) Regulations 2003 (SI No. 175 of 2003), to draw up regional planning guidelines (RPGs), long term strategic planning frameworks, for their relevant region. RPGs must have regard to the National Spatial Strategy.

South Dublin is located within the Dublin Regional Planning Authority area for which the

Regional Planning Guidelines for the Greater Dublin Area (RPGs) have been prepared.

The RPGs provide for the implementation of the National Spatial Strategy at a Regional level in the Greater Dublin Area (GDA). The principle objective of the RPG is to develop a broad spatially-oriented planning framework to the GDA which comprises Dublin City and the Counties of South Dublin, Dún Laoghaire-Rathdown, Fingal, Kildare, Meath and Wicklow.

Within the GDA, a distinction is made in the Guidelines between the existing built-up area of Dublin and its immediate environs (the Metropolitan Area) and the remaining extensive areas of countryside containing a range of designated development centres specifically located on transportation corridors (the Hinterland Area).

The Guidelines provide an overall strategic context for the Development Plans of each local authority in the GDA, and also provide a framework for future investment in environmental services, transportation and other infrastructure.

The Guidelines propose that the strategy follows a development path that will:

- consolidate development and increase overall densities of development which will lead to a more compact urban form, relative to the size of the population; and,
- facilitate the provision and use of a considerably enhanced public transport system.

The projected additional population and households in the Metropolitan Area will be accommodated through measures including:

- Consolidation of the established urban area;
- The development of a limited number of new areas contiguous to existing centres and to public transport corridors.
- Re-development of brownfield sites and infill development within the existing built-up area.
- Increasing occupancy rates within established residential areas.

### **5.5.6 Dublin Transport Office: A Platform for Change 2000-2016**

The Dublin Transportation Office (DTO) Strategy 'A Platform for Change', outlines an integrated

transportation strategy for the Greater Dublin Area for the period 2000-2016. It was prepared to support and complement the strategic land planning framework outlined in the Regional Planning Guidelines.

The Strategy, which is currently under review, envisages a wide range of benefits being achieved by 2016. These include:

- improved accessibility to work, leisure and retail opportunities,
- an improved transport system,
- people living within 10 minutes walking distance of public transport,
- reduced road congestion levels,
- reduced average journey times,
- improved
- environmental benefits,
- safer and more pleasant urban residential areas, reduced accident levels and more convenient cycling facilities.

### **5.5.7 Local Area Plans and Other Plans**

There are a series of Local Area Plans and other Framework / Area Plans in the County which are informed by the strategic policies and objectives of the County Development Plan. These plans bring forward the policies of the County Development Plan at a local level and are all in conformity with the Plan.

## **5.6 Environmental Protection Objectives**

The Draft Plan is subject to a number of high level national, international and regional environmental protection policies and objectives, including those which have been identified as Strategic Environmental Objectives.

Examples of Environmental Protection Objectives include the aim of the EU Habitats Directive - which is to contribute towards ensuring bio-diversity through the conservation of natural habitats and of wild fauna and flora in the European territory of Member States - and the purpose of the Water Framework Directive - which is to establish a framework for the protection of inland surface waters, transitional waters, coastal waters and groundwater.

The Development Plan must be consistent with these objectives and implement them at County and local level in South Dublin.

## Section 6 Description of Alternative Plan Scenarios

### 6.1 Introduction

The evaluation of the likely environmental consequences of a range of alternative strategies for accommodating future development in the South Dublin area is part of the SEA process.

Article 5 of the SEA Directive requires the Environmental Report to consider "reasonable alternatives taking into account the objectives and the geographical scope of the plan or programme" and the significant environmental effects of the alternatives selected.

These alternative strategies must be realistic, capable of implementation, and should represent a range of different approaches within the statutory and operational requirements of the particular plan. In some cases the preferred strategy will combine elements from the various alternatives considered.

This section identifies and describes different plan scenarios, taking into account higher level strategic actions as well as the geographical scope of South Dublin County Council's administrative boundary.

The alternative scenarios are evaluated in Section 7 resulting in the identification of potential impacts and informing the selection of a preferred alternative for the Draft County Development Plan. The policies and objectives which are required to realise the preferred alternative are evaluated in Section 8 (further detail contained in appendix I)

Mitigation measures which attempt to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the preferred alternative are recommended for inclusion Section 9

### 6.2 Excluding the do-nothing scenario

As South Dublin County Council, acting through its Elected Members, has a statutory obligation

under Part II of the Planning and Development Act 2000, as amended, to review the County Development Plan every six years, a 'do-nothing' alternative is not considered, nor is it required to be by the SEA Directive.

Annex I of the SEA Directive specifies that information should be provided in the environmental report on *inter alia* 'the relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme'. Section 3 identifies the evolution of each component of the environment in the absence of implementing the Draft Plan.

### 6.3 Identification and Description of Alternative Scenarios

#### 6.3.1 Introduction

The following summarises a series of 'Scenarios' which provide alternative visions of how the future development of South Dublin might occur. These are neither predictions nor preferences - instead they offer a range of plausible and internally consistent narratives of the outcome of different planning and development strategies.

The scenarios provide the basis for the comparative evaluation of the likely environmental effects of each plan, which in turn serves the purpose of identifying which features of plans and policies are likely to be sensitive or robust over the widest range of circumstances.

As outlined in DEHLG SEA Guidelines, certain strategic issues in County Development Plans may have already been determined at national or regional level. The preparation of Development Plans must have regard to national and regional policy and guidelines and demonstrate consistency with same. The strategic alternatives available in the preparation of the Draft County Development Plan are therefore limited. Having regard to the foregoing, a number of options have been

formulated and these will be examined as part of Environmental Report.

### 6.3.2 South Dublin Development Alternatives

The scenarios are derived taking into account higher level strategic plans as well as the geographical scope of the area. The Regional Planning Guidelines for the Greater Dublin Area 2004-2016 (RPG-GDA) provide an overall strategic settlement context for the Development Plans of each local authority in the GDA. The key objectives for the future development of the Metropolitan Area are to ensure the following:

- Consolidation of the urban centres located within the Metropolitan Area.
- Development of brownfield sites, in urban centres throughout the Metropolitan Area, especially those along public transport corridors.
- Delivery of well designed urban environments enhancing the quality of life for residents and workers alike.
- Provision and facilitation of an integrated public transport system and the achievement of a greater use of sustainable transport modes through the integration of land use and transport planning.
- Clear definition of the boundaries of urban centres to ensure a clear division between rural and urban areas.

The Guidelines propose a strategy for the Metropolitan Area of South Dublin that will lead to a more compact urban form, and facilitate the provision and use of an enhanced public transport system.

For the non-Metropolitan Area of South Dublin, the Guidelines recognize the need to promote appropriate rural development, rural renewal and revitalization, including rural housing development, to meet the needs of rural communities. The Guidelines regards the Dublin Mountain area as a unique natural asset and sees the need to reinforce Green Belt and river valley policies to protect these sensitive areas from development.

Alternative scenarios for the plan focus development on selected Key Development Areas in the Metropolitan Area (see below) and on the mountain and rural areas in the south-west and west of the County.

### 6.3.3 Key Development Areas

Key Development Areas are areas which would be the main focus of new development in the county over the period of the Plan and in the future. They are as follows;

- The development and renewal of the County Town of Tallaght. The Town Centre has seen significant new development in the last ten years, with new extensive mixed use developments in the Town Centre Core. The public realm has been much upgraded and the overall environment of the Town Centre has been greatly enhanced. There is considerable potential for further expansion in the Town centre in the areas identified in the Local Area Plan. The planned design population of 100,000 persons for the greater Tallaght area remains the intended outcome;
- The development and renewal of the Liffey Town Centre area in accordance with the recently adopted LAP;
- The development of the SDZ areas of Adamstown and Clonburris (recently adopted) which are contiguous to existing centres and to public transport corridors;
- The possible development of the remaining undeveloped lands adjoining the Dublin Kildare line;
- The development of lands adjoining the line of the proposed Metro-West line;
- The consolidation of the urban villages of Lucan, Palmerstown, Templeogue and Rathfarnham, and the development/consolidation of the rural villages of Newcastle, Saggart and Rathcoole.
- The consolidation of the District Centres of Crumlin, Kilmannagh, Fortunestown /City West and Lucan.
- Re-development of brownfield sites such as adjoining the Naas Rd;
- Infill development within the existing built-up area;



## **6.4 Alternative Scenarios**

### **6.4.1 Scenario 1 – Environmental / Preservation Approach**

Adopting a cautious and restrained approach to new development, Scenario 1 – an Environmental/Preservation Approach, prioritises the protection of South Dublin's natural environment together with the amenity and character of existing residential areas.

The entire County would be subject to policies providing for the conservation and protection of the existing built and rural environment. Limited brown-field development would be allowed in the Town Centres. Limited expansion would be allowed within District Centres, urban and rural Villages.

This scenario would involve the adoption of planning policies which seek to maintain the status quo as far as possible and limit the development potential of growth areas and brownfield sites to reflect the established pattern and character of development in the County. Development would only be allowed where built and rural landscape values, character and sensitivity could accommodate development without undermining landscape, environmental or amenity quality.

New development would be limited in terms of scale and would manifest itself in the form of lower density development. This would restrain Key Development Areas from attaining a sustainable mix of population and employment and providing the critical mass of activity to sustain an integrated public transport network. It would also fail to address the falling population levels in the developed areas.

All sites which are the subject of European Directive and National designations would be very carefully managed to ensure that their conservation value is maintained and not undermined or threatened by development. Emphasis would be placed on the preservation of the rural environment and there would be strict controls on individual dwellings in the countryside, with no development in protected areas or in areas with high landscape sensitivity.

Such a scenario may have a beneficial impact on the quality of the natural resources as any threat to the environment from development

would not be acceptable. The economic and social implications of this scenario would be negative. The positive regeneration benefits which could be released by the redevelopment of Key Development Areas for more intensive urban development would be compromised and in the longer term problems of urban decay and decline would result. Development under this scenario would be pushed out beyond the administrative boundary and there would be a decline in traditional employment within the County.

### **6.4.2 Scenario 2 –Sustainable/ Selective Concentrations Approach**

In this scenario the components of sustainable development – economic development, social well-being, environmental protection and enhancement, and resource conservation are integrated in the Plan. Allowance is made in this scenario for some trade off between development and environmental protection with mitigation measures ameliorating any negative environmental impacts.

Under this scenario, Key Development Areas would be developed / redeveloped to accommodate a higher level of new urban development and deliver the maximum quantitative efficiency of new population density and commercial floorspace. Key Development Areas identified under this scenario include Tallaght Town Centre, Liffey Valley Town Centre, the SDZ areas of Adamstown and Clonburris.

Urban Villages, many of which have lost their original residential function and District Centres which traditionally were mainly retail centres - would be planned in order to evolve into mixed use urban centres, developing the residential function while continuing to provide a range of services and employment to their local population. Rural Villages would maintain and expand their service function for the surrounding rural areas while providing for the natural growth of the existing community.

With the larger quantum of mixed use development targeted at the Key Development Areas, other areas, including existing residential areas, would experience development relative to their carrying capacity.

In the rural area, valuable agricultural land would be protected from pressures for development not associated with agriculture and rural activities. The more environmentally sensitive parts of the County will be protected. There may be occasions where there is a conflict between the environment and social, economic and resource conservation issues, however, where such conflicts arise, it will be necessary to ensure that adequate mitigation measures are put in place.

Any sites which are the subject of European Directive or National designations would be very carefully managed to ensure that their conservation value is maintained and not undermined or threatened by development.

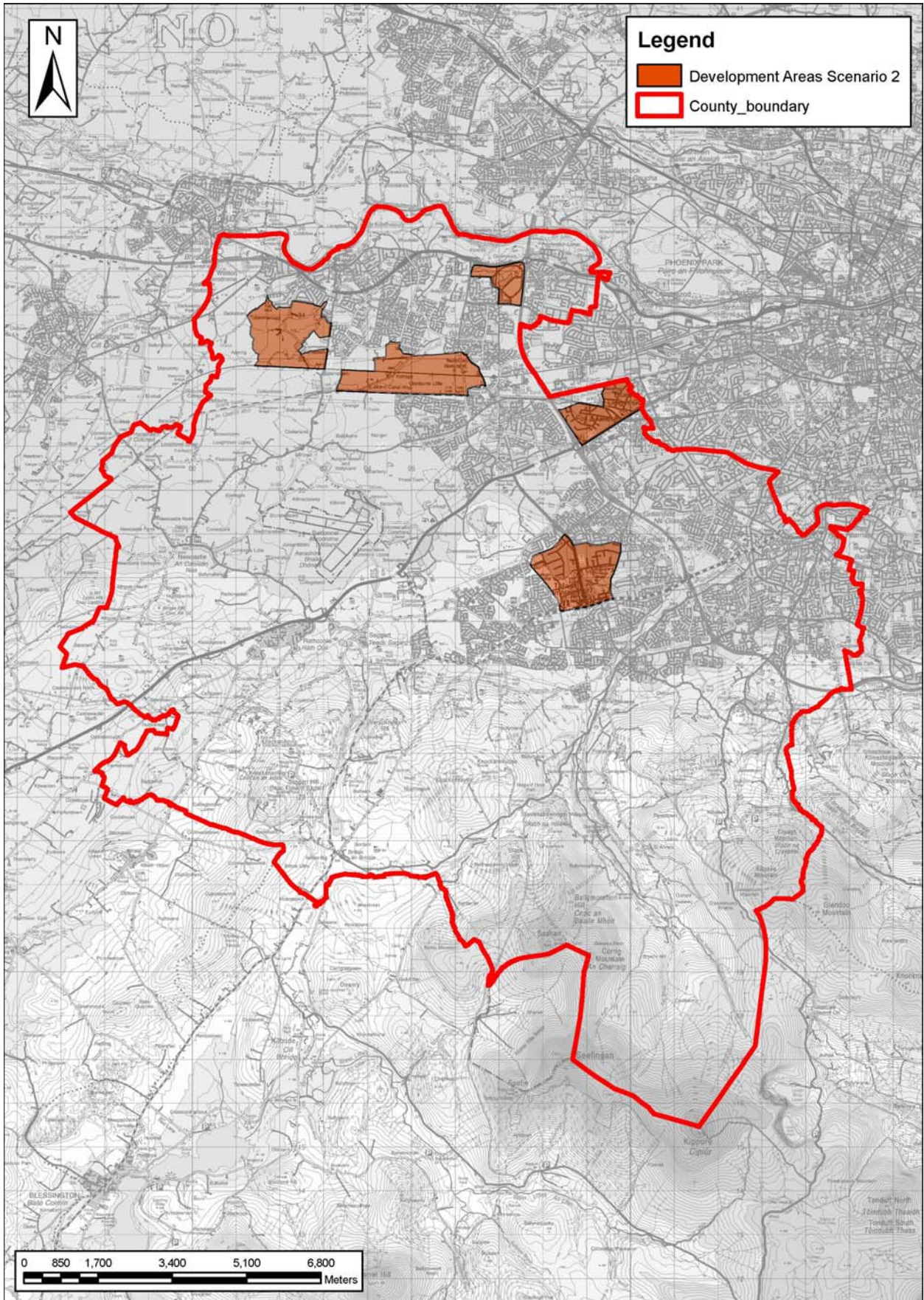


Figure 6.1 Alternative Scenario 2 – Development Areas

#### **6.4.3 Scenario 3 – Weak Planning / Market-led Approach**

This Scenario would be characterised by a weak planning approach to development within the County with a flexible overall development strategy and an emphasis on market-led growth, maximising growth in the County.

The growth envisaged in the Regional Planning Guidelines would be incorporated in a more ad-hoc approach to development proposals with little regard to environmental protection. The advantages of South Dublin being part of the Greater Metropolitan Area would be fully exploited, taking advantage of the large market place and labour force. However, it is likely that there would be little correlation between people's homes and people's places of employment. The predominant pattern of development would be dispersed and growth would lead to urban sprawl.

The relaxation of planning controls throughout the County would create a situation where favorable consideration would be given to higher density development in all areas with less weight given to existing residential or architectural character or environmental amenity. The scenario would be likely to result in a dispersed pattern of growth with sporadic pockets of high density development scattered throughout the County in the existing developed areas and in green-field areas adjoining the existing built-up areas. There would also be pressure for development in areas where development types are at present either "open for consideration" only or "not permitted". A number of the County's informal green spaces, established sports grounds and currently protected landscape would be open to speculative development.

District Centres under this scenario would be likely to continue to accommodate retail growth with mixed use urban development rare or non-existent at these locations. Expansion of these centres would be uncontrolled and would respond solely to market demand. This would likely result in a deterioration in the economic vitality of Tallaght Town Centre, the County Town. Rural Villages would be likely to come under increased development pressure particularly on agricultural land adjoining those villages. There would be fewer restrictions in

place for the development of individual dwellings in the mountain and rural areas outside of settlements and little consideration would be given to the mountain and rural character of the County.

#### **6.4.4 Scenario 4 – Combination of Reactionary Planning and Market-led Approach**

This Scenario would be characterised by a reactionary and negative planning approach to development within the existing built up areas in the County but with a flexible market-led development approach along the edge of the built up areas.

The growth envisaged in the Regional Planning Guidelines would be predominantly accommodated in a further expansion of suburban sprawl engulfing the rural villages of Newcastle, Saggart and Rathcoole. Again there is likely that there would be little correlation between people's homes and people's places of employment and that these villages would become dormitory towns.

The absence of renewal and revitalization based on the existing concentrated growth areas would contribute to further population loss, an underutilization of existing infrastructure and an undermining of existing economies of scale thereby reducing the possibilities of sustainable development.

Again, there would be fewer restrictions in place for the development of individual dwellings in the mountain and rural areas outside of settlements and little consideration would be given to the mountain and rural character of the County.



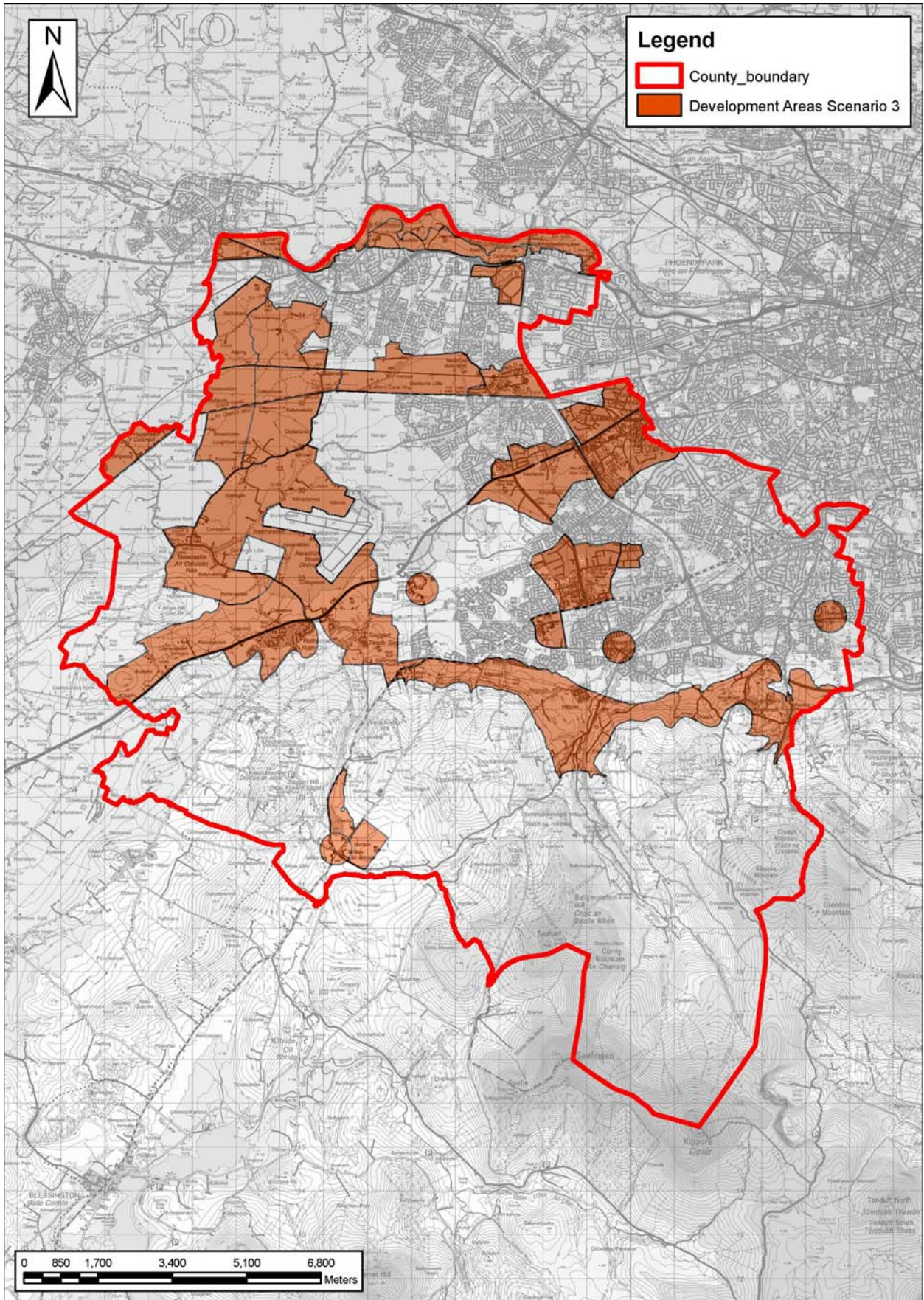


Figure 6.2 Alternative Scenario 3 – Development Areas

# Section 7 Evaluation of Alternative Plan Scenarios

## 7.1 Introduction

The objective of this section is to determine the relative merits of a range of four alternative scenarios for the future development of South Dublin. This determination sought to understand whether each alternative was likely to improve, conflict with or have a neutral interaction with the South Dublin's environment.

Scenarios are evaluated in a succinct and focused way for both planning and environmental impacts against both the existing environment and the Strategic Environmental Objectives (SEOs).

In order to comply with the SEA Directive Strategic Environmental Objectives have been grouped under relevant parent components such as *water* and *landscape*.

## 7.2 Methodology

### 7.2.1 Overlay Mapping

In order to identify the extent to which environmental sensitivities are likely to be impacted upon by implementation of the two mapped alternatives (Alternative Scenarios 2 and 3), overlay mapping (which weighs environmental sensitivities and maps them overlapping each other as shown under Section 3.10) was used. Figure 3.37 is used for this purpose.

### 7.2.2 Existing Environment

In order to identify the extent to which environmental sensitivities are likely to be impacted upon by implementation of the Draft Plan, use has been made of the description of the environmental baseline, including the maps which spatially represent components of the environmental baseline, provided within Section 3.

### 7.2.3 Strategic Environmental Objectives (SEO's)

Based on an understanding of the existing and emerging environmental conditions in the South Dublin, a series of SEOs were developed in order to assess the likely environmental effects which would be caused by implementation of each of the four alternative scenarios described in Section 6. The alternatives are evaluated using compatibility criteria (see **Error! Reference source not found.**) in order to determine how they are likely to affect the status of these SEOs.

The interactions between the SEOs and the policies and objectives of the Plan determine the effects of implementing the Plan. These effects include secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects.

Table 7.2 brings together all the SEOs which have been developed from international, national and regional policies which generally govern environmental protection objectives.

The SEOs and the alternative scenarios are arrayed against each other to identify which interactions - if any - would cause impacts on specific components of the environment.

Where the appraisal identifies a likely conflict with the status of an SEO the relevant SEO code is entered into the conflict column - e.g. B1 which stands for SEO likely to be affected - in this instance 'to avoid loss of relevant habitats, geological features, species or their sustaining resources in designated ecological sites'.

### 7.2.4

A conclusion is then arrived at after reviewing the alternative evaluations.

Likely to <b>Improve</b> status of SEOs	Probable <b>Conflict</b> with status of SEOs- unlikely to be mitigated	Potential <b>Conflict</b> with status of SEOs- likely to be mitigated	<b>Uncertain</b> interaction with status of SEOs	<b>Neutral</b> Interaction with status of SEOs	<b>No Likely</b> interaction with status of SEOs
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**Table 7.1 Criteria for appraising the effect of Plan provisions on Strategic Environmental Objectives**

SEO Code	SEO
<b>B1</b>	To avoid loss of relevant habitats, geological features, species or their sustaining resources in designated ecological sites
<b>B2</b>	To avoid significant adverse impacts, including direct, cumulative and indirect impacts, to relevant habitats, geological features, species or their sustaining resources in designated ecological sites by development within or adjacent to these sites
<b>B3</b>	To sustain, enhance or - where relevant - prevent the loss of ecological networks or parts thereof which provide significant connectivity between areas of local biodiversity
<b>HH1</b>	To protect human health from hazards or nuisances arising from traffic and incompatible landuses
<b>S1</b>	To maximise the sustainable re-use of brownfield lands and the existing built environment, rather than developing greenfield lands
<b>S3</b>	To minimise waste production and reduce the volume of waste to landfill and to operate sustainable waste management practices.
<b>W1</b>	To maintain and improve, where possible, the quality of rivers, lakes and surface water
<b>W2</b>	To prevent pollution and contamination of ground water
<b>W3</b>	To prevent development on lands which pose - or are likely to pose in the future – a significant flood risk
<b>C1</b>	To minimise increases in travel related greenhouse emissions to air
<b>C2</b>	To reduce car dependency within the County by way of, inter alia, encouraging modal change from car to more sustainable forms of public transport and encouraging development which will not be dependent on private transport
<b>M1</b>	To serve new development under the CDP with appropriate waste water treatment
<b>M2</b>	To maintain and improve the quality of drinking water supplies
<b>CH1</b>	To protect the archaeological heritage of South Dublin with regard to entries to the Record of Monuments and Places - including Zones of Archaeological Potential - and the context of the above within the surrounding landscape where relevant
<b>CH2</b>	To preserve and protect the special interest and character of South Dublin’s architectural heritage with regard to entries to the Record of Protected Structures, Architectural Conservation Areas, and their context within the surrounding landscape where relevant
<b>L1</b>	To protect and avoid significant adverse impacts on the landscape, landscape features and designated scenic routes; especially with regard to areas of high amenity, the Dublin Mountain Area, and the Liffey and Dodder Valleys

**Table 7.2 Strategic Environmental Objectives (SEOs)<sup>59</sup>**

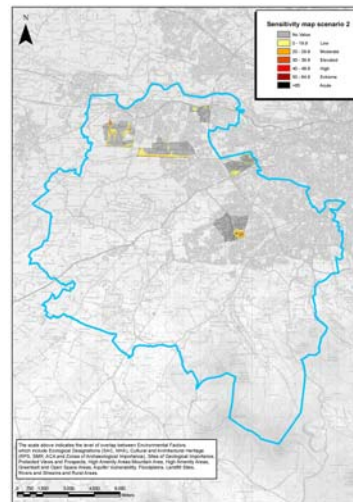
<sup>59</sup> Strategic Environmental Objectives (SEOs) are methodological measures which are developed from international, national and regional policies which generally govern environmental protection objectives and against which the environmental effects of the Draft Plan can be tested. The SEOs are used as standards against which the development strategies, policies and objectives of the Draft Plan can be evaluated in order to help identify areas in which significant adverse impacts are likely to occur, if unmitigated against.



### 7.3 Evaluation against Overlay Mapping

Vulnerability Area	Sensitivity Values	Area (Ha)	% of Total
	0	721.00	78.97%
Low	0 - 9.9	28.00	3.10%
Low	10 - 19.9	125.00	13.68%
Moderate	20 - 29.9	34.00	3.74%
Elevated	30 - 39.9	4.00	0.46%
High	40 - 49.9	0.00	0.04%
Extreme	50 - 64.9	0.00	0.01%
Acute	>65	0.00	0.00%
<b>Total</b>		<b>913</b>	<b>100.00%</b>

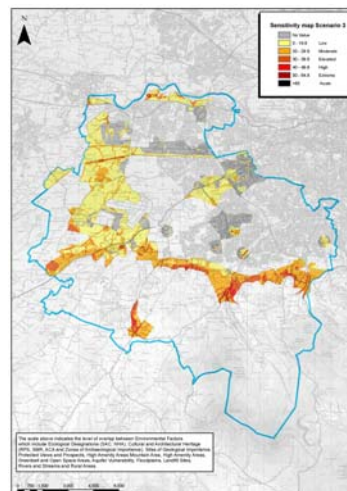
Table 7.3 Quantification of Environmentally Vulnerable Areas most likely to be affected by Alternative Scenario 2



See Figure 7.1

Vulnerability Area	Sensitivity Values	Area (Ha)	% of Total
	0	1,356.00	24.52%
Low	0 - 9.9	49.00	0.89%
Low	10 - 19.9	2,292.00	41.44%
Moderate	20 - 29.9	1,326.00	23.97%
Elevated	30 - 39.9	413.00	7.47%
High	40 - 49.9	85.00	1.54%
Extreme	50 - 64.9	9.00	0.17%
Acute	>65	0.00	0.00%
<b>Total</b>		<b>5,531</b>	<b>100.0%</b>

Table 7.4 Quantification of Environmentally Vulnerable Areas most likely to be affected by Alternative Scenario 3



See Figure 7.2

Tables 7.3 and 7.4 quantify the vulnerability areas which are likely to be impacted upon by the areas of Scenarios 2 and 3 which are most likely to come under urban pressure. These areas were mapped (see Figures 7.1 and 7.2) and calculated using GIS software. The measurements indicate that:

- Scenario 2 would be likely to impact upon a significantly lesser extent of vulnerable areas (913 Ha.) than Scenario 3 (5,531 Ha.);
- Scenario 2 would be likely to impact upon each individual vulnerability class to a lesser extent than Scenario 3; and
- Scenario 2 would be likely to result in significantly less adverse environmental impacts than Scenario 3.



## 7.4 Evaluation against Environmental Baseline

### 7.4.1 Evaluation of Scenario 1 – Environmental / Preservation Approach

#### Planning Impacts.

Difficulty in achieving higher levels of development in the existing urban agglomeration which is adequately served by public infrastructure, and which has the capacity and capability of dealing with waste water to appropriate standards would result in displaced development taking place outside the county<sup>60</sup>.

With strict controls on the environment, there is relatively low potential for any development in the County.

The limited development which would be allowed to occur is directed towards the Dublin Metropolitan area firstly, and the rural villages secondarily, with stricter controls on individual houses. It would be likely that rural areas in the county would experience less development, particularly in the area of infrastructure provision.

Stricter controls would be applied on the standards regarding the treatment of waste water particularly in areas of the County where groundwater has been determined as being “at risk” or “probably at risk” by the ERBD<sup>61</sup>.

Areas of the County covered by the designations NHAs, SACs and SPAs will need strict management as natural amenities. This would have implications for existing rural communities as it implies that these areas would largely be associated with amenity rather than other economic activities, which would have to be carried out in a sustainable manner without impacting on the inherent conservation value of the area<sup>62</sup>.

#### Environmental Impacts

##### Water

Improved treatment facilities and the provision of new treatment facilities would be prioritised

to the areas where the groundwater, river water bodies, lakes, have been identified as being “at

risk” or “probably at risk” of failing to achieve the Water Framework Directive objectives in order to minimise any environmental impacts. This is particularly important in metropolitan Dublin, with the largest concentration of population<sup>63</sup>.

Developments would not be considered in isolation and care would be taken to have regard to the cumulative effects of development on the environment, particularly in areas which have been identified as being “at risk” or “probably at risk” in terms of compliance with the Water Framework Directive<sup>64</sup> to ensure that environmental quality is not compromised.

##### Ecology

There would be strict controls on development in unserviced areas and in such instances there may even be an improvement in the quality of natural resources<sup>65</sup> as any threat to the environment from development would not be acceptable.

##### Landscape

The landscape of South Dublin would be afforded a high level of protection and there would be little development permitted in areas of high landscape value or high landscape sensitivity. Some development may be permitted in areas of the County where the landscape value and landscape sensitivity have been identified as being of low or local importance, if it does not negatively impact on the environment<sup>66</sup>.

##### Traffic

It is likely that there would be a decrease in the use of public transport and reductions in levels of commuting in the metropolitan area as populations age, while housing stock is not increased or diversified in existing areas. Cross county commuting to Dublin City and other

<sup>60</sup> B3 S1 W1 C1 C2 L1 (Cumulatively negative)

<sup>61</sup> W2 M1 (Positive)

<sup>62</sup> B1 B2 B3 W1 W2 L1 (Positive)

<sup>63</sup> M1 M2 (Positive)

<sup>64</sup> W1 W2 W3 (Cumulatively Positive)

<sup>65</sup> B1 B2 B3 W1 W2 (Positive South Dublin, cumulatively negative-development elsewhere)

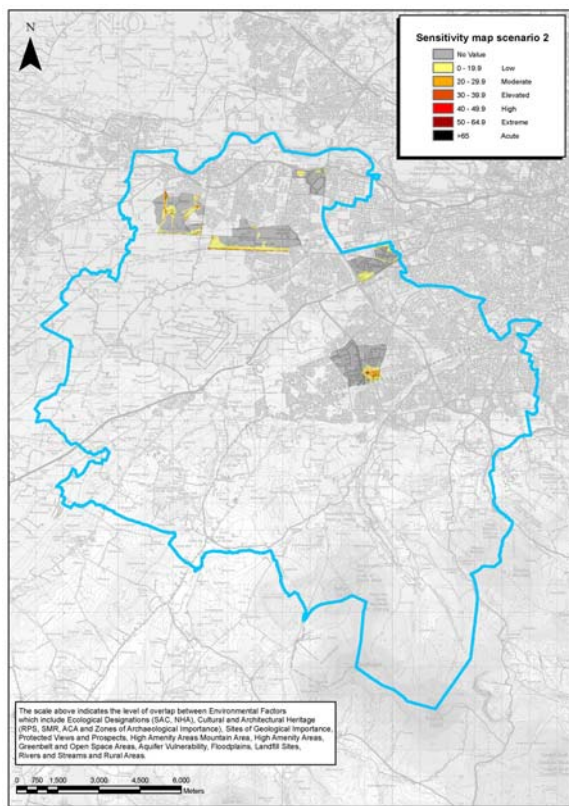
<sup>66</sup> L1 B1 B2 B3 CH1 (Positive-South Dublin, cumulatively negative-development elsewhere)

destinations will increase as inability to accommodate increases in local population results in development in adjoining counties<sup>67</sup>.

### Heritage

Careful consideration would have to be taken of any proposals for development in the County to ensure that the any impacts on archaeology or architectural character are anticipated and avoided<sup>68</sup>.

### 7.4.2 Evaluation of Scenario 2 – Sustainable/ Selective Concentrations Approach



Assessment of Environmental Vulnerabilities of areas likely to be affected by developments arising from Scenario 2 - a Plan based on the concentration of development in Town Centres and in zones along public transport corridors [See end of section for a larger format of map].

### Planning Impacts.

Likely to see balanced development across the County which provides for the existing levels of population and households and also plans for projected increases.

<sup>67</sup> C1 C2 B3 W1 L1 (Negative traffic impacts-South Dublin, cumulatively negative-development elsewhere)

<sup>68</sup> CH1 CH2 (Positive-South Dublin, cumulatively negative-development elsewhere)

New development would be guided to the urban agglomeration where adequate services and sufficient capacity is available or where new schemes are coming on stream to ensure that negative impacts on the environment are minimised in planning for growth in the County. Restrictions to excessive growth in rural village and areas are seen as fundamental to minimising negative impacts on surface water, groundwater, rivers and lakes<sup>69</sup>.

The re-development of brownfield lands would be encouraged, rather than developing on greenfield sites<sup>70</sup>.

Emphasis would be placed on more sustainable forms of commuting and development would continue to be directed to areas best served by public transport<sup>71</sup>. There would also be an emphasis on matching people’s place of residence with their place of employment.

Rural activities and the rural environment will be afforded protection, while the Plan would also encourage rural diversification in an attempt to allow for the continuance of agriculture and the maintenance of the rural population<sup>72</sup>.

### Environmental Impacts

This strategy allows for the protection of the more environmentally sensitive parts of the County.

### Water

Developments would have to be served by appropriate waste water treatment infrastructure<sup>73</sup> to avoid impacts upon abstraction sources of water, groundwater, rivers, lakes, and will have to be carefully analysed to anticipate and avoid any further negative impacts on the status of water quality, in an effort to comply with the requirements of the Water Framework Directive

Developments should not be considered in isolation and care should be taken regarding the cumulative effects of development on the environment, particularly in areas which have been identified as being “at risk” or “probably at

<sup>69</sup> W1 W2 M1 M2 (Positive)

<sup>70</sup> S1 B3 L1 W1 (Positive)

<sup>71</sup> HH1 C1 C2 (Positive)

<sup>72</sup> B3 W1 L1 (Positive)

<sup>73</sup> M1 M2 (Positive)

risk" in terms of compliance with the Water Framework Directive to ensure that environmental quality is not compromised<sup>74</sup>.

### Ecology

Where there is a conflict between environmental and development policy objectives, adequate mitigation measures will have to be put in place to remedy impacts.

### Landscape

Areas of the County with highly valued landscape would remain as such to ensure that the attractiveness and quality of these parts of the County is maintained. Any developments in these highly valued areas could only have small localised impacts, which do not alter the character and value of these areas<sup>75</sup>. Other parts of the County, which are not as highly valued, would have greater capacity to accommodate development.

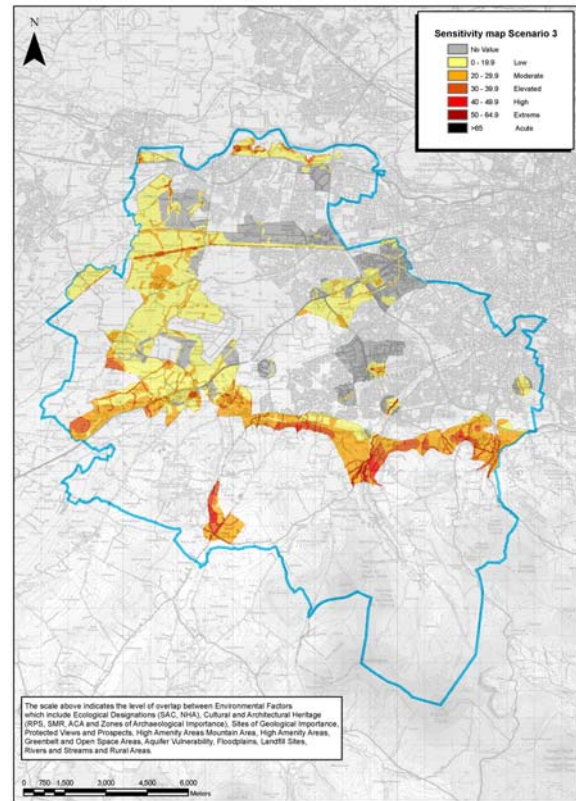
### Traffic

Consolidating development within the existing urban area, and allowing for more intensive mixed use development in key areas adjacent to high quality public transport lines would result in increased levels of walking, cycling and public transport use<sup>76</sup>.

### Heritage

Concentration of development within existing areas would allow for continued use of protected structures. Intensification may have some effects on archaeological sites within urban centres, but will indirectly have positive effects on heritage sites in rural areas due to the absorbing of development pressure by urban areas.<sup>77</sup>

### 7.4.3 Evaluation of Scenario 3 – Weak Planning / Market-led Approach



Assessment of Environmental Vulnerabilities of areas likely to be affected by developments arising from Scenario 3 - a Plan based on market-led growth [See end of section for a larger format of map].

### Planning Impacts.

This scenario would not allow for the co-ordination of employment, public infrastructure, amenities, community facilities, schools, public transport etc<sup>78</sup>.

Growth in the County would be governed by market pressures and higher levels of development within South Dublin would be expected. High density development would proliferate, not just in areas served by public transport and infrastructure. Traffic volumes would increase, and lack of adequate social infrastructure would result in a poor urban environment and quality of life<sup>79</sup>.

It is likely that there would be increased urban sprawl and increased levels of ribbon development. Increased levels of development in the rural area would also lead to an erosion of the rural character of the County<sup>80</sup>.

<sup>74</sup> W1 W2 W3( Cumulatively Positive)

<sup>75</sup> L1 B1 B2 B3 (Positive, Cumulatively Positive)

<sup>76</sup> HH1 C1 C2 (Positive)

<sup>77</sup> S1 CH1 CH2 L1 (Broadly Positive-Cumulatively Positive)

<sup>78</sup> HH1 C1 C2 M1 M2 (Negative)

<sup>79</sup> S1 positive HH1 C1 C2 (Negative)

<sup>80</sup> B1 B2 B3 L1 W1 (Negative)

Increased levels of individual houses in the rural areas would also undermine and weaken existing rural villages and may lead to reductions in physical and social infrastructure provision and economic opportunities in some settlements.

Demand for the development of natural resources, forestry or wind energy would be realised across the County where these resources are present or where it has been identified that an area is strategically suitable, without sufficient regard for environmental implications, cumulative impacts or the carrying capacity of these lands<sup>81</sup>.

### Environmental Impacts

This strategy would have the potential to adversely impact upon the more environmentally sensitive areas of the County.

### Water

Increased demand for water from groundwater sources in rural areas will lead to increased pressure on the quality of groundwater, particularly in the areas of the County identified as being "probably at risk" or "at risk" in the Eastern River Basin District. There will also be increased pressures on surface water abstractions, particularly along the Liffey<sup>82</sup>.

### Ecology

May lead to development where services are currently unavailable or do not have sufficient capacity to accommodate the levels of development being proposed, increasing the likelihood of negative environmental impacts, particularly in areas within or near designated ecological sites. Ecological networks would also be likely to be compromised<sup>83</sup>.

### Landscape

Landscape types could be radically altered and negatively impacted upon, particularly in areas where population growth is strongest<sup>84</sup>.

### Traffic

Likely to see increases in the levels of unsustainable travel patterns<sup>85</sup>.

### Heritage

Development pressure areas potentially coincide with concentrations of archaeology and protected structures, there would be increased risk of impacts on archaeology and built heritage. Lack of renewal coupled with dropping populations in older areas may lead to dereliction among protected structures.<sup>86</sup>

### 7.4.4 Evaluation of Scenario 4 – Combination of Reactionary Planning and Market-led Approach

#### Planning Impacts.

This scenario would not allow for the co-ordination of employment, public infrastructure, amenities, community facilities, schools, public transport etc. There is increased likelihood of un-coordinated large scale development taking place without masterplanning<sup>87</sup>.

Growth in the County would be governed by market pressures, and a high degree of resistance to development in the existing urban area. High density development would proliferate in the outer edges of the urban area, not just in areas served by public transport and infrastructure. Traffic volumes would increase, specifically due to commuting, and lack of adequate social infrastructure in new areas, and closure of social infrastructure in under-populated older areas would result in a poor urban environment and quality of life<sup>88</sup>.

It is likely that there would be increased urban sprawl in the rural area leading to an erosion of the rural character of the County. Agricultural uses within the urban fringe and rural areas would be likely to weaken as development of unserved lands becomes feasible<sup>89</sup>.

Demand for the development of natural resources, forestry or wind energy would be realised across the County where these resources are present or where it has been identified that an area is strategically suitable, without sufficient regard for environmental implications, cumulative impacts or the carrying capacity of these lands<sup>90</sup>.

<sup>81</sup> L1 B1 B2 B3 CH1 (Negative-cumulatively negative)

<sup>82</sup> W1 W2 (Negative-cumulatively negative)

<sup>83</sup> M1 M2 W1 W2 B1 B2 B3 (Negative)

<sup>84</sup> L1 B1 B2 B3 W1 W2 (Negative)

<sup>85</sup> HH1 C1 C2 (Negative)

<sup>86</sup> CH1 CH2 (Negative)

<sup>87</sup> HH1 C1 C2 B3 W1 W3 (Negative)

<sup>88</sup> S1 HH1 C1 C2 B3 L1 W1 (Negative)

<sup>89</sup> HH1 C1 C2 B1 B2 B3 L1 (Negative)

<sup>90</sup> L1 B1 B2 B3 CH1 (Negative-cumulatively negative)



## **Environmental Impacts**

This strategy would have the potential to adversely impact upon the more environmentally sensitive areas of the County.

### **Water**

Increased demand for water from groundwater sources in rural areas will lead to increased pressure on the quality of groundwater, particularly in the areas of the County identified as being "probably at risk" or "at risk" in the Eastern River Basin District. There will also be increased pressures on surface water abstractions, particularly along the Liffey<sup>91</sup>.

### **Ecology**

May lead to development where services are currently unavailable or do not have sufficient capacity to accommodate the levels of development being proposed, increasing the likelihood of negative environmental impacts, particularly in areas within or near designated ecological sites. Ecological networks would also be likely to be compromised<sup>92</sup>.

### **Landscape**

Landscape types could be radically altered and negatively impacted upon, particularly in areas where population growth is strongest<sup>93</sup>.

### **Traffic**

Likely to see increases in the levels of unsustainable travel patterns<sup>94</sup>.

### **Heritage**

Development pressure areas potentially coincide with concentrations of archaeology and protected structures, there would be increased risk of impacts on archaeology and built heritage. Expansion of development to the outer areas of the county without revitalisation of existing areas would lead to dereliction in older areas, specifically those older village and town centres. Lack of use would have negative impacts on protected structures.<sup>95</sup>

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<sup>91</sup> W1 W2 (Negative)

<sup>92</sup> M1 M2 W1 W2 B1 B2 B3 (Negative)

<sup>93</sup> L1 B1 B2 B3 W1 W2 (Negative)

<sup>94</sup> HH1 C1 C2 (Negative)

<sup>95</sup> CH1 CH2 (Negative)

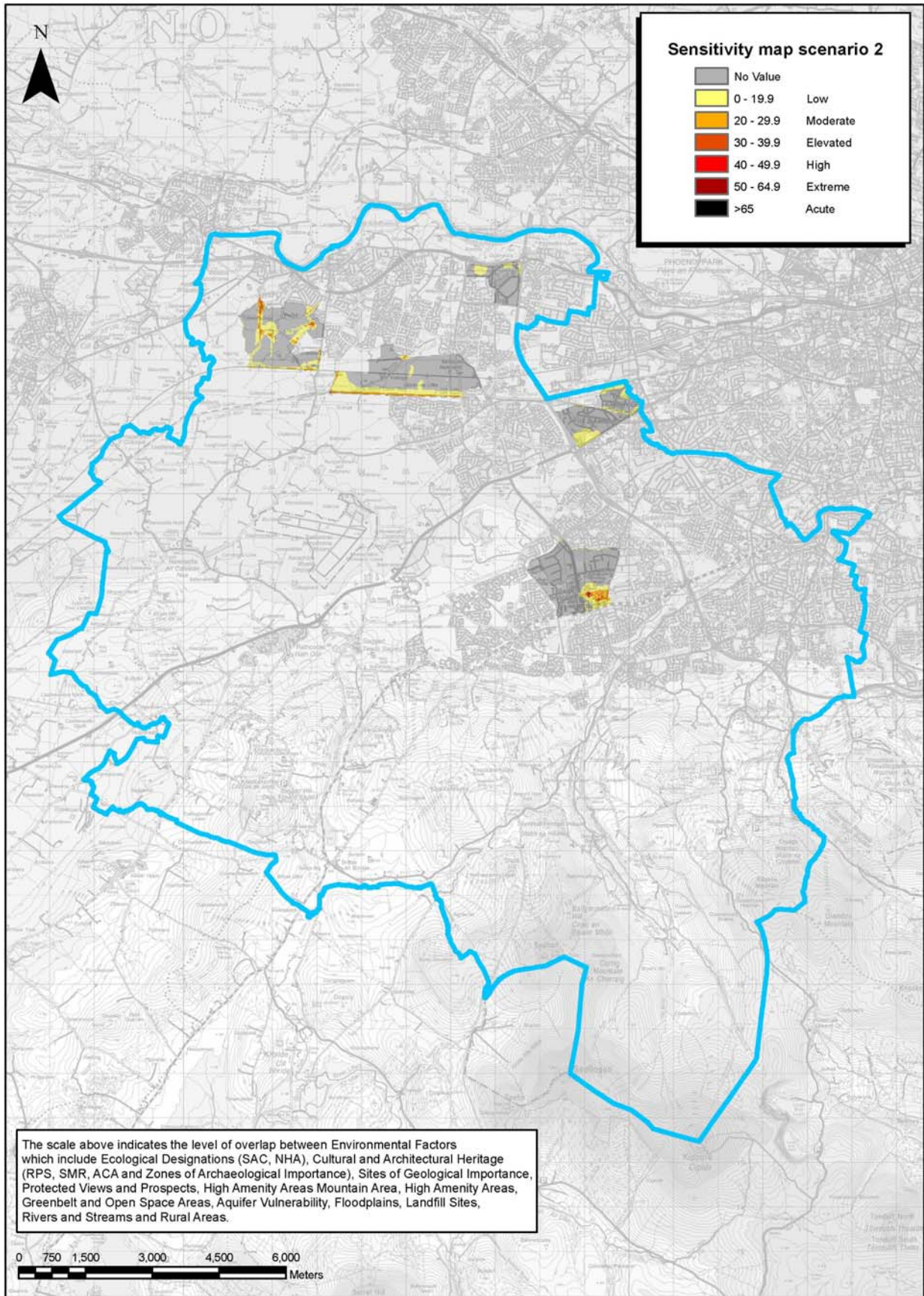


Figure 7.1 Sensitivity in Development Areas in Alternative Scenario 2



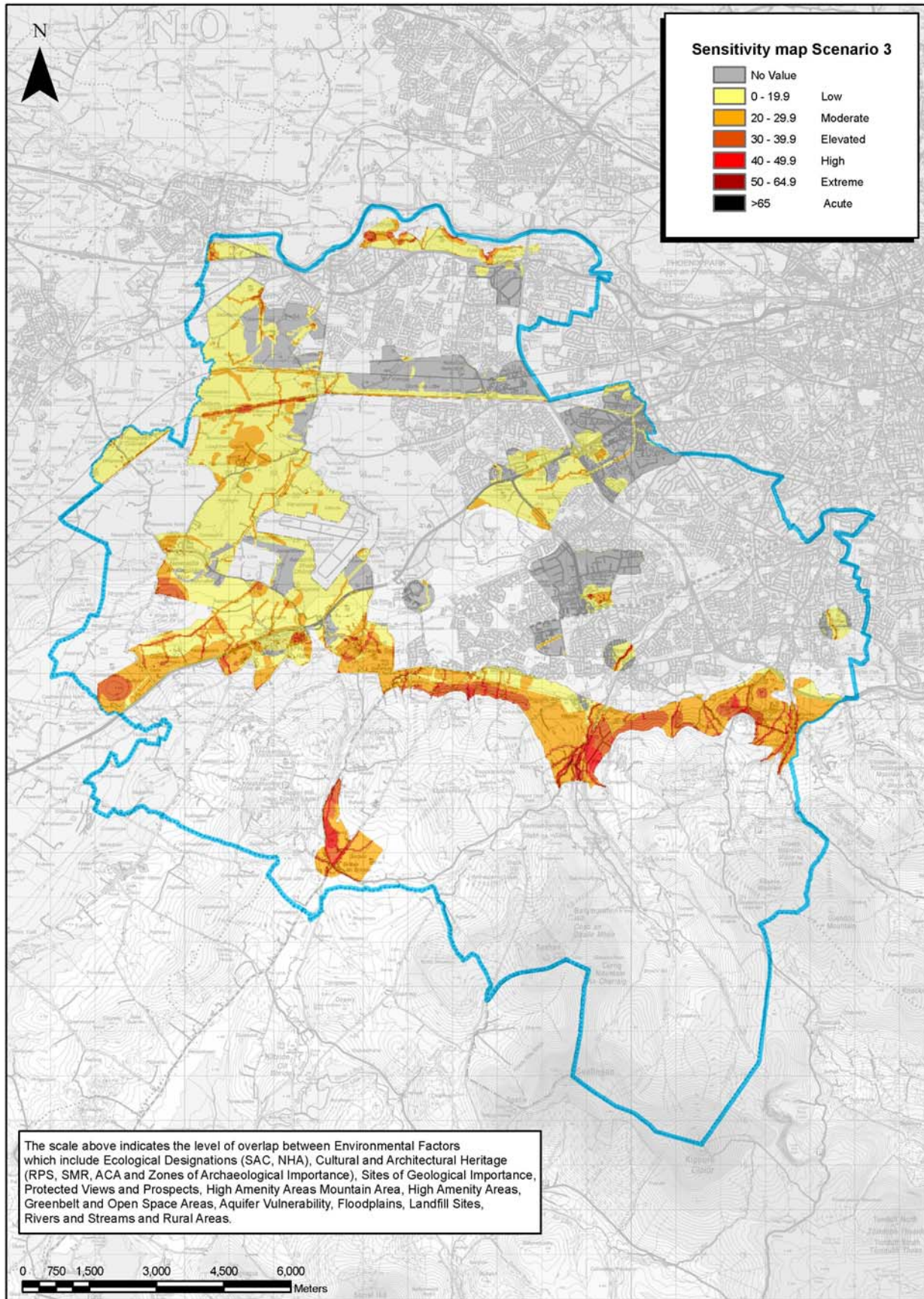


Figure 7.2 Sensitivity in Development Areas in Alternative Scenario 3

## 7.5 Evaluation of Alternatives against SEOs

	Likely to Improve status of SEOs	Probable Conflict with status of SEOs unlikely to be mitigated	Potential Conflict with status of SEOs- likely to be mitigated	Uncertain interaction with status of SEOs	Neutral Interaction with status of SEOs	No Likely interaction with status of SEOs
<b>Alternative Scenario 1</b>  Environmental/ Preservation		HH1 S1 C2 C1	B1 B2 B3 HH1 W1 W2 W3 CH1 M1 M2 L1	CH2	S3	
<b>Alternative Scenario 2</b>  Sustainable/Selective Concentrations	B1 B2 HH1 S1 S3 W1 W2 C1 C2 M1 M2 L1		B3 W3 CH1		CH2	
<b>Alternative Scenario 3</b>  Weak Planning/Market Led Approach		B1 B2 B3 HH1 S1 W1 W2 W3 C1 C2 M1 M2 CH1 CH2 L1 S3				
<b>Alternative Scenario 4</b>  Reactionary Planning/Market Led Approach		B1 B2 B3 HH1 S1 S3 W1 W2 W3 C1 C2 M1 M2 CH1 CH2 L1				

Table 7.5 Evaluation of Alternatives against SEOs



## **7.6 Summary of Evaluation: the Alternative Scenario for the Draft Plan**

Each of the Alternative Scenarios that were examined under the three processes of Map Overlay (Environmental Sensitivity Analysis), comparison with the Environmental Baseline and evaluation against the Strategic Environmental Objectives, have indicated Scenario 2 as the preferred option.

While Scenario 1, (the environmental / preservation approach), does give rise to the least level of direct, short-term beneficial environmental effects (although also results in significant negative indirect impacts), in the medium to long-term Scenario 2 is more likely to bring about better environmental outcomes because of its ability to bring about both controlled growth and the necessary growth to capitalise important environmental mitigation measures. Scenario 3 and 4, which include the accommodation of major development on Greenfield land at the edge of the present conurbation, would result in a range of environmental conflicts including biodiversity, water quality, landscape character and climate change (an increase in the number of unsustainable traffic patterns with a decrease in public transport journeys giving rise to the production of greenhouse gases).

The Draft County Development Plan that has emerged from the Plan preparation process has a close correlation to Scenario 2 with an additional element from Scenario 3 i.e. the proposed development of an amount of Greenfield land. The proposal to rezone this green-field land relates directly to the overall strategy of Scenario 2 which is one of consolidation. The opportunity to utilize land that is currently underutilized at present in the Employment and Enterprise zones but that adjoins either well serviced Town and District Centres or is well served by public transit infrastructure is dependant on land being available for the relocation of suitable uses i.e. uses with a high floorspace per employee and a low traffic generation factor. Mitigation of impacts can be provided.

In summary, Scenario2 represents a pragmatic recognition of the need to continue to accommodate and control growth in the South Dublin County Council area.

## Section 8: Summary of Evaluation of Draft Plan Policies and Objectives

### 8.1 Introduction

The Environmental Report is required to include information on the likely significant effects on the environment of the Draft Development Plan 2010 - 2016. Matrices were used to evaluate each of the proposed Draft Plan aims, policies and objectives once the preferred plan alternative had been identified. The proposed aims, policies and objectives were assessed against the Strategic Environmental Objectives developed earlier in the process, to determine the potential environmental impact of implementing the policies and to highlight any potential conflict between the policies and environmental protection. The full assessment is included in Appendix I where a commentary is provided on each of the proposed policies. The approach used by the SEA team in assessing the plan's policies and proposals is outlined in Appendix IV. The summary of the assessment of policies is provided below following the headings of the Draft Plan;

#### A Protected Place

Archaeological and Architectural Heritage  
Landscape, Natural Heritage and Amenities

#### A Busy Place

Enterprise and Employment  
Town District and Local Centres  
Retail

#### A Living Place

Housing  
Social Inclusion, Community Facilities and Recreation  
Sustainable Neighbourhoods

#### A Connected Place

Transportation  
Water and Drainage  
Environmental Services  
Energy and Communications

### 8.2 A Protected Place

#### 8.2.1 Archaeological and Architectural Heritage

The policies propose the protection and conservation of protected structures, architectural conservation areas and archaeological sites, among other heritage areas. Preservation of such sites, will generally maintain or improve surface and groundwater quality, in addition to retaining mature trees and maintaining flood plains free of development in certain instances. Policies from this section will have a neutral effect on waste and drinking water provision. Sustainable development of brownfield lands and traffic issues will not be affected by policies contained in this section.

	Likely to <b>Improve</b> status of SEOs	Probable <b>Conflict</b> with status of SEOs- Unlikely to be mitigated	Potential <b>Conflict</b> with status of SEOs- likely to be mitigated	<b>Neutral</b> Interaction with status of SEOs
<b>Water</b>	✓			✓
<b>Ecology</b>	✓			✓
<b>Landscape</b>	✓			

Traffic				✓
Cultural Heritage	✓			

### 8.2.2 Landscape, Natural Heritage and Amenities

The policies within the plan propose the establishment of a Green Network throughout the county comprised of biodiversity corridors, linear parks, river valleys and riparian zones and will include walking and cycling routes as well as hiking routes to allow for a primary linked pedestrian and bicycle movement system throughout the county. This will also assist in protecting heritage sites, habitat networks, biodiversity and floodplains, and maintain and improve surface and groundwater. Additional protection of landscape character is specifically rural, high amenity and upland landscape proposed. Policies from this section will have a neutral effect on waste and drinking water facilities.

	Likely to Improve status of SEOs	Probable Conflict with Status of SEOs- Unlikely to be mitigated	Potential Conflict with status of SEOs- likely to be mitigated	Neutral Interaction with status of SEOs
Water	✓			✓
Ecology	✓			✓
Landscape	✓			
Traffic	✓			
Cultural Heritage	✓			

## 8.3 A Busy Place

### 8.3.1 Enterprise and Employment

A location policy facilitating economic development and the growth of employment opportunities by means of stratifying employment areas according to intensity of use and trip generation is proposed. This will have significant positive effects for the reuse of brownfield lands, and will reduce traffic generation for employment intensive uses. Policies are in place which will mitigate the impact of existing industry on new mixed use development. Limited greenfield rezonings to accommodate displaced industry will require mitigation in order to reduce impact on rivers, riparian zones, biodiversity corridors, existing landscape character and in some instances archaeological sites. This mitigation will result in a neutral impact on some water issues such as flooding and the provision of drinking water supplies.

	Likely to Improve status of SEOs	Probable Conflict with Status of SEOs- Unlikely to be mitigated	Potential Conflict with status of SEOs- likely to be mitigated	Neutral Interaction with status of SEOs
Water			✓	✓
Ecology			✓	✓
Landscape			✓	
Traffic	✓		✓	
Cultural Heritage	✓		✓	

### 8.3.2 Town District and Local Centres

The policies contained within this section proposed the intensification and redevelopment of town and urban centres within the county, including brownfield sites. This will result in more efficient use of existing and proposed public transport, wastewater and water supply, which will protect rivers, lakes and groundwater, in addition to reducing sprawl and development on Greenfield sites, resulting in maintenance of the rural landscape and associated biodiversity. Heritage sites within urban centres will be protected, although some archaeological sites may be affected.

	Likely to <b>Improve</b> status of SEOs	Probable <b>Conflict</b> with Status of SEOs- Unlikely to be mitigated	Potential <b>Conflict</b> with status of SEOs- likely to be mitigated	<b>Neutral</b> Interaction with status of SEOs
<b>Water</b>	✓			
<b>Ecology</b>	✓			
<b>Landscape</b>	✓			
<b>Traffic</b>	✓			
<b>Cultural Heritage</b>			✓	

### 8.3.3 Retail

The policies contained within this section proposed the location of retail within town, village and urban centres within the county. This will result in more efficient use of existing and proposed public transport, wastewater and water supply, which will protect rivers, lakes and groundwater, in addition to reducing sprawl and development on Greenfield sites, resulting in maintenance of the rural landscape and associated biodiversity. Re-use of heritage buildings within centres will ensure continued use and upkeep. Retail warehouse location policy, which generated significant car-based movement, required mitigation.

	Likely to <b>Improve</b> status of SEOs	Probable <b>Conflict</b> with Status of SEOs- Unlikely to be mitigated	Potential <b>Conflict</b> with status of SEOs- likely to be mitigated	<b>Neutral</b> Interaction with status of SEOs
<b>Water</b>	✓			
<b>Ecology</b>	✓			
<b>Landscape</b>	✓			
<b>Traffic</b>			✓	
<b>Cultural Heritage</b>	✓			

## 8.4 A Living Place

### 8.4.1 Housing

Housing is to generally be located along public transport corridors in key development areas, which are adequately served by community facilities and designed around walkable neighbourhoods. This will allow for efficient use of existing waste and water supply networks in addition to reducing the impact of Greenfield development on water, heritage, biodiversity and landscape issue in rural and sensitive areas of the county. Single housing development in rural and mountain areas, and large scale housing development in residentially zoned urban-rural fringe lands required mitigation in order to reduce impacts on the receiving landscape and areas of biodiversity importance.

	Likely to <b>Improve</b> status of SEOs	Probable <b>Conflict</b> with Status of SEOs- Unlikely to be mitigated	Potential <b>Conflict</b> with status of SEOs- likely to be mitigated	<b>Neutral</b> Interaction with status of SEOs
<b>Water</b>	✓			
<b>Ecology</b>	✓		✓	
<b>Landscape</b>			✓	
<b>Traffic</b>	✓			
<b>Cultural Heritage</b>	✓			

### 8.4.2 Social Inclusion, Community Facilities and Recreation



Social facilities will generally be located within or supporting the existing or proposed sustainable residential and mixed use neighbourhoods. This will result in facilities being located within walkable neighbourhoods, or alongside public transport routes and will have significantly positive impacts. Provision of these facilities also allow for the re-use of heritage buildings and sites. In relation to recreational facilities, mitigation of landscape issues, particularly where facilities are proposed in rural or high amenity areas had to be considered, as did potential for facilities to impact on surface water, biodiversity and flooding issues, unless carefully designed.

	Likely to <b>Improve</b> status of SEOs	Probable <b>Conflict</b> with Status of SEOs- Unlikely to be mitigated	Potential <b>Conflict</b> with status of SEOs- likely to be mitigated	<b>Neutral</b> Interaction with status of SEOs
<b>Water</b>			✓	✓
<b>Ecology</b>			✓	✓
<b>Landscape</b>			✓	
<b>Traffic</b>	✓			
<b>Cultural Heritage</b>	✓			

### 8.4.3 Sustainable Neighbourhoods

The section provides for the development of walkable neighbourhoods based around the proximate provision of social and community facilities and public transport, reducing the need to travel, and making sustainable use of existing and proposed waste and water supply systems. Development is proposed on brown and Greenfield sites. In both instances, mitigations requiring that layout and design assess and acknowledge existing site characteristics at initial planning stage were inserted.

	Likely to <b>Improve</b> status of SEOs	Probable <b>Conflict</b> with Status of SEOs- Unlikely to be mitigated	Potential <b>Conflict</b> with status of SEOs- likely to be mitigated	<b>Neutral</b> Interaction with status of SEOs
<b>Water</b>	✓		✓	
<b>Ecology</b>	✓		✓	
<b>Landscape</b>			✓	
<b>Traffic</b>	✓			
<b>Cultural Heritage</b>	✓		✓	

## 8.5 A Connected Place

### 8.5.1 Transportation

The transportation policy proposes the integration of land use planning with an integrated transport system which will result in significant positive impacts. Policies relating to road proposals required significant mitigation in order to mitigate against moderate to severe impacts on biodiversity, landscape, river systems, heritage sites and increased emissions as a result of urban sprawl and car movements. This includes the future assessment of the need for long term road objectives where appropriate.

	Likely to <b>Improve</b> status of SEOs	Probable <b>Conflict</b> with Status of SEOs- Unlikely to be mitigated	Potential <b>Conflict</b> with status of SEOs- likely to be mitigated	<b>Neutral</b> Interaction with status of SEOs
<b>Water</b>			✓	
<b>Ecology</b>			✓	
<b>Landscape</b>			✓	
<b>Traffic</b>	✓		✓	
<b>Cultural Heritage</b>	✓		✓	

### 8.5.2 Water and Drainage

These policies will allow for the servicing of development with water supply, drainage infrastructure and flood management. Compliance with the requirements for the Water Framework Directive and Flood Directive entail the protection of rivers, lakes and surface waters in addition to restricting development in floodplains. This will also assist in the retention of habitats and landscape features.

	Likely to <b>Improve</b> status of SEOs	Probable <b>Conflict</b> with Status of SEOs- Unlikely to be mitigated	Potential <b>Conflict</b> with status of SEOs- likely to be mitigated	<b>Neutral</b> Interaction with status of SEOs
<b>Water</b>	✓			
<b>Ecology</b>	✓			
<b>Landscape</b>	✓			
<b>Traffic</b>				✓
<b>Cultural Heritage</b>				✓

### 8.5.3 Environmental Services

The provision of adequate services to handle, treat and dispose of waste will assist in maintaining and improving the quality of rivers, lakes, surface and ground waters within the county, as well as Dublin bay, to which the water catchments in the county flow. Issues relating to the infrastructure required to dispose of waste, namely landfill sites, may have impacts on landscape and biodiversity, on a local or regional level, thus requiring mitigation. No significant interactions are envisaged regarding traffic and heritage.

	Likely to <b>Improve</b> status of SEOs	Probable <b>Conflict</b> with Status of SEOs- Unlikely to be mitigated	Potential <b>Conflict</b> with status of SEOs- likely to be mitigated	<b>Neutral</b> Interaction with status of SEOs
<b>Water</b>	✓			✓
<b>Ecology</b>	✓		✓	
<b>Landscape</b>			✓	
<b>Traffic</b>				✓
<b>Cultural Heritage</b>				✓

### 8.5.4 Energy and Communications

The provision of a fast and effective energy and communications network will allow for mixed use intensive development to function more effectively, reducing the need for travel, in addition to facilitating higher end employment uses within the county, to be located proximate to public transport nodes. Impacts of infrastructure on sensitive landscapes and ecological sites required mitigation, to ensure that the need for advanced networks does not lead to a degraded environment.

	Likely to <b>Improve</b> status of SEOs	Probable <b>Conflict</b> with Status of SEOs- Unlikely to be mitigated	Potential <b>Conflict</b> with status of SEOs- likely to be mitigated	<b>Neutral</b> Interaction with status of SEOs
<b>Water</b>				✓
<b>Ecology</b>			✓	✓
<b>Landscape</b>			✓	
<b>Traffic</b>	✓			
<b>Cultural Heritage</b>				✓

## 8.6 Local Zoning Objectives and Specific Local Objectives

### 8.6.1 Local Zoning Objectives

In general the LZO proposals will allow for development to take place within urban centres or proximate to public transport routes. This will improve many of the SEOs. Larger projects, such as the study of lands along the Kildare Route project may have impacts on issues of biodiversity, heritage and landscape, however, it is considered that these may be adequately mitigated.

	Likely to <b>Improve</b> status of SEOs	Probable <b>Conflict</b> with Status of SEOs- Unlikely to be mitigated	Potential <b>Conflict</b> with status of SEOs- likely to be mitigated	<b>Neutral</b> Interaction with status of SEOs
<b>Water</b>	✓			
<b>Ecology</b>			✓	
<b>Landscape</b>			✓	
<b>Traffic</b>	✓		✓	
<b>Cultural Heritage</b>			✓	

### 8.6.2 Specific Local Objectives

The Specific Local Objectives are varied and will have a number of impacts on the receiving environment. Generally the landscape, and ecology SEOs are the most often affected. In most instances these can be mitigated. Certain roads proposals will conflict or have potential to conflict with the Strategic Environmental Objectives, creating greater traffic movements, or impacting on landscape or biodiversity.

	Likely to <b>Improve</b> status of SEOs	Probable <b>Conflict</b> with Status of SEOs- Unlikely to be mitigated	Potential <b>Conflict</b> with status of SEOs- likely to be mitigated	<b>Neutral</b> Interaction with status of SEOs
<b>Water</b>			✓	
<b>Ecology</b>			✓	
<b>Landscape</b>			✓	
<b>Traffic</b>		✓	✓	
<b>Cultural Heritage</b>			✓	

## Section 9 Mitigation Measures

### 9.1 Introduction

Mitigation measures are measures envisaged to prevent, reduce and, as fully as possible, offset any significant adverse impacts on the environment of implementing the County Development Plan (CDP).

Mitigation involves ameliorating significant negative effects. Where there are significant negative effects, consideration is given in the first instance to preventing such effects or, where this is not possible for stated reasons, to lessening or offsetting those effects. Mitigation measures can be roughly divided into those that: *avoid* effects; *reduce* the magnitude or extent, probability and/or severity of effects; *repair* effects after they have occurred, and; *compensate* for effects, balancing out negative impacts with other positive ones.

The mitigation measures may be incorporated into the briefing of design teams as well as the subsequent design, specification and development management of the landuses to be accommodated within the County.

Additional detailed mitigation measures to those listed below and those integrated into the Draft CDP would be likely to be required by the development management and EIA processes of individual projects.

### 9.2 SEA Recommendation

It was recommended that the mitigation measures detailed under Section 9.3 be integrated into and adopted as part of the Draft County Development Plan.

**Note:** The wordings of measures contained hereafter constitute an undertaking - as per the most relevant equivalent Irish Guidelines on the best practice<sup>96</sup>.

<sup>96</sup> The most commonly encountered and significant problem in Environmental Impact Statements is the complete or partial omission of any clear, legally enforceable commitment to undertake the mitigation measures proposed in response to a predicted impact. EPA (2003) *Advice notes on Current Practice (In the Preparation in of Environmental Impact Statements)* Wexford: EPA

Accordingly mitigation measures contained hereafter were recommended to be incorporated in their entirety - or omitted. The degree of undertaking should remain as that the measure 'shall' or 'will' be implemented. The substitution of these words with the words 'should', 'ought' or 'may' is not in accordance with best practice and should be avoided.

### 9.3 Mitigation Measures

#### 9.3.1 Biodiversity, Flora and Fauna

The numerals contained within parenthesis indicate the section of the Draft Plan where the mitigation measure has been integrated.

No projects giving rise to significant direct, indirect or secondary impacts on Natura 2000 sites arising from their size or scale, land take, proximity, resource requirements, emissions (disposal to land, water or air), transportation requirements, duration of construction, operation, decommissioning or from any other effects shall be permitted on the basis of this Plan (either individually or in combination with other plans or projects)<sup>97</sup>. **(4.3.7.v)**

All subsequent plan-making and adoption of plans arising from this plan will be screened for the need to undertake Appropriate Assessment Stage 2<sup>98</sup> under Article 6 of the Habitats Directive. **(4.3.7.v)**

No primary ecological corridors<sup>99</sup> or parts thereof which provide significant connectivity

<sup>97</sup> Except as provided for in Section 6(4) of the Habitats Directive, viz. There must be:

- (a) no alternative solution available,
- (b) imperative reasons of overriding public interest for the plan to proceed; and
- (c) adequate compensatory measures in place.

<sup>98</sup> Methodological guidance on the provisions of Article 6(3) and (4) of the Habitats Directive 92/43/EEC

<sup>99</sup> These 'primary ecological corridors' have yet to be fully identified. The Baseline section includes a surrogate based on rivers, streams, lakes, the canal



are to be lost without mitigation as a result of implementation of the CDP. **(4.3.7.xv)**

The Council will help to ensure that any EU protected species are not placed under further risk of reduction in population size. **(4.3.7.xv)**

“Where relevant, projects will be screened for the need to undertake Stage 2 Appropriate Assessment under Article 6 of the Habitats Directive” **(4.3.7.v)**

In order to protect, strengthen and improve the biodiversity linkages within the County, as required by Article 10 of the Habitats Directive, the Council shall formulate a Green Network Plan or Biodiversity Plan indicating linkages between open space, sensitive habitats, river systems which shall incorporate walking routes and greenways. Any recommendations and outputs arising from the Green Network Plans for South Dublin will be incorporated into the Development Plan. **(4.3.7.xi)**

As part of the sustainable management of tourist attractions in the County the Council shall formulate an Asset Management Plan to sustain, promote and actively manage sensitive landscapes and habitats, walking routes and linkages between the urban, rural and mountain areas. **(1.3.36.xi)**

The Council shall require that any proposal for a comprehensive redevelopment of any land adjacent to the culverted section of the Camac River within Clondalkin Town Centre shall be accompanied by a programme of works for the re-opening, rehabilitation and landscaping of the river as a biodiversity corridor. **(3.3.8.ii)**

The Council shall ensure compliance by all piped infrastructure providers with the requirement to maintain or reduce the impact on biodiversity corridors within all areas of the County, where new or extensions to existing piped infrastructure is proposed. **(2.3.9)**

It is an objective of the Council to reserve an indicative route for the Western North South Road from the N7 to the N4 and on to Fingal, subject to a sustainability assessment of the need for the route, and an Environmental Impact Study which will also examine alternative alignments, with particular emphasis on

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and the railway corridor. This will be replaced following the completion of the proposed Biodiversity Plan.

potential impacts on the Grand Canal. **(Specific Local Objective-Western Road)**

It is Council policy to protect and preserve the character and biodiversity value of the Grand Canal (pNHA), including associated habitats. All development proposals adjoining the Grand Canal shall be accompanied by a Biodiversity Action Plan, including mitigation measures, where appropriate. **(4.3.7.xviii)**

It is Council policy to protect and preserve the biodiversity value and significant landscape and cultural heritage features of lands rezoned for Tier 2 and Tier 3 employment uses through requiring design frameworks, which have been informed by site analysis, the location of biodiversity corridors and site features, and will provide for new landscaping and a cohesive approach to treatment of roads, footpaths and boundary treatments. It is an objective of the Council that should further proposals to rezone land for Tier 3 use arise, that this proposal shall be subject to a Sustainability Assessment. **(3.2.11.ii)**

South Dublin County Council shall require that all proposals for the development of wind energy developments submit assessment indicating the impact of development on protected bird and mammal species. **(2.5.11)**

It is Council policy to protect and preserve the biodiversity value and significant landscape character of lands within the Dodder Valley and on the LAP lands at Oldcourt/Kiltipper by means of requiring landscape assessment to be submitted for development proposals, including the design and improvement of roads and bridge infrastructure to serve the LAP lands. The assessments shall take into account existing treelines, significant hedgerows, landscape features, remediation of negative biodiversity impacts, improved amenity and accessibility to the river. The proposed bridge design and development shall respect the Dodder Valley landscape. **(Specific Local Objective-Oldcourt/Kiltipper Bridge)**

## 9.3.2 Water Protection

When adopted, the relevant policies and objectives of the Eastern River Basin Management Plan and associated Programme of Measures shall be integrated into the Plan through amendment or otherwise. **(2.3.11)**

The Council shall ensure that the ongoing development of the County is undertaken in such a way so as not to compromise the quality of surface water (and associated habitats and species) and groundwater. **(2.3.10.i)**

Landuses shall not give rise to the pollution of ground or surface waters during the construction or operation of developments. This shall be achieved through the adherence to best practice in the design, installation and management of systems for the interception, collection and appropriate disposal or treatment of all surface waters and effluents. **(2.3.9)**

### 9.3.3 Waste Water

It is Council policy that development under the Plan shall be preceded by sufficient capacity in the public waste water treatment plants and appropriate extensions in the existing public waste water treatment catchments. **(2.3.8.i)**

The Council shall implement the relevant recommendations set out in *Urban Waste Water Discharges in Ireland for Population Equivalents Greater than 500 Persons – A Report for the Years 2004 and 2005* (EPA Office of Environment Enforcement, 2007). **(2.3.8.i)**

### 9.3.4 Drinking Water

South Dublin County Council shall ensure conformance with the relevant recommendations set out in *The Provision and Quality of Drinking Water in Ireland - A Report for the Years 2007-2008* (EPA Office of Environment Enforcement, 2009). **(2.3.5)**

Existing and new populations under the CDP shall be served with clean and wholesome drinking water. The Council will help to ensure that compliance is achieved as a minimum with regard to the 48 parameters set out under the European Communities (Drinking Water) Regulations (No. 2) 2007 and will help to resolve any issues if they arise in order to achieve the removal of public water supplies from the EPA remedial action list of public water supplies. **(2.3.5)**

### 9.3.5 Flooding

The Council shall fulfill its responsibilities under the Flood Risk Directive 2007/60/EC and it is Council policy to assist and cooperate with the Office of Public Works in developing Catchment-based Flood Risk Management Plans. Any recommendations and outputs arising from Flood Risk Management Plans for South Dublin will be incorporated into the Development Plan. **(2.3.22.i)**

It is Council policy to ensure that all development proposals incorporate Sustainable Urban Drainage Systems (SUDS). **(2.3.12.ii)**

The Council shall ensure the introduction of a defined 10 metre riparian zone to either side of any river or stream bank identified as part of the Water Framework Directive, and promote the provision of public paths along the banks as part of the development management process. **(4.3.7.xvi)**

Flood alleviation schemes carried over from the 2004-2010 Development Plan, but not constructed shall be further assessed to ascertain compliance with the requirements of the most recent version of the Department of the Environment, Heritage and Local Government and the Office of Public Works Guidelines on "The Planning System and Flood Risk Management" **(2.3.27.iii)**

It is Council policy that development shall not be permitted in identified flood risk areas, particularly floodplains, except where there are no alternative and appropriate sites available in areas at lower risk that are consistent with the objectives of proper planning and sustainable development. Where such development has to take place, in the case of urban regeneration for example, the type of development has to be carefully considered and the risks should be mitigated and managed through location, layout and design of the development to reduce flood risk to an acceptable level. **(2.3.34.i & 2.3.23)**

### 9.3.6 Soil and Contamination

It is Council policy to ensure that adequate and appropriate investigations are carried out into the nature and extent of any soil and groundwater contamination and the risks associated with site development work, where brownfield development is proposed. **(2.3.10.ii)**

### 9.3.7 Landscape

Development Proposals that have the potential to adversely impact upon landscapes attributed with a High Amenity Areas zoning objective, upon protected views or prospects, for land above the 120m contour, or for any land considered to have sensitive landscape character, shall be accompanied by an assessment of the potential visual impacts of the proposed development on the landscape- demonstrating that impacts have been anticipated and avoided to a level consistent with the sensitivity of the landscape. (4.3.7.x)

It is Council policy that in order to support, protect and improve landscape character of sensitive lands zoned for High Amenity, Dublin Mountain Area, and rurally zoned lands above the 120m contour, all planning applications for energy and communications infrastructure shall be accompanied by an assessment of the potential visual impacts of the proposed development on the landscape- demonstrating that impacts have been anticipated and avoided to a level consistent with the sensitivity of the landscape. (2.5.7.i)

### 9.3.8 Air and Noise

It is Council policy to implement the provisions of National legislation and EU Directives on air and noise pollution, including those contained within the Noise Action Plan for the Dublin Agglomeration in conjunction with other agencies as appropriate. (2.2.26, 2.2.27.i, 2.4.1, 2.4.27)

### 9.3.9 Transportation and Climatic Factors

It is Council policy to support sustainable modes of transport and ensure that land use and zoning are fully integrated with the provision and development of high quality transportation systems. (2.2.5.i)

It is Council policy to effect an overall reduction in vehicle speeds to an acceptable level and to reduce the potential for traffic congestion and associated vehicular emissions in urban areas through integrated placemaking design on particular streets and in appropriate areas throughout the County. (2.2.29.i)

It is Council policy to promote, facilitate and co-operate with other agencies in securing the implementation of the transportation strategy for the County and the wider Dublin Region as set out in Transport 21 2006-2015 and the Dublin Transportation Office strategic document 'Platform for Change 2000-2016'. Affecting a modal shift from the private car to more sustainable modes of transport – including public transport, walking and cycling - will be a paramount objective to be realised in the implementation of this policy. (2.2.5.ii & 2.2.4)

It is Council policy to promote the location of housing development for the Elderly, including nursing homes, within urban or rural village centres. Where located in urban areas, such facilities shall be adjacent to public transport routes. (1.2.36.ii)

It is Council policy that new Retail Parks will be encouraged to locate within Tier 2 locations in order to maintain Tier 1 locations for higher order office based development, and to allow for the retention of Tier 3 industry locations for lower order industrial and associated uses. Development or expansion of existing retail parks, within Tier 1 locations will be open for consideration. (3.2.11.v)

### 9.3.10 Waste Management

The Council shall ensure the implementation of an integrated approach to waste management for any proposed development(s) within the lands in question – to include wastes generated during the construction phase of development as well as the operation and maintenance phases – having particular regard to "Best Practice Guidelines on the preparation of Waste Management Plans for Construction & Demolition Projects" July 2006. (2.4.17)

## Section 10 Monitoring Measures

### 10.1 Introduction

The SEA Directive requires that the significant environmental effects of the implementation of plans and programmes are monitored. This environmental report puts forward proposals for monitoring the County Development Plan (CDP) which are adopted alongside the CDP.

Monitoring enables, at an early stage, the identification of unforeseen adverse effects and the undertaking of appropriate remedial action. In addition to this, monitoring can also play an important role in assessing whether the CDP is achieving its environmental objectives and targets - measures which the CDP can help work towards - whether these need to be reexamined and whether the proposed mitigation measures are being implemented.

### 10.2 Indicators and Targets

Monitoring is based around the indicators which were chosen earlier in the process. These indicators allow quantitative measures of trends and progress over time relating to the Strategic Environmental Objectives used in the evaluation. Focus will be given to indicators which are relevant to the likely significant environmental effects of implementing the CDP and primarily to existing monitoring arrangements in order to monitor the selected indicators. Each indicator to be monitored will be accompanied by the relevant target(s) - measures which the CDP can help work towards - which were identified with regard to the relevant legislation (see 0). Table below shows the indicator and targets which have been selected with regard to the monitoring of the plan.

### 10.3 Sources

In compliance with the SEA Directive and the DEHLG Guidelines, measurements for indicators come from existing monitoring sources and no new monitoring should be required to take place. Existing monitoring sources exist for many of the indicators and include those maintained by South Dublin County Council and the relevant authorities e.g. the Environmental

Protection Agency, the National Parks and Wildlife Service and the Central Statistics Office.

The *Development Management Process* in South Dublin County Council will provide additional monitoring of certain indicators and targets on an application by application basis. Where significant adverse effects - including positive, negative, cumulative and indirect - are likely to occur upon, for example, entries to the RMP, entries to the RPS or ecological networks as a result of the undertaking of individual projects or multiple individual projects such instances will be identified and recorded and will feed into the monitoring evaluation.

### 10.4 Excluded Indicators and Targets

As noted on Table 10.1 below, monitoring data on Indicator W2 (Groundwater Quality Standards and Threshold Values under Directive 2006/118/EC) may not be available for the preliminary monitoring evaluation as the groundwater threshold values to which this indicator relates have not yet been identified by the EPA.

In addition, future monitoring data for Indicators C1i (Percentage of population within the County travelling to work or school by public transport or non-mechanical means) and C1ii (Average distance travelled to work or school by the population of the County) will not be available until the results of the next CSO Census are made available. It is recommended that data for these indicators be sourced for the SEA of the next review of the Plan.

### 10.5 Reporting

A preliminary monitoring evaluation report on the effects of implementing the CDP will be prepared to coincide with the Manager's report to the elected members on the progress achieved in securing CDP objectives within two years of the making of the plan (this Manager's report is required under section 15 of the 2000 Planning Act).



## 10.6 Responsibility

South Dublin County Council are responsible for collating existing relevant monitored data, the preparation of a monitoring report, the publication of this report and, if necessary, the carrying out of corrective action.

It is recommended that a Steering Committee be established to oversee the monitoring process.

## 10.7 Thresholds

Thresholds at which corrective action will be considered are as follows:

- boil notices on drinking water;
- fish kills;
- court cases taken by the DEHLG regarding impacts upon archaeological heritage including entries to the Record of Monuments and Places; and,
- complaints received from statutory consultees regarding avoidable impacts resulting from development which is granted permission under the CDP.

Environmental Component	Selected Indicator(s)	Selected Target(s)	Sources
<p><b>Biodiversity, Flora and Fauna</b></p>	<p>B1: Percentage of relevant habitats and designated ecological sites lost as a result of implementation of the CDP</p> <p>B2: Number of significant adverse impacts, including direct, cumulative and indirect impacts, to relevant habitats, geological features, species or their sustaining resources in designated ecological sites by development within or adjacent to these sites as a result of implementation of the CDP</p> <p>B3: Percentage of connectivity provided by the County's primary ecological corridors<sup>100</sup> which has been lost without mitigation</p>	<p>B1: No losses of relevant habitats, species or their sustaining resources in designated ecological sites as a result of implementation of the CDP</p> <p>B2: No significant adverse impacts, including direct, cumulative and indirect impacts, to relevant habitats, geological features, species or their sustaining resources in designated ecological sites by development within or adjacent to these sites as a result of implementation of the CDP</p> <p>B3: No ecological connectivity provided by the County's primary ecological corridors to be lost without mitigation as a result of implementation of the CDP</p>	<p>Designated ecological sites mapping, CORINE Mapping, National Parks and Wildlife Service Records &amp; Development Management Process in SDCC</p> <p>Designated ecological sites mapping, Development Management Process in SDCC Council &amp; Consultation with the National Parks and Wildlife Service</p> <p>Primary ecological corridors mapping, CORINE mapping and Development Management Process in SDCC</p>
<p><b>Population and Human Health</b></p>	<p>Indicator HH1: No of occasions that PM10 limits have been exceeded in at Air Monitoring stations</p> <p>Indicator HH2: Percentage of population that are exposed to unacceptable levels of traffic noise (to be defined) or the number of noise sensitive locations that have a score where priority action is required</p>	<p>HH1: Reduce number of people exposed to traffic noise and air quality levels which endanger health and quality of life</p>	<p>South Dublin County Council, EPA</p>

<sup>100</sup> These 'primary ecological corridors' have yet to be fully identified. The Baseline section includes a surrogate based on rivers, streams, lakes, the canal and the railway corridor. This will be replaced following the completion of the proposed Biodiversity Plan.

Environmental Component	Selected Indicator(s)	Selected Target(s)	Sources
<b>Soil</b>	<p>S1i: Area of brownfield land redeveloped</p> <p>S1ii: Area of greenfield land developed</p> <p>S1iii: Number of contaminated sites identified and remediated</p> <p>S3 Volume of waste recycled and volume of waste sent to landfill</p>	<p>S1i: To fully utilise the available brownfield lands</p> <p>S1ii: To reduce the amount of Greenfield lands developed</p> <p>S1iii: To ensure sustainable use of brownfield sites</p> <p>S3 To meet national and EU targets on the recycling of municipal waste and its diversion from landfill</p>	<p>Development Management Process in SDCC</p> <p>As above</p> <p>Environmental Services Dept. SDCC</p> <p>Annual Waste Arisings Report from Environmental Services Dept. SDCC</p>
<b>Water</b>	<p>Indicator W1i: Biotic Quality Rating (Q Value) and risk assessment</p> <p>Indicator W1ii: EPA Trophic Status of Lakes</p> <p>W2: Groundwater Quality Standards and Threshold Values under Directive 2006/118/EC</p>	<p>W1ia: To maintain a biotic quality rating of Q4, in line with the requirement to achieve good water status under the Water Framework Directive, by 2015</p> <p>W1ib: To improve biotic quality ratings, where possible, to Q5</p> <p>Target W1iia: To achieve a minimum trophic status of mesotrophic, in line with the requirement to achieve good water status under the Water Framework Directive, by 2015</p> <p>Target W1iib: To improve trophic status, where possible, to oligotrophic</p> <p>W2: Compliance with Groundwater Quality Standards and Threshold Values under Directive 2006/118/EC</p>	<p>Environmental Protection Agency</p> <p>Environmental Protection Agency</p> <p>As noted under Section 2.3.1 data may not be available for this indicator when the monitoring evaluation is being prepared.</p>

<b>Environmental Component</b>	<b>Selected Indicator(s)</b>	<b>Selected Target(s)</b>	<b>Sources</b>
<b>Water (cont.)</b>	W3: Number of developments granted permission on lands which pose - or are likely to pose in the future - a significant flood risk	W3: Minimise developments granted permission on lands which pose - or are likely to pose in the future - a significant flood risk	Development Management Process in South Dublin County Council
<b>Air and Climatic Factors</b>	<p>C1i: Percentage of population within the County travelling to work or school by public transport or non-mechanical means</p> <p>C1ii: Average distance travelled to work or school by the population of the County</p>	<p>C1i: An increase in the percentage of the population within the County travelling to work or school by public transport or non-mechanical means</p> <p>C1ii: A decrease in the average distance travelled to work or school by the population of the County</p>	<p>Central Statistics Office: Dublin Transportation Office</p> <p>As noted under Section 2.3.1, future monitoring data may not be available for these indicators until results from the next Census are made available.</p>



Environmental Component	Selected Indicator(s)	Selected Target(s)	Sources
<b>Material Assets</b>	<p>M1: Number of new non-rural developments granted permission which cannot be adequately served by a public waste water treatment plant over the lifetime of the CDP</p> <p>M2: Drinking water quality standards, (Microbiological, Chemical and Indicator parameters)</p>	<p>M1: No new developments granted permission which cannot be adequately served by a public waste water treatment plant over the lifetime of the CDP</p> <p>M2: To maintain and improve drinking water quality in South Dublin County to comply with requirements of the European Communities (Drinking Water) Regulations 2000</p>	<p>Development Management Process in SDCC</p> <p>Environmental Protection Agency, Development Management Process in SDCC</p>
<b>Cultural Heritage</b>	<p>CH1: Number of unauthorised developments occurring which result in full or partial loss to entries to the Record of Monuments and Places - including Zones of Archaeological Potential - and the context of the above within the surrounding landscape where relevant</p> <p>CH2i: Number of unauthorised developments occurring which result in physical loss or loss entries to the Record of Protected Structures and/or their context within the surrounding landscape where relevant</p> <p>CH2ii: Number of additions to the Record of Protected Structures and the number of additional ACAs</p>	<p>CH1: No unauthorised developments occurring which result in full or partial loss to entries to the Record of Monuments and Places - including Zones of Archaeological Potential - and the context of the above within the surrounding landscape where relevant</p> <p>CH2i: No unauthorised developments occurring which result in physical loss or loss entries to the Record of Protected Structures and/or their context within the surrounding landscape where relevant</p> <p>CH2ii: Make Additions to the Record of Protected Structures and make additional ACAs, where appropriate</p>	<p>Development Management Process in South Dublin County Council; Complaints from statutory consultees</p> <p>Development Management Process in South Dublin County Council; Complaints from statutory consultees</p>

Environmental Component	Selected Indicator(s)	Selected Target(s)	Sources
<b>Landscape</b>	<p>L1: Number of complaints received from statutory consultees regarding avoidable impacts on the landscape - especially with regard to the County's landscapes which are most valuable and most sensitive to change and protected focal points and views - resulting from development which is granted permission under the CDP</p> <p>Indicator L2i: Number of dwellings permitted above the 120 metre contour</p> <p>Indicator L2ii: Percentage of dwellings permitted above the 120 metre contour which have carried out landscaping proposals as required by condition of planning permission.</p>	<p>L1: No developments permitted which result in avoidable impacts on the landscape - especially with regard to the County's landscapes which are most valuable and most sensitive to change and protected focal points and views - resulting from development which is granted permission under the CDP</p>	<p>Development Management Process in South Dublin County Council; Complaints from statutory consultees</p>

**Table 10.1 Selected Indicators, Targets and Monitoring Sources**

## Appendix 1 Detailed Assessment of Draft Plan Policies

### 1.1 Methodology

This section evaluates South Dublin County Council's Draft Plan aims, policies and objectives. Strategic Environmental Objectives (SEOs) are used as outlined under Section 4 in order to evaluate the relevant measures of the Draft Plan. Use has been made of the environmental baseline descriptions and the maps of the individual components provided in Section 3 for this purpose.

The interactions between the SEOs and the policies and objectives of the Plan determine the effects of implementing the Plan. These effects include secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects. The SEOs for any effects, other than direct effects, are coloured blue in the Matrices that follow.

The table below details all the SEOs which have been developed from international, national and regional policies which generally govern environmental protection objectives. The approach used by the SEA team in assessing the plan's policies and proposals is outlined in Appendix 4.

#### **Note on uncertainty:**

With regard to policies and objectives evaluated as having an uncertain interaction with the status of SEOs, the interaction and environmental impacts, if any, which the implementation of these Plan measures would have would be determined by: the nature and extent of development arising from these Plan measures, and; site specific environmental factors. These impacts may be assessed as part of a lower tier SEA, as part of an EIA of a particular project and/or by the development management process.

Avoidance of conflict is dependent upon the development management process only granting permission for individual projects arising from these measures which do not conflict with the status of SEOs. Providing other Plan measures, including the measures recommended by this report, and measures arising out of lower tier assessments are complied with, conflicts with SEOs would be likely to be avoided.

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<b>SEO Code</b>	<b>Strategic Environmental Objective</b>
<b>B1</b>	To avoid loss of relevant habitats, geological features, species or their sustaining resources in designated ecological sites
<b>B2</b>	To avoid significant adverse impacts, including direct, cumulative and indirect impacts, to relevant habitats, geological features, species or their sustaining resources in designated ecological sites by development within or adjacent to these sites
<b>B3</b>	To sustain, enhance or - where relevant - prevent the loss of ecological networks or parts thereof which provide significant connectivity between areas of local biodiversity
<b>HH1</b>	To protect human health from hazards or nuisances arising from traffic and incompatible landuses
<b>S1</b>	To maximise the sustainable re-use of brownfield lands and the existing built environment, rather than developing greenfield lands
<b>S3</b>	To minimise waste production and reduce the volume of waste to landfill and to operate sustainable waste management practices.
<b>W1</b>	To maintain and improve, where possible, the quality of rivers, lakes and surface water
<b>W2</b>	To prevent pollution and contamination of ground water
<b>W3</b>	To prevent development on lands which pose - or are likely to pose in the future – a significant flood risk
<b>C1</b>	To minimise increases in travel related greenhouse emissions to air
<b>C2</b>	To reduce car dependency within the County by way of, inter alia, encouraging modal change from car to more sustainable forms of public transport and encouraging development which will not be dependent on private transport
<b>M1</b>	To serve new development under the CDP with appropriate waste water treatment
<b>M2</b>	To maintain and improve the quality of drinking water supplies
<b>CH1</b>	To protect the archaeological heritage of South Dublin with regard to entries to the Record of Monuments and Places - including Zones of Archaeological Potential - and the context of the above within the surrounding landscape where relevant
<b>CH2</b>	To preserve and protect the special interest and character of South Dublin's architectural heritage with regard to entries to the Record of Protected Structures, Architectural Conservation Areas, and their context within the surrounding landscape where relevant
<b>L1</b>	To protect and avoid significant adverse impacts on the landscape, landscape features and designated scenic routes; especially with regard to areas of high amenity, the Dublin Mountain Area, and the Liffey and Dodder Valleys

### Strategic Environmental Objectives (SEOs)<sup>101</sup>

<sup>101</sup> Strategic Environmental Objectives (SEOs) are methodological measures which are developed from international, national and regional policies which generally govern environmental protection objectives and against which the environmental effects of the Draft Plan can be tested. The SEOs are used as standards against which the provisions of the Draft Plan can be evaluated in order to help identify areas in which significant adverse impacts are likely to occur, if unmitigated against.

## A Living Place

### Housing

	Likely to Improve status of SEOs	Probable Conflict with status of SEOs- Unlikely to be mitigated	Potential Conflict with status of SEOs- likely to be mitigated	Uncertain interaction with status of SEOs	Neutral Interaction with status of SEOs	No Likely interaction with status of SEOs
<b>Aim</b>						
To protect and improve residential amenity in existing housing areas; to ensure the provision of high quality new residential environments with sustainable layout and design, with adequate public transport links and within walking distance of community facilities; to require high quality landscape assessment of development in sensitive rural and urban areas, to provide an appropriate mix of house sizes, types and tenures in order to meet different household needs; and to promote balanced communities.	B2 HH1 S3 L1 CH1 W1 W3	B3 S1 C1 M1 CH2 W2				B1
Overall, the aim will be likely to improve the status of many of the SEOs, particularly those relating to location of housing in proximity to public transport and within walking distance of community facilities, all of which will act to reduce emissions, car based movements, reduce noise and improve human health. Protection and improvement of existing areas, will allow for brownfield redevelopment, where appropriate. Protection and reuse of protected structures and heritage sites, would be part of the overall requirements of proposed residential environments, as required by heritage policies of the Proposed Development Plan. <b>(SEO B3-CH2)</b> Important features which form part of significant habitat networks are to be retained, or replaced as required under the Habitats Directive. Recognition of the impact, and need for mitigation of larger scale new residential communities on the landscape, particularly in areas in the foothills of the Dublin Mountains is important. Note of environmental or heritage constraints to be taken into account in the layout and location of new residential environments could be considered for inclusion within the overall aim. <b>(SEO W1-W3)</b> New residential environments would be required to comply with the requirements of the Habitats Directive and the Water Framework Directive (WFD). Design and layout of new developments will be required to ensure that water quality is maintained and improved, through retaining rivers and streams along with associated buffer zones, providing for SuDS, and restricting development on lands susceptible to flooding.						
<b>Objectives/Strategy</b>						
Provide sufficient zoned land to accommodate the growing population.	B1 B2 S1		B3 C1 C2 L1	W1		
Secure the implementation of the Council's Housing Strategy and Traveller Accommodation Programme.	B1 M1 M2	HH1 C1 C2*				
Ensure that all new residential development complies with Council's policies regarding Sustainable Neighbourhoods and Urban Design principles so that Sustainable Communities are developed to meet the needs of existing and future residents, are	B1 B2 S1 CH2	HH1 C1 C2*	B3 W1 L1			

<p>sensitive to their environment, and contribute to a high quality of life.</p> <p>Promote Sustainable Communities that deliver quality well-designed housing responses that recognise the positive potential housing can contribute to overall social and economic well being within the County.</p> <p>Promote higher residential densities only at appropriate locations where such development ensures a high standard of protection between reasonable protection of existing residential amenities and the established character of areas, and encompasses appropriate design and amenity standards, having regard to public transport infrastructure and guidelines on <i>Sustainable Residential Development in Urban Areas</i>.</p> <p>Provide for changing household sizes and promote an appropriate mix of dwelling types and sizes and different densities to empower personal choice and to meet the needs of different lifecycle stages.</p> <p>Provide for changing housing needs, and promote the provision of affordable and social housing and housing for groups with particular needs including sheltered housing, housing for disabled people and housing for homeless people, in accordance with the Council's Housing Strategy.</p> <p>Counteract social segregation and facilitate the development of balanced communities through promoting mixed social/affordable/private housing development.</p> <p>Promote the consolidation of existing built-up areas with falling population by facilitating good quality appropriate infill development which would maintain the viability of local services whilst protecting essential amenities and valued open space and consider investigating the carrying out a planning study assessing options for downsizing in established areas.</p> <p>Secure the implementation of the Clonburris Strategic Development Zone Planning Scheme and continue the implementation of the Adamstown Strategic Development Zone Planning Scheme and work closely with service-providers in order to ensure delivery of the necessary infrastructure for the successful implementation of the SDZ Schemes.</p>	<p>HH1 C1 C2 B2 B3 W1 W2 M1 M2 W3 CH1 CH2 L1</p> <p>B2 HH1 S1 C1 C2 W1 W2 W3 L1</p> <p>HH1 S1 C1 C2</p> <p>HH1 S1 C1 C2</p> <p>HH1 S1 C1 C2</p> <p>B1 B2 HH1 S1 C1 C2</p> <p>B1 B2 B3 HH1 S3 W1 W2 W3 C1 C2 M1 M2 CH1 CH2</p>		<p>B3 CH1 CH2</p> <p>B3 W1 W3</p> <p>B3 W1 W2 W3</p>		<p>S1</p>	
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Promote public participation  Strictly manage the spread of one-off housing and the expansion of the suburbs into the rural, mountain and high amenity zones whilst consulting and listening to the concerns and coherent arguments of the rural communities concerned.	L1			B1 B2 S1 HH1 W1 W2 W2 W3 C1 C2 L1	B1 B2 S1 HH1 W1 W2 W3 C1 C2 L1
Prioritisation of development on brownfield lands, prior to rezoning Greenfield lands, in order to accommodate a growing population would be most suitable. Accommodation of population on brown or Greenfield lands may require amelioration of habitat networks. * Proposed locations for Traveller accommodation do not comply with the sustainable placemaking model. Please refer to assessment within Specific Local Objectives regarding 'Traveller Accommodation'. Consolidation of development in built up areas should ensure no adverse effects on important habitat networks and river systems					
<b>Policies</b>					
<b>Policy H1</b> Higher Residential Densities It is the policy of the Council to encourage higher residential densities at suitable locations, particularly close to existing or proposed major public transport corridors and nodes, and in proximity to major centres of activity such as town and district centres. In promoting more compact higher density forms of sustainable residential development it is Council policy to have regard to the policies and objectives contained in the following guidelines, and any new guidelines published during the lifetime of the Development Plan: <ul style="list-style-type: none"> <li>▪ Sustainable Residential Development in Urban Areas (DoEHLG 2008)</li> <li>▪ Urban Design Manual – A Best Practice Guide (DoEHLG 2008)</li> <li>▪ Quality Housing for Sustainable Communities (DoEHLG 2007)</li> </ul>	HH1 S1 C1 C2 B3 W1 W3 L1 B3 L1 W1 W3 CH1 CH2				
This policy facilitates the sustainable development of brownfield and some Greenfield sites. In addition, higher densities in such locations will indirectly assist in maintaining the habitat networks and rivers in Greenfield rural and mountain areas, through increasing development capacity. <b>(SEO CH1-CH2)</b> The development of sites to higher densities may impact on heritage features, <b>(SEO B3-W3)</b> Potential impact upon habitat networks, rivers and riparian zones unless design and layout take such issues into account at the outset.					
<b>Policy H2</b> Town Centre Densities It is the policy of the Council to maximise town centre population growth, and therefore there will in general, be no upper limit on the number of dwellings that may be provided within any town, subject to the safeguards outlined in Sustainable Neighbourhoods in Section 1.4 or being in accordance with Local Area Plans or Approved Plans.	B2 HH1 W1 W2 W3 L1 S1 S3 C1 C2 M1 M2 CH2		B3 CH1		B1
<b>(SEO B3-CH1)</b> Such development will allow for sustainable development of Town Centre sites, subject to compliance with a number of constraints such as retention of heritage sites. Impacts on archaeological sites may be greater than on protected structures. Retention or replacement of important habitats networks must be assured in instances where density and site coverage will increase.					
<b>Policy H3</b> Brownfield Sites Densities It is the policy of the Council to maximise redundant industrial lands identified as Tier 1 zoned lands to consolidate the County and therefore where such sites exist, and in particular, are close to existing or future public transport corridors, the opportunity for	B2 HH1 W1 W2 W3 L1 S1 C1 C2		B3 CH1 CH2		B1



their re-development to higher densities will be promoted, subject to safeguards outlined in Sustainable Neighbourhoods in Section 1.4 or being in accordance with Local Area Plans or Approved Plans.						
<b>(SEO B3-CH2)</b> Retention of industrial architecture is an issue of concern, while retention of biodiversity corridors or archaeological sites on low density industrial lands should be required.						
<b>Policy H4</b> Public Transport Corridors Densities It is the policy of the Council to maximise public transport investment and promote sustainable settlement patterns. Walking distances from public transport nodes will be used to define public transport corridors. Increased densities will be promoted within 500 metres walking distance of a bus stop, or within 1km of a light rails stop or a rail station. The capacity of public transport will be taken into account. In general, minimum net densities of 50 dwellings per hectare, subject to appropriate design and amenity standards, will be applied to public transport corridors, with the highest densities located at rail stations/ bus stops, and decreasing with distance from such nodes. Development at such locations will be subject to safeguards outlined in Sustainable Neighbourhoods in Section 1.4 or being in accordance with Local Area Plans or Approved Plans.	<b>B2</b> <b>W2</b> <b>CH2</b> <b>S1</b> <b>C2</b>	<b>HH1</b> <b>CH1</b> <b>L1</b> <b>S3</b> <b>C1</b> <b>M1</b> <b>M2</b>		<b>B3</b> <b>W1</b> <b>W3</b>		<b>B1</b>
Sustainable settlement patterns are being promoted.						
<b>Policy H5</b> Inner suburban/ infill Densities It is the policy of the Council to promote the provision of additional dwellings on appropriate sites within inner suburban areas, proximate to existing or due to be improved public transport corridors, particularly to eliminate where there is proven anti-social behaviour in the area, by facilitating infill residential development or sub-division of dwellings subject to safeguards outlined in Sustainable Neighbourhoods in Section 1.4 or being in accordance with Local Area Plans or Approved Plans.	<b>HH1</b> <b>C1</b> <b>W2</b> <b>B3</b> <b>CH2</b>	<b>S1</b> <b>C2</b> <b>W3</b> <b>CH1</b> <b>L1</b>		<b>B2</b> <b>B3</b> <b>W1</b> <b>W3</b>		
Allowing for infill development allows for increased use of public transport, and reduced car movements, through facilitating increased population in walkable neighbourhoods. Indirectly, such a policy reduces pressure to build on Greenfield sites, allowing for retention of habitats and river systems. <b>(SEO B2-W3)</b> Within existing urban areas, infill on sites proximate to rivers, greenways or floodplains may have effects on the requirements of the WFD and Habitats Directive.						
<b>Policy H6:</b> Inner suburban/ infill Densities on Council Owned Land It is the policy of the Council to identify sites for small-scale infill housing development on lands in Council ownership which are no longer considered appropriate for retention as open space and/or recreational areas (i.e. lands subject to zoning objective 'F'),	<b>S1</b> <b>W1</b> <b>W3</b>	<b>C1</b> <b>W2</b> <b>B3</b>	<b>C2</b> <b>W2</b> <b>L1</b>	<b>B2</b> <b>W1</b> <b>W3</b>	<b>B3</b> <b>HH1</b> <b>CH1</b>	<b>CH2</b> <b>CH2</b>
Small scale infill may allow for increased population to avail of existing facilities within walkable neighbourhoods and would reduce the pressure to develop Greenfield sites. <b>(SEO B2-W3)</b> Depending on the size and location of the open spaces, certain habitat features may be impacted upon. Retention of the networks, along with buffers adjacent to rivers and streams is recommended. A short term air and noise effect may occur in replacing open space with housing.						
<b>Policy H7</b> Institutional lands Densities Where lands in institutional use, (such as education, health, residential or other such use), are proposed for re-development, it is the policy of the Council to retain the open	<b>B2</b> <b>HH1</b> <b>W2</b>	<b>B3</b> <b>W1</b> <b>W3</b>				

character of their lands wherever possible, subject to the context of the quality and provision of existing or proposed open space in the area generally. In the development of such lands, average net densities at least in the range of 30-50 dwellings per hectare should prevail and the objective of retaining the open character of the lands achieved by concentrating increased densities in selected parts (up to 70 dwellings per hectare where appropriate). Development on institutional lands will be subject to safeguards outlined in Sustainable Neighbourhoods in Section 1.4 or being in accordance with Local Area Plans or a masterplan outlining proposals for the entire landholding.	<b>CH1 CH2 L1 S1 C1 C2</b>					
Retaining the open character of such sites allows for retention of habitat networks, river systems, protected buildings and recorded monuments and buffer areas, as well as allowing for development to be more easily absorbed into the urban landscape, through the retention of trees and buffers between existing buildings.						
<b>Policy H8</b> Outer Suburban/ 'Greenfield' sites Densities It is the policy of the Council to ensure the greatest efficiency of land usage on such lands through the provision of net residential densities in the general range of 35-50 dwellings per hectare, involving a range of housing types where possible. Development at net densities less than 30 dwellings per hectare will generally be discouraged in the interests of land efficiency, particularly on sites in excess of 0.5 hectares. Development in Outer Suburban/ 'Greenfield' sites will be subject to safeguards outlined in Sustainable Neighbourhoods in Section 1.4 or being in accordance with Local Area Plans or Approved Plans.	<b>B2 B3 W1 W2 W3 L1 S3 M1 M2</b>		<b>HH1 S1 C1 C2 CH1 CH2</b>			<b>B1</b>
<b>(SEO HH1-CH2)</b> Development is being promoted in Greenfield sites.						
<b>Policy H9</b> Provision for Lower Densities in Limited Cases It is the policy of the Council to facilitate a choice of housing types within urban areas and therefore a limited provision may be made for lower density schemes provided that, within a neighbourhood or district as a whole, average densities achieve any minimum standards outlined in the policies above.	<b>B3 HH1 W1 W2 W3 CH1 CH2 L1</b>			<b>S1 C1 C2</b>		<b>B1 B2</b>
See comments on 'Aims'						
<b>Policy H10:</b> High Quality Design and Layout in New Residential Development It is the policy of the Council to promote a high quality of design and layout in new residential development and ensure that all development complies with the safeguards outlined in Sustainable Neighbourhoods in Section 1.4 or be in accordance with Local Area Plans or Approved Plans.	<b>HH1 S1 S3 C1 C2 M1 M2 CH1 CH2 B3 W1 W2 W3 L1</b>					
Improved layout and design would allow for walkability, access to facilities, increased densities coupled with amenity, inclusion of important habitat networks as part of a linked park system. <b>(SEO L1)</b> New residential developments on Greenfield sites, may have negative impacts on the landscape, particularly along the foothills of the mountains. This can be mitigated through good design and site analysis.						
<b>Policy H11</b> Protection of Residential Amenity in Existing Areas It is the policy of the Council to protect and improve residential amenity in existing residential areas.	<b>B3 HH1 S1 M2 CH2</b>			<b>C1 C2 B3</b>		

Protecting residential amenity may maintain biodiversity networks within the urban area, particularly within older areas. Maintaining amenity will allow for sustainable brownfield development. <b>(SEO C1 C2)</b> Maintaining amenity within lower densities may not allow for suitable densification, resulting in development occurring on Greenfield lands						
<b>Policy H12</b> Conservation of Existing Housing Stock It is the policy of the Council to conserve the existing housing stock of the County wherever possible. Replacement dwelling units will be considered taking into account the character of the area and scale of proposed development.	<b>B3</b> <b>S1</b> <b>CH2</b>	<b>HH1</b> <b>M2</b>			<b>C1 C2 B3</b>	
Protecting residential amenity may maintain biodiversity networks within the urban area, particularly within older areas. Maintaining amenity will allow for sustainable brownfield development. <b>(SEO C1 C2)</b> Maintaining amenity within lower densities may not allow for suitable densification, resulting in development occurring on Greenfield lands						
<b>Policy H13:</b> Sustainable Development of Existing Built Up Areas It is the policy of the Council to promote appropriate sustainable development of existing built-up areas in order to retain population levels and delivery of local services	<b>B2</b> <b>HH1</b> <b>S3</b> <b>L1</b> <b>CH1</b>	<b>B3</b> <b>S1</b> <b>C1</b> <b>M2</b> <b>CH2</b>		<b>W1 W2 W3</b>		
This policy will allow for more effective uses of existing infrastructure. Effective control of increased hard surface paving where previously garden was located is noted under the Draft Flood Management Guidelines. Such an issue should be dealt with by Development Management as part of the planning process.						
<b>Policy H14:</b> Infill Development in Residential Areas It is the policy of the Council to encourage the consolidation of the County through well designed, responsive infill developments, located where there are good connections to public transport and services, and that are compliant with the policies and objectives of this Plan.	<b>B2</b> <b>HH1</b> <b>S3</b> <b>L1</b> <b>CH1</b>	<b>B3</b> <b>S1</b> <b>C1</b> <b>M2</b> <b>CH2</b>		<b>W1 W2 W3</b>		
This policy will allow for more effective uses of existing infrastructure. Effective control of increased hard surface paving where previously garden was located is noted under the Draft Flood Management Guidelines. Such an issue should be dealt with by Development Management as part of the planning process. Such development should not be allowed in identified floodplains.						
<b>Policy H15:</b> Backland Development It is the policy of the Council that backland development will generally only be permitted where development is carried out in a comprehensive redevelopment of the backland to secure a co-ordinated scheme.	<b>B2</b> <b>HH1</b> <b>S3</b> <b>L1</b> <b>CH1</b>	<b>B3</b> <b>S1</b> <b>C1</b> <b>M2</b> <b>CH2</b>		<b>W1 W2 W3</b>		
This policy will allow for more effective uses of existing infrastructure. Effective control of increased hard surface paving where previously garden was located is noted under the Draft Flood Management Guidelines. Such an issue should be dealt with by Development Management as part of the planning process. Such development should not be allowed in identified floodplains.						
<b>Policy H16:</b> Extensions to Dwelling Houses It is the policy of the Council to support the extension of existing dwelling houses in principle subject to safeguards contained within this Plan and within the House Extension Guide document contained as appendix 5.	<b>B2</b> <b>HH1</b> <b>S3</b> <b>L1</b> <b>CH1</b>	<b>B3</b> <b>S1</b> <b>C1</b> <b>M2</b> <b>CH2</b>		<b>W1 W2 W3</b>		
This policy will allow for more effective uses of existing infrastructure. Effective control of increased hard surface paving where previously garden was located is noted under the Draft Flood Management Guidelines.						
<b>Policy H17:</b> Corner Site Development	<b>B2</b>	<b>B3</b>		<b>W1 W3 CH2</b>		

<p>It is the policy of the Council to favourably consider proposals for the development of corner sites or wide side garden locations within established areas</p>	<p>HH1 S1 C1 C2 M1 M2 CH1</p>					
<p>This policy will allow for more effective uses of existing infrastructure. Effective control of increased hard surface paving where previously garden was located is noted under the Draft Flood Management Guidelines. Such an issue should be dealt with by Development Management as part of the planning process. Such development should not be allowed in identified floodplains.</p>						
<p><b>Policy H18: Family Flat</b> It is the policy of the Council to favourably consider family flat development where satisfied that there is a valid case, provided that the proposal does not otherwise detract from the residential amenity of the area.</p>	<p>HH1 S1 C1 C2 M1 M2 CH1 CH2 W1 W2 W3</p>					
<p>This policy will allow for more effective uses of existing infrastructure.</p>						
<p><b>Policy H19: Sub-Division of Dwellings</b> It is the policy of the Council that the sub-division of houses into a number of units is acceptable in suburban areas which are characterised by exceptionally large houses on relatively extensive sites where populations are generally falling and which are well served by public transport. In all cases Development Plan standards set out in Sustainable Neighbourhoods in Section 1.4 must be met.</p>	<p>HH1 S1 S3 C1 C2 M1 M2</p>		<p>CH2</p>			
<p>In many instances, large buildings such as this are protected structures, with attendant curtilage. Care must be taken to ensure that division of such buildings does not affect the character of the structure or the grounds.</p>						
<p><b>Policy H20: Housing for the Elderly including Nursing Homes</b> It is the policy of the Council to support the concept of independent living for older people, to provide specific purpose-built accommodation to promote the opportunity for elderly householders to avail of the option of 'downsizing' and to facilitate the provision of nursing/care facilities for the elderly at appropriate locations.</p>	<p>HH1 S1 S3 C1 C2 L1</p>					<p>B1 B2 B3</p>
<p>Location of such facilities is of great importance due to the potential lack of mobility of residents, as well as the need to be proximate to social facilities and public transport, in order to allow for independence and wellbeing</p>						
<p><b>Policy H21: Locations for Housing for the Elderly</b> It is the policy of the Council that proposals for accommodation for the elderly should be located in existing residential areas well served by infrastructure and amenities such as footpath networks, local shops, public transport in order not to isolate residents and allow for better care in the community, independence and access. This preference and presumption towards convenient locations applies to any scheme whether provided by communal set-ups or similar, facilities providing higher levels of care, self-contained units or a mix of these.</p>	<p>HH1 S1 S3 C1 C2 L1</p>					<p>B1 B2 B3</p>
<p>See above.</p>						
<p><b>Policy H22 Adamstown and Clonburris Strategic Development Zones</b> It is the policy of the Council to continue the implementation of the Adamstown Strategic Development Zone Planning Scheme, and secure the implementation of the</p>	<p>B1 B2 B3 HH1 S3 W1 W2</p>		<p>B3 W1 W2 W3</p>	<p>S1</p>		



Clonburris Strategic Development Zone Planning Scheme, both of which were adopted by South Dublin County Council and approved by An Bord Pleanala and form part of this Development Plan in accordance with the Planning and Development Act, 2000 (as amended).	<b>W3 C1 C2</b> <b>M1 M2</b> <b>CH1 CH2</b> <b>L1</b>				
The development of Adamstown and Clonburris allows for sustainable higher density housing and mixed use communities served by high quality public transport. The sustainable development of these areas should maintain existing heritage sites, in addition to reducing emissions through increased opportunities for walking, cycling and public transport usage. The development of these areas should relieve significant development pressure for other Greenfield sites, thus maintaining habitats, networks and rivers, and preserving landscapes. <b>(SEO B3-W3)</b> Within the Greenfield sites of Adamstown and Clonburris, development has potential to affect existing habitats and networks, unless carefully monitored and mitigated against. <b>(SEO S1)</b> The development of Adamstown and Clonburris should have no effects on demand for development on well located Brownfield lands within South Dublin					
<b>Policy H23</b> Housing Strategy It is the policy of the Council to implement the South Dublin County Council Housing Strategy 20010-2016, prepared in accordance with Part V of the Planning and Development Act, 2000 (as amended).	<b>HH1 S1</b> <b>C1 C2</b> <b>CH2</b>			<b>B3 W1 W2</b> <b>W3 L1</b>	<b>B2 S3 M1</b> <b>M2 CH1</b>
See comments regarding 'Aim'					
<b>Policy H24</b> Social and Affordable Housing It is the policy of the Council to promote and encourage the provision of social and affordable housing in accordance with the proposals outlined in the Council's Housing Strategy.	<b>HH1 S1</b> <b>C1 C2</b>			<b>B3 W1 W2</b> <b>W3 L1</b>	<b>B1 B2 CH1</b> <b>CH2 M1 M2</b> <b>S3</b>
See comments regarding 'Aim'					
<b>Policy H25</b> Mix of House Types and Sizes It is the policy of the Council to promote Dwelling Mix to ensure the provision of a wide range of house types and sizes to cater for the different needs of the population, in accordance with the provisions of the Housing Strategy.	<b>HH1 S1</b> <b>C1 C2</b> <b>CH2</b>			<b>B3 W1 W2</b> <b>W3 L1</b>	<b>B2 S3 M1</b> <b>M2 CH1</b>
See comments regarding 'Aim'					
<b>Policy H26</b> Counteracting Social Segregation It is the policy of the Council not to allow the provision of large tracts of single class housing and to encourage the development of mixed and balanced communities so as to avoid areas of social exclusion.	<b>HH1 S1</b> <b>C1 C2</b>			<b>B3 W1 W2</b> <b>W3 L1</b>	<b>B1 B2 CH1</b> <b>CH2 M1 M2</b> <b>S3</b>
See comments regarding 'Aim'					
<b>Policy H27.</b> Traveller Accommodation Programme It is the policy of the Council to implement the <i>Traveller Accommodation Programme 2009-2013</i> (and subsequent updates). In accordance with the Programme, residential caravan parks and Traveller specific group housing schemes will be provided for the accommodation of Travellers who normally reside in the County and who are included in the most recent Assessment of Need for Traveller- specific accommodation, in addition to providing standard social housing to meet their needs.	<b>M1 M2</b>	<b>HH1 C1 C2*</b>	<b>B3 W1 W3</b>		
* Proposed locations for Traveller accommodation do not comply with the sustainable placemaking model. Please refer to assessment within Specific Local Objectives regarding 'Traveller Accommodation'					

<p><b>Policy H28: Radon Gas</b> It is the policy of the Council, in partnership with other relevant agencies, to promote best practice in the implementation of radon prevention measures.</p>	<p>HH1</p>					
<p>No comment</p>						
<p><b>Policy H29 Management of One-Off Housing in Rural Areas</b> It is the policy of the Council to restrict the spread of one-off housing into the rural, mountain and high amenity zones (zones B, H, and G) and to encourage such housing, where acceptable, into existing village nuclei subject to availability of the necessary services.</p>	<p>B1 B2 B3 HH1 C1 C2 S1 W1 W2 M1 M2 L1</p>			<p>W3 CH1 CH2</p>		
<p>Restricting development in the rural and upland areas will maintain habitats, networks and river systems, in addition to reducing car based movements, which due to a lack of public transport, and community services, would be a necessity in rural and upland areas. Restriction of development would encourage development in villages, and the urban area, and encourage sustainable use of infrastructural services such as waste and water piping. Restrictions on development would also reduce the impact on the landscape.</p>						
<p><b>Policy H30: Rural Amenity and Agricultural Zone</b> It is the policy of the Council that within areas designated with Zoning Objective 'B' ("to protect and improve rural amenity and to provide for the development of agriculture") new or replacement dwellings will only be permitted on suitable sites where, • Applicants can establish a genuine need to reside in proximity to their employment; (such employment being related to the rural community) Or • Applicants have close family ties with the rural community.</p>	<p>B1 B2</p>		<p>B3 HH1 C1 C2 S1 W1 W2 M1 M2 L1</p>	<p>W3 CH1 CH2</p>		
<p>The development of new or replacement housing within the rural area may impact directly upon the existing environment, in the form of removal of existing landscape features, including those of biodiversity value, surface and groundwater, the provision of adequate services, and in many cases, increasing travel distances and car movements, and consequently levels of Greenhouse gases. In addition, the above impacts are also cumulative in nature resulting in an increased magnitude of impact. The Plan includes a series of policy measures which attempt to mitigate the significant impacts of facilitating "varied housing need" in sensitive environments</p>						
<p><b>Policy H31: Dublin Mountain Zone</b> It is the policy of the Council that within areas designated with Zoning Objective 'H' ("to protect and enhance the outstanding natural character of the Dublin Mountain Area") new or replacement dwellings will only be permitted where the: • Applicant is a native of the area and, • Applicant can demonstrate a genuine need for housing in that particular area and, • Development is related directly to the area's amenity potential or to its use for agriculture, mountain or hill farming and, • Development would not prejudice the environmental capacity of the area, and that it would be in keeping with the character of the mountain area. These criteria are in accordance with the <i>Sustainable Rural Housing</i> (2005), having regard to the outstanding character of the area and to its exceptional landscape quality.</p>			<p>B1 B2 B3 HH1 C1 C2 S1 W1 W2 M1 M2 L1</p>	<p>W3 CH1 CH2</p>		
<p>The development of new or replacement housing within the rural area may impact directly upon the existing environment, in the form of removal of existing landscape features, including those of biodiversity value, surface and groundwater, the provision of adequate services, and in many cases, increasing travel distances and car movements, and</p>						

consequently levels of Greenhouse gases. In addition, the above impacts are also cumulative in nature resulting in an increased magnitude of impact. The Plan includes a series of policy measures which attempt to mitigate the significant impacts of facilitating “varied housing need” in sensitive environments						
<p><b>Policy H32: High Amenity Zone</b> It is the policy of the Council that within areas designated with Zoning Objective ‘G’ (“to protect and improve high amenity areas”) new or replacement dwellings will only be permitted where the;</p> <ul style="list-style-type: none"> <li>• Applicant can demonstrate a genuine need for housing in the area and,</li> <li>• Development is directly related to the area’s amenity potential or to its use for agriculture</li> </ul>			<p><b>B1 B2 B3 HH1 C1 C2 S1 W1 W2 M1 M2 L1</b></p>	<p><b>W3 CH1 CH2</b></p>		
The development of new or replacement housing within the rural area may impact directly upon the existing environment, in the form of removal of existing landscape features, including those of biodiversity value, surface and groundwater, the provision of adequate services, and in many cases, increasing travel distances and car movements, and consequently levels of Greenhouse gases. In addition, the above impacts are also cumulative in nature resulting in an increased magnitude of impact. The Plan includes a series of policy measure which attempt to mitigate the significant impacts of facilitating “varied housing need” in sensitive environments						
<p><b>Policy H33: Glenasmole/Bohernabreena Area</b> It is the policy of the Council that development is generally prohibited within the restricted areas as shown on Figure 6 of the <i>Bohernabreena/Glenasmole Housing and Planning Study</i> (2002, or as may be reviewed and amended from time to time) following consultation with local residents and Elected Representatives, in accordance with Development Plan Policy SCR2, Community Information and Consultation. This includes significant areas of the reservoir catchment which is used as a water supply for domestic use and human consumption. Any proposed development within the Study Area will be subject to criteria and constraints as set out in the Study, giving due regard to the assessment requirements of the Habitats Directive regarding the protection of the integrity of Natura 2000 sites. The area covered by the Study is outlined on the Development Plan maps.</p>			<p><b>HH1 W1 W2 M2 C1 C2 S1 L1 B1 B2 B3 M1</b></p>	<p><b>W3 CH1 CH2</b></p>		
The SAC within Bohernabreena is not considered to be adequately protected from housing development and associated waste-water treatment. Continued unsuitable development in the Bohernabreena area will result in significant negative effects upon the SAC.						
<p><b>Policy H34: Green Belt Areas</b> It is the policy of the Council that where residential development is proposed in Green Belt areas, only individual single storey dwellings on lands comprising at least 4 hectares per dwelling and with a road frontage of a least 200 metres will be favourably considered.</p> <p>Dwellings or other buildings must be set back at least 70 metres from the road boundary and the area between the road and building shall be suitably maintained so as to retain the open rural character of the area. To ensure this type of low density development, necessary to comply with the objective of maintaining the open character of these lands, Council policy with respect to dwellings in rural areas may be waived in ‘Green Belt’ areas.</p>	<p><b>B1</b></p>		<p><b>B2 B3 S1 W1 W2 M1 M2 HH1 C1 C2 L1</b></p>	<p><b>W3 CH1 CH2</b></p>		

Landscape amelioration should ensure that impacts on the greenbelt are minimised.						
<p><b>Policy H35</b> Policy: Replacement Dwellings in Rural Areas</p> <p>It is the policy of the Council, when considering planning applications for the refurbishment or replacement of existing dwellings in rural, mountain and high amenity zones,</p> <p>a) to be satisfied that there is a genuine need of replacement and/ or refurbishment.</p> <p>b) to be satisfied that the roof, internal and external walls of the dwelling are substantially intact.</p> <p>c) require that in mountain and high amenity zones the replacement house shall be constructed substantially on the footprint of the existing house, unless there is a strong planning reason to allow alternative siting to be permitted (e.g existing house within 200m. of a stream).</p>			<p><b>B1 B2 B3</b>  <b>HH1 C1 C2</b>  <b>S1 W1 W2</b>  <b>M1 M2 L1</b>  <b>L1</b></p>			
In refurbishing or replacing a house in a rural, mountain or high amenity zone, care should be taken to ensure no negative impact on sensitive habitats, their sustaining resources; biodiversity networks, streams, rivers and buffer zones are left undisturbed or accommodated, while the impact, both directly and cumulatively of refurbishing or replacing a house, or houses is taken into account. Replacement houses may be substantially larger than those they seek to replace, which in itself can have significant consequences for sites or resources in sensitive areas.						
<p><b>Policy H36</b> Sterilisation of Land</p> <p>It is the policy of the Council, in appropriate circumstances, to enter into a legal agreement with a landowner to restrict or regulate the development of land by sterilisation in accordance with the provisions of Section 47 of the Planning and Development Act, 2000 (as amended, or other relevant legislation as may be enacted from time to time) as a condition in the grant of permission for development in rural, mountain and high amenity zones, where such an agreement would be consistent with the Council's policy for dwellings in such areas.</p>			<p><b>B1 B2 B3</b>  <b>HH1 C1</b>  <b>C2 S1 W1</b>  <b>W2 M1</b>  <b>M2 L1</b></p>			
A sterilisation agreement, would have temporary positive effects on SEOs relating to biodiversity, water and landscape issues. Potentially, such an agreement, upon expiry, may have negative effects, as the land becomes freed from a restriction to further development. Policies regarding landscape character assessment, environmental assessment of carrying capacity of lands, or more restrictive landscape assessment policies may be more effective.						
<p><b>Policy H37</b> Occupation Condition</p> <p>It is the policy of the Council that conditions on the grants of permission for housing in rural, mountain or high amenity zones will include the stipulations that the house must be first occupied as a place of permanent residence by the applicant and/or by members of his/her immediate family.</p>			<p><b>B1 B2 B3</b>  <b>HH1 C1</b>  <b>C2 S1 W1</b>  <b>W2 M1</b>  <b>M2 L1</b></p>			
Such agreements are temporary. Benefits of such a policy are also considered to be temporary. Requirements to include landscape assessments with applications in rural, mountain or high amenity areas, or proposals to rezone rural lands in sensitive areas with a more protective zoning may be more effective in restricting urban generated on-off housing.						
<p><b>Policy H38:</b> Dwellings in Rural Areas</p> <p>It is the policy of the Council that where rural housing is in accordance with the Council's policies on rural housing, such development will be considered in accordance with the following criteria:</p>			<p><b>B1 B2 B3</b>  <b>HH1 C1 C2</b>  <b>S1 W1 W2</b>  <b>M1 M2 L1</b></p>			



<p>Clustering or grouping of housing is preferable to one-off housing as this development pattern facilitates a more sustainable integration of development in the rural landscape. Where clustering cannot be achieved, a site should have a road frontage of at least 60 metres so as to preserve the rural or high amenity quality of the area and to avoid a suburban form of development;</p> <p>Dwellings shall be subservient to the rural landscape to protect rural amenity. Site analysis, which informs dwelling location and ancillary grounds design, is to be submitted with a planning application. The traditional field pattern should be preserved and roadside and field boundary hedges retained or reinstated. A tree and hedgerow planting scheme will generally be required in order to enhance rural amenity. Access roads and driveways should respect site contours. Recessed gateways should be constructed in local materials and in a style indigenous to the area;</p> <p>The Council will not insist on the use of particular architectural styles. A design which is incompatible with site conditions, to an extent that it would be dominant, intrusive or incongruous in the landscape, will not be permitted. Reconstituted stone finishes is generally unacceptable. Buildings should not be located on a ridgeline or in an elevated position on a site. The site contours should be respected. Roof types and materials will be controlled in the interest of visual amenity. In the Dublin Mountain Zone new dwellings should be low rise, generally single-storey structures and</p> <p>While the overall aim of protecting the rural areas is common to the High Amenity, Mountain, Green Belt and Agricultural land use zones, there are differing aspects of siting and design which are particularly important in each type of area. In exercising control over development the Council will, therefore, have regard to the specific aspects of siting and design that are relevant in the individual areas. Guidelines on the siting and design of rural dwellings are set out in Appendix 3 of the Plan, or any future rural design guide.</p>			L1			
<p>The development of new or replacement housing within the rural area may impact directly upon the existing environment, in the form of removal of existing landscape features, including those of biodiversity value, surface and groundwater, the provision of adequate services, and in many cases, increasing travel distances and car movements, and consequently levels of Greenhouse gases. A Landscape plan and site analysis is to be requested with planning applications for a dwelling in the rural area.</p>						
<p><b>Policy H39: Vehicular Access</b> It is the policy of the Council that vehicular access to rural dwellings will not be permitted on to national routes in the County; Entrance gates shall be recessed and the wing walls or fences splayed so as to provide adequate sight distances in both directions depending on the traffic conditions and the characteristics of the roadway at that location; Existing roadside hedges should, however, be retained as far as possible.</p>			<p>B1 B2 B3 HH1 C1 C2 S1 W1 W2 M1 M2 L1</p>			

Provision for vehicular access points may have a negative effect on existing hedgerows and biodiversity networks.						
<b>Policy H40: Water Supply</b> It is the policy of the Council that where no public water main is available, a potable water supply must be provided in accordance with Council requirements. The location of any well or spring on the site must be carefully selected, and the well or spring lined to such a depth that no contamination can occur from any wastewater treatment units on or adjacent to the site.			<b>B1 B2 B3 HH1 C1 C2 S1 M1 M2 L1</b>			
Development may have negative effects on public water supplies, specifically where such supplies are located in public reservoirs such as Bohernabreena.						
<b>Policy H41 Naming of Housing Developments</b> It is the policy of the Council that the naming of new residential development should will reflect the local and historical context of its siting wherever practical, and preferably should include the use of the Irish language.						<b>B1 B2 B3 HH1 C1 C2 S1 W1 W2 M1 M2 CH1 CH2 L1</b>
No comment.						

### Social Inclusion, Community Facilities and Recreation

	<b>Likely to Improve status of SEOs</b>	<b>Probable Conflict with status of SEOs- Unlikely to be mitigated</b>	<b>Potential Conflict with status of SEOs- likely to be mitigated</b>	<b>Uncertain interaction with status of SEOs</b>	<b>Neutral Interaction with status of SEOs</b>	<b>No Likely interaction with status of SEOs</b>
<b>Aim</b>						
To promote social inclusion; to ensure the retention, provision and maintenance of accessible community and recreational facilities including local/ neighbourhood centres, parks and open spaces; and to ensure that these facilities are adequate to meet the needs of the communities they serve, are physically integrated with residential and employment areas and are provided concurrently with new residential development. It is the intention of the Council to achieve these aims while endeavouring improve the quality of life for residents while to adapting to and mitigating the impacts of Climate Change.	<b>B1 B2 S3 W1 W2 M1 M2 HH1 CH1 CH2 L1 S1 C1 C2 W3</b>		<b>B3</b>			
<b>(SEO B3)</b> Development of lands for community facilities such as parks, sports facilities will allow for retention of important hedgerows and trees. It is envisaged that the low site coverage for many community facilities will allow for amended forms of habitat connectivity to be provided. <b>(SEO W3)</b> Development of Greenfield sites for community facilities, especially sporting facilities may lead to the facilitation of car movement. These facilities require large amounts of hard surface car parking, in addition to the hard surfaces which may be used in sporting facilities. This could lead to flooding, however this can be mitigated against through use of SuDS. It is noted that the development of a network of parks could alleviate development pressure on lands which could be subject to flooding, as well as facilitating biodiversity networks. Regarding <b>(SEO S1)</b> it is considered that the						

requirements of sporting facilities for large areas of land will lead to development on Greenfield sites, even if such sites are to be provided as parks. The potential to provide adaptable multi-use facilities in higher density brownfield sites will reduce the need to provide such facilities on inaccessible Greenfield sites..						
<b>Objectives/Strategy</b>						
Promote the retention and enhancement of existing services, particularly in disadvantaged areas.	HH1 C2	C1		S1		
Ensure that services and facilities are provided in tandem with housing development (shops, businesses, schools, crèches, surgeries, community centres, etc.).	HH1 C2	C1				
Promote the provision of childcare facilities.	HH1 C2	C1				
Facilitate the provision of access and facilities for disabled people.	HH1 C2	C1				
Facilitate the integration of Ethnic- Minority groups in the County.						
Seek adequate amounts of good quality, well-located and functional areas of open space within new residential developments.	B3 C1 W2	HH1 C2 W3	W1 L1			
Seek the provision of active and passive recreational facilities including play areas for children, as part of new residential developments.	HH1					
Continue the development of a network of parks of varying sizes, catering for a range of needs.	B2 HH1 C2 W2	B3 C1 L1 W1 W3				
Promote community participation in the planning process.						
Utilise the Council's Development Contribution Scheme to form a basis for the improvement of existing community and recreational facilities and the funding of new facilities.						
Consider the existing landscape within the site and the landscape of the local area and generate an appropriate and sensitive response to that landscape when developing in an area.	B2 HH1 C2 W2	B3 C1 L1 W1 W3				
See comments on 'Aims'						
<b>Policies</b>						
SCR1 Social Inclusion						HH1 C1 C2

It is the policy of the Council to promote social inclusion through awareness campaigns, projects and initiatives.							<b>CH1 CH2 L1 W3</b>
See comments on 'Aims'							
SCR2 Community Information and Consultation It is the policy of the Council to develop and promote the use of consultation and community participation mechanisms in recognition of the fact that people in communities have a right to contribute to the shaping of the areas in which they live.			<b>B1 B2 B3 HH1 C1 C2 CH1 CH2 L1 S1 S2 W3</b>				
<b>(SEO B1-W3).</b> (Indirect) Inclusion of stakeholders from the local community allows for valuable inputs and use of local knowledge. In certain circumstances, issues may not be effectively communicated to local stakeholders, leading to resistance to certain plans and proposals for sustainable development, and as a result, less sustainable development. Emphasis must be placed on inclusion of local stakeholders in order to adequately inform people of issues.							
SCR3 Digital Methods of Communication and Participation It is the policy of the Council to move to more digital methods of communication and participatory methods.	<b>HH1 C1 C2</b>						<b>CH1 CH2 L1 W3</b>
This will allow for reduced car movements							
SCR4 People with Disabilities It is the policy of the Council to further promote the inclusion of disabled people in South Dublin County through the implementation of the Barcelona Declaration (1995) and the National Disability Strategy, 2004 (and any subsequent amendment as may be made from time to time) and to continue the provision and development of facilities which maximise the independent mobility of all disabled people.	<b>C1 C2 HH1</b>						
<b>(SEO C1/C2/HH1)</b> Improving accessibility to facilities and public transport will allow for increased mobility and movement by all citizens, reducing car dependency.							
SCR5 Disability Act It is the policy of the Council to continue to implement the provisions of the Disability Act 2005 by creating an enabling environment underpinned by the principle of universal access.	<b>C1 C2 HH1</b>						
<b>(SEO C1/C2/HH1)</b> Improving accessibility to facilities and public transport will allow for increased mobility and movement by all citizens, reducing car dependency.							
SCR6 Arts in the Community It is the policy of the Council to encourage and assist in the development of the arts and to support the ongoing development of cultural infrastructure throughout the County.							<b>B1 B2 HH1 C1 C2 CH1 CH2 L1 B3 S1 S2 W3</b>
See comments on 'Aims'							
SCR7 Access to public buildings It is the policy of the Council to encourage public accessibility to publicly owned buildings in the County.							
No comment							
SCR8 Provision and Management of Community Facilities It is the policy of the Council to continue to support the provision and the management of Community Centres, Neighbourhood Centres, Youth Cafes and other facilities which provide a range of social, cultural and educational facilities to communities and to	<b>HH1 C1 C2 CH2</b>						



ensure they are accessible to people of all needs.						
Ease of access to such facilities at local level will reduce the need to travel.						
SCR9 Local / Neighbourhood Centres It is the policy of the Council to facilitate the enhancement of existing local/neighbourhood centres and the development of new local/ neighbourhood centres which have a level of service provision that is adequate to meet the needs of the communities they serve; that are physically integrated with residential and employment areas; that are innovative in design; that are accessible to all sections of the community. The design of such centres should lend itself to creating a sense of place and identity.	HH1 C2 CH2	C1 S1		B3 W1 W3		
<b>(SEO HH1/C1/C2)</b> The policy allows for the reduction of car movements and emissions, resulting in improvements to human health. <b>(SEO S1)</b> enhancing existing centres and facilities will allow for more efficient use of existing sites and services. <b>(SEO B3/S1/W3)</b> . Development of new residential communities will impact on biodiversity Policies to ensure the retention of trees, hedgerows and riparian zones, where required, should ensure maintenance of important biodiversity networks.						
SCR10 School and College Sites It is the policy of the Council to ensure that school and college sites are made available in accordance with the requirements of the relevant education authorities.	HH1 C2	C1				
See comments on 'Aims'						
SCR11 Provision of School Sites It is the policy of the Council to support and assist the Department of Education and Science in ensuring the timely provision of school sites and to continue to co-ordinate with the Department in accordance with the Code of Practice.	HH1 C2	C1				
See comments on 'Aims'						
<b>Policy SCR12: Co-operation with the Department of Education on Rolling Schools Construction Programme.</b> It is an objective of the Council to draw up a strategy to work with the Department of Education to ensure a rolling construction programme in the County on the basis of identified and evaluated community needs.	C1 C2 S1					
Locating such facilities in proximity to each other will allow for reduced trips and car journeys.						
<b>Policy SCR13: Shared Community and Childcare Facilities</b> It is the policy of the Council to consider the provision of shared community and childcare facilities on sites made available to the Department of Education and Science for schools.	C1 HH1	C2				
Locating such facilities in proximity to each other will allow for reduced trips and car journeys.						
<b>SCR14</b> Third level Education It is the policy of the Council to support the development and ongoing provision of Third Level Education in the County and in particular the development of competences in innovation, product design and R&D in order to provide further opportunities for the County's workforce.	HH1 C2	C1				

See comments on 'Aims'						
<b>SCR15</b> Sustainable Transport and Travel Plans for Schools It is a policy of the Council to target schools for priority action on sustainable transport and travel plans, with scope for significant improvements to be made in conjunction with the VEC, school Boards of Management, principles, teachers, parents/guardians, and pupils.	<b>HH1 C2</b>	<b>C1</b>				
Such a policy will reduce dependency on car based transport						
<b>Policy SCR16:</b> Childcare Facilities It is the policy of the Council that where childcare facilities are proposed to be located within established residential areas detached houses or substantial semi detached properties are the most suitable for childcare provision. Applications for such uses will be assessed, having regard to the likely effect on the amenities of adjoining properties and the availability of space for off street parking and/or suitable drop off and collection points, outdoor play space, etc. In some cases, it may be appropriate to attach a condition that would require some residential content to be maintained in the premises, (not necessarily to be occupied by the operator of the childcare facility).	<b>HH1 C2</b>	<b>C1</b>				
See comments on 'Aims'						
<b>Policy SCR17:</b> Childcare Facilities within New Development Areas It is the policy of the Council that the preferred solution for childcare facilities in new development areas are purpose-built childcare facilities are, with no requirement for a residential element.	<b>HH1 C2</b>	<b>C1</b>				
See comments on 'Aims'						
<b>Policy SCR18:</b> Childcare Facilities in Neighbourhood Centres It is the policy of the Council that neighbourhood centres in residential areas, premises/sites on primary traffic routes close to public transport nodes (but away from busy junctions) and sites in the vicinity of schools are also suitable for childcare facilities. In all cases, space for off-street car parking and/ or suitable drop-off and collection points for customers and staff should be available in addition to an outdoor play area.	<b>HH1 C2</b>	<b>C1</b>				
See comments on 'Aims'						
<b>Policy SCR19:</b> Childcare Facilities in Employment Centres and Shopping Centres It is the policy of the Council that in the assessment of planning applications for major employment centres i.e. business and industrial parks, third level colleges, etc. the need for childcare facilities should be catered for. In the case of shopping centres, consideration should be given to the need for drop-in childcare facilities for shoppers. As a separate issue, the childcare requirements of staff should be catered for. All large-scale shopping centres should provide childcare facilities.	<b>HH1 C2</b>	<b>C1</b>				
See comments on 'Aims'						
<b>SCR20</b> Childcare Facilities	<b>HH1</b>	<b>C1</b>				

It is the policy of the Council to encourage, promote and facilitate the provision of Childcare Facilities and to seek to improve the quality of childcare services for the community in accordance with National Policy and with the Guidelines on Childcare Facilities.	<b>C2</b>					
See comments on 'Aims'						
<b>SCR21</b> Childcare Facilities- Guidelines for Planning Authorities It is Council policy that childcare facilities in the County will comply with the provisions of the document 'Childcare Facilities – Guidelines (2001) and to the requirements of the Child Care Act, 1991 and Child Care (Pre-School) Regulations, 1996	<b>HH1 C2</b>	<b>C1</b>				
See comments on 'Aims'						
<b>SCR22</b> Provision of Childcare Services in the County It is the Council policy to support the South Dublin Childcare Care Committee, South Dublin Child Services Committee and the Childhood Development Initiative- Tallaght West in their aims to improve the provision of childcare and child services in the County.	<b>HH1 C2</b>	<b>C1</b>				
See comments on 'Aims'						
<b>SCR23</b> School-age Childcare Provision It is the policy of the council to co-operate with the SDCCC in examining the issue of school-age childcare provision throughout the county and to facilitate the development of additional services.	<b>HH1 C2</b>	<b>C1</b>				
See comments on 'Aims'						
<b>SCR24</b> Social Inclusion in Childcare Provision It is the policy of the Council to ensure that social inclusion representation is central to the in the provision of childcare, particularly in relation to people with disabilities, new communities or ethnic minorities.	<b>HH1 C2</b>	<b>C1</b>				
See comments on 'Aims'						
<b>Policy SCR25:</b> Provision for Parking and Drop- Off for Childcare Facilities It is the policy of the Council that space for off-street parking and/or suitable drop-off and collection points for customers and outdoor play space will be required childcare facilities.						
No comment.						
<b>Policy SCR26:</b> Assessment of Proposed Childcare Facilities It is the policy of the Council that having regard to the <i>Childcare Facilities Guidelines</i> (2001) that the assessment of any proposed childcare facility should include the following The suitability of the site for the type of facility proposed; Availability of outdoor play areas and details of management of same; Convenience to public transport nodes; Safe access and convenient parking for customers and staff;	<b>HH1 C2</b>	<b>C1</b>				

Local traffic conditions; Number of facilities in the area; Intended hours of operation and Impact on residential amenity.						
See comments on 'Aims'						
<b>SCR27</b> Change of Use of Purpose Built Childcare Facilities It is a policy of the Council that any change of use permitted for purpose built childcare facilities in new developments will be temporary in nature and for community purposes only.	<b>HH1 C2</b>	<b>C1</b>				
See comments on 'Aims'						
<b>Policy SCR28:</b> Location of Childcare and Pre-School Facilities. It is the Policy of the Council to facilitate and support through the planning process the location of childcare and pre-school facilities on the same campuses as primary schools, or adjacent to primary school campuses.	<b>HH1 C2</b>	<b>C1</b>				
Locating such facilities in proximity to each other will allow for reduced trips and car journeys.						
<b>SCR29:</b> Surgeries for Medical Practitioners It is a policy of the Council to support the provision of 'one stop' primary care medical centres where teams of GP's, Physiotherapists, Dentists and other services are brought together in multi-disciplinary health centres located along public transport routes and are easily accessible to the wider community.	<b>HH1 C2 CH2</b>	<b>C1 S1 L1</b>				
See comments above.						
<b>SCR30</b> Libraries It is the policy of the Council to provide an innovative, community focused public library service to all who live, work or study in South Dublin County. The Council will ensure that public libraries are welcoming, accessible buildings and gateways to knowledge and information.					<b>HH1 C1 C2</b>	
<b>(SEO HH1-C2)</b> While libraries are noted as being accessible, it is not noted whether new or upgraded libraries should be accessible by public transport.						
<b>SCR31</b> Development Contribution Scheme It is the policy of the Council to levy contributions as appropriate, for the provision of public infrastructure and facilities, including community and recreational facilities, in accordance with an agreed development contribution scheme.					<b>B1 B2 HH1 C1 C2 M1 CH1 CH2 L1 B3 S1 W3</b>	
See comments on 'Aims'						
<b>SCR32</b> Development and Renewal of Disadvantaged Areas It is the policy of the Council to encourage and promote the renewal of disadvantaged areas, with specific reference to the principle of targeting investment in disadvantaged areas outlined in the South Dublin County Development Board Strategy 2002 – 2012	<b>HH1 C2 S1</b>	<b>C1 CH2</b>		<b>B3</b>		
<b>(SEO HH1-S1)</b> Such renewal should be beneficial for brownfield sites in the area, in addition to allowing for reuse of older buildings. Such development will allow for the creation						



of additional facilities proximate to existing housing, reducing emissions and car based movements.						
<b>SCR33</b> Open Space Provision It is the policy of the Council that good quality open space, preferably as part of a larger linked network, should be available for all age-groups and accessible to everyone, at a convenient distance from their homes and places of work.	<b>B1</b> <b>HH1</b> <b>C2 S1</b> <b>CH1 CH2</b>	<b>B2</b> <b>C1</b>		<b>B3 L1</b> <b>W3</b>		
<b>(SEO B3/L1/W3)</b> In instances where such development is taking place on Greenfield sites, policies regarding effects on the landscape, flooding or biodiversity connections must be followed. Open space must be carefully located and designed in order to mitigate against these issues.						
<b>Policy SCR34:</b> Accessibility to Parks and Open Spaces It is the policy of the Council that all parks and open spaces be accessible to everyone, including to people with mobility impairments.	<b>HH1</b> <b>C2</b>	<b>C1</b>				
No comment						
<b>SCR35</b> Open Space Provision in New Residential Developments It is the policy of the Council to require the provision of good quality, well-located and functional open space in new residential developments in accordance with the standards recommended in Sustainable Residential Development in Urban Areas-Guidelines for Planning Authorities, 2008 and the accompanying Urban Design Manual- A Best Practice Guide.	<b>B2</b> <b>C1 C2 S1</b> <b>CH1 CH2</b>	<b>HH1</b>		<b>B3 L1</b> <b>W3</b>		<b>B1</b>
See comments above.						
<b>Policy SCR36:</b> Public Open Space and Children's Play Areas It is the policy of the Council that public open space will be provided in new developments at a minimum rate of 14% in areas zoned objective 'A1' and 10% of the total site area in all other cases.	<b>HH1</b> <b>S2 W1 W2</b> <b>W3 CH1</b> <b>CH2</b>	<b>S1</b>		<b>B3 L1</b>		
The policy will allow for issues relating to river-courses, heritage sites and surface water to be dealt with, as such features can be accommodated within open space. Biodiversity corridors in the form of hedgerows and trees may require further mitigation or replacement.						
<b>Policy SCR37</b> General Management of Open Space It is the policy of the Council to manage all of its public parks, playing fields and public open spaces to a high standard.	<b>B2 B3 L1</b> <b>W3 HH1</b> <b>S1 CH1</b> <b>CH2</b>					<b>C1 C2</b>
<b>(SEO B3/L1/W3)</b> It is considered that the management of the open space will allow for consideration of requirements relating to biodiversity, flooding and water management issues.						
<b>SCR38</b> Future Improvements in Open Space It is the policy of the Council to continue to improve, landscape, plant and develop more intensive recreational facilities within its parks and open spaces subject to mitigation of any increased run-off through Sustainable urban Drainage Systems.	<b>B1</b> <b>C2 CH1</b> <b>CH2 HH1</b> <b>S1 B3 L1</b> <b>W3</b>	<b>C1</b>				
<b>(SEO HH1/C1/C2)</b> Locating such facilities in local parks will reduce the amount of car movements or emissions. The visual appearance of such facilities needs to be accounted for.						
<b>SCR39</b> Open Space Network It is the policy of the Council to seek a usable and varied network of open spaces that	<b>B2</b> <b>C1 C2</b>	<b>HH1</b>		<b>B3 L1</b> <b>W3</b>		<b>B1</b>

will provide a focus for those who live, work and visit the County.						
See comments on 'Aims'						
<p><b>SCR40 Green Routes Network</b> It is a policy of the Council to continue with the Green Routes programme and to achieve the creation of a network of cycling and walking routes throughout the County, as detailed in "Green Routes In South Dublin County Council: A Proposal For Connected Walking And Cycling Routes Through The Parks, Open Spaces And Roads Of South Dublin County" (2006) through utilising links through parks, open spaces and roads and where appropriate through lands subject to large scale development or regeneration under approved plans and through well-landscaped Enterprise Priority 2 zoned lands which have the purpose of facilitating secure, safe and attractive connections for schools, work and leisure purposes.</p>	<p>HH1 C1 C2 L1 W3</p>		<p>B1 B2 B3</p>			
The policy will facilitate ease of movement by bicycle and on foot, and allow for access to various amenity facilities throughout the county, as well as allowing for the creation and maintenance of habitat networks. <b>(SEO B1- B3)</b> location, design and management of the green routes should take into account potential conflicts in sensitive habitats.						
<p><b>SCR41 Urban Forestry</b> It will be a policy of the Council to develop urban forests and woodlands within suitable parks and public open spaces and to encourage the development of urban forests and woodlands where visual or physical screening is appropriate.</p>	<p>B1 B2 B3 HH1 S1 W1 C1</p>					
The provision additional tree planting throughout the county would ameliorate emissions in addition to a reduction in noise and air pollution through increased tree planting and use of pocket open spaces. Increased tree planting, especially in parks and along noted biodiversity corridors, will increase habitat diversity.						
<p><b>SCR42 Retention of Open Space</b> It is the policy of the Council to retain in open space use, lands with established recreational uses where practicable.</p>	<p>B1 B2 B3 HH1 L1 W3 S1 C1 C2 W1 W2</p>					
Retention of such lands which have existing recreational uses, may serve to alleviate issues relating to noise, and human health. Retention of sporting and open space facilities is necessary in order for balanced development to take place on brownfield and infill sites, and can increase biodiversity in urban areas. Retention of sporting facilities, particularly near towns and existing populations, can also serve to reduce emissions and car dependency, especially in locations which are proximate to high quality public transport. <b>(SEO W1/W2)</b> would be likely to be positively effected by retention of permeable green spaces.						
<p><b>SCR43 Recreation</b> It is the policy of the Council to cater for all age-groups and abilities in the population of the County through the facilitation of both active and passive recreational activities.</p>	<p>HH1 C1 C2</p>		<p>B3 S1 W3</p>			
See comments on 'Aims'						
<p><b>SCR44 Recreational Facilities</b> It is the policy of the Council to support and facilitate the development of indoor and outdoor recreational facilities to cater for all age-groups on suitable sites, and to ensure that these facilities are accessible to people with disabilities.</p>	<p>HH1 C1 C2 L1</p>		<p>B3 S1 W3</p>			
<b>(SEO L1)</b> The development of large indoor facilities may have a negative effect on sensitive landscapes. Policies within the Draft Plan be required landscape assessment for all such development on sensitive landscapes, including those above the 120m contour						

<p><b>SCR45</b> Skateboard Parks It is the policy of the Council to continue to provide Skateboard Parks in each electoral area within the County. The location and nature of these parks will be developed in consultation with potential users of such facilities, local Councillors and local residents.</p>	<p>HH1</p>					
<p>See comments on 'Aims'</p>						
<p><b>SCR46</b> Horse Project in Clondalkin It is the policy of the Council to carry out a study to determine the need and availability of land at a suitable location for a Horse Project in the North Clondalkin Area, subject to funding being available.</p>	<p>HH1 C1 C2</p>					
<p>No comment.</p>						
<p><b>SCR47</b> Dressing Room Facilities for Sports Clubs It is the policy of the Council to support the fit out of dressing room facilities for sports clubs.</p>						
<p>See comments on 'Aims'</p>						
<p><b>SCR48</b> Need/Demand for Sports and Community Facilities It is the policy of the Council to investigate the need and demand for the provision of sports/ community facilities in the County.</p>	<p>HH1 C1 C2</p>			<p>B2 B3 S1</p>		
<p><b>(SEO B2-S1)</b> Brownfield locations for such facilities, as part of mixed use developments should also be considered, where appropriate. Impact of such facilities on biodiversity networks should be avoided.</p>						
<p><b>SCR49</b> Additional Capacity in Playing Pitches It is the policy of the Council to provide additional capacity in playing pitches for field sports in the County including pitches and facilities for minority sports including cricket and baseball.</p>	<p>HH1 C1 C2</p>			<p>B2 B3</p>		
<p><b>(SEO B2-B3)</b> Impact of facilities on biodiversity networks, or urban forestry proposals should be avoided or mitigated, due to the low biodiversity value of playing pitches.</p>						
<p><b>SCR50</b> Swimming Pools It is the Policy of the Council to endeavour to provide swimming pools in urban centres served by public transport to meet identified community needs in South Dublin. It is an objective to have at least one swimming pool in each electoral area within the County.</p>	<p>HH1 C1 C2</p>			<p>B3 S1</p>		
<p><b>(SEO B3-S1)</b> Brownfield locations for such facilities, as part of mixed use developments should also be considered, where appropriate.</p>						
<p><b>SCR51</b> Recreational Facilities in New Residential Developments It is the policy of the Council to require the provision of recreational facilities concurrent with new residential developments.</p>	<p>HH1 L1 C1 C2 W1 W2</p>		<p>B3 W3</p>			
<p><b>(SEO W3).</b> Adherence to the requirement of the WFD would minimize any impact of such facilities on surface and flood waters.</p>						
<p><b>SCR52</b> Tourism Recreation It is a policy of the Council to promote the use of natural tourism assets of the County for recreation purposes for both residents and visitors in co-ordination with all relevant stakeholders</p>	<p>B1 L1 S1 B2 B3 C1 C2 W3 HH1</p>					
<p><b>(SEO B2/B3/C1/C2)</b> It is proposed that a management plan to ensure sustainable tourism use of the counties cultural and biological resource will allow for effective protection of sensitive habitats and locations within the county.</p>						

<p><b>SCR53 Children's Play Facilities</b> It is the policy of the Council to provide and manage a major children's play area in each regional park and in other suitable locations.</p>	<p>HH1 C1 C2</p>					
<p>See comments on 'Aims'</p>						
<p><b>SCR54 Additional Needs in the Provision of Play Facilities</b> It is the Policy of the Council to consider children and young people with disabilities and additional needs in the provision of playgrounds and play areas</p>	<p>HH1 C1 C2</p>					
<p>See comments on 'Aims'</p>						
<p><b>Policy SCR55: Improve Children's Play Provision</b> It is the policy of the Council to improve the provision for children's play across the County.</p>	<p>HH1 C1 C2</p>					
<p>See comments on 'Aims'</p>						
<p><b>Policy SCR56: Providing for Play in New Residential Developments</b> It is the policy of the Council to implement the policies and provisions of <i>Planning Guidance on the Provision of Children's Play Facilities in New Developments (2006)</i>.</p>	<p>HH1 C1 C2</p>					
<p>See comments on 'Aims'</p>						
<p><b>SCR57 Outdoor Play Facilities in Childcare Facilities</b> It is the policy of the Council to require that outdoor play facilities are provided in all new childcare facilities.</p>	<p>HH1</p>					
<p>See comments on 'Aims'</p>						
<p><b>SCR58 Play Facilities in New Residential Developments</b> It is the policy of the Council to require that play facilities for children are provided concurrent with new residential developments.</p>	<p>B3 HH1 C1 C2 L1</p>					<p>B1 B2 M1 CH1 CH2 S1</p>
<p>See comments on 'Aims'</p>						
<p><b>Policy SCR59: Management of Open Space, Recreational Facilities and Play Areas in New Residential Developments</b> It is the policy of the Council that where play facilities located within new developments are not located on open spaces that will be taken in charge by the Council, they will need to be managed and maintained by private management companies in accordance with a specification to be agreed with the Council including maintaining safety standards and inspection regimes.</p>						
<p>No impact.</p>						
<p><b>SCR60 Use of Off-Road Motor Vehicles</b> It is the policy of the Council to examine the possibility of entering into stakeholder consultation with regard to developing Bye Laws for the restriction or control of certain motorised off road vehicles in the County and the potential for the provision of a properly regulated facility in the County or the wider sub region for this recreational and driver educational facility.</p>	<p>B1 B2 B3 HH1 L1 C1 C2</p>					
<p>Such activities are currently occurring in rural and sensitive upland areas. Restricting off road vehicles from sensitive areas, through the provision of a facility or designation of</p>						

lands would improve habitats which are currently under pressure from these activities.							
<b>SCR61</b> Allotments It is the policy of the Council to examine the potential to extend the current Allotment Scheme throughout the County to accommodate the increasing demand for allotment space and that horticulture amenities are developed to meet the needs of the County	<b>B2</b> <b>HH1</b> <b>W3</b>	<b>B3</b> <b>L1</b> <b>C1</b> <b>C2</b> <b>W3</b>		<b>W1</b> <b>W2</b>	<b>S1</b>		<b>B1</b>
Provision of allotments will allow for retention of green networks and biodiversity, in addition to improving human health and reducing indirect emissions. <b>(SEO S1)</b> Re-use of brownfield lands which are proximate to public transport for such uses may not be a sustainable use of such lands.							
<b>Policy SCR62:</b> Allotments in New Residential Developments  It is the policy of the Council that in areas zoned residential of mixed development that a proportionate area of land for allotment use be promoted and encouraged where the development proposed is substantially or completely apartment style development	<b>B2</b> <b>HH1</b> <b>W3</b>	<b>B3</b> <b>L1</b> <b>C1</b> <b>C2</b> <b>W3</b>		<b>W1</b> <b>W2</b>	<b>S1</b>		<b>B1</b>
See comment for SCR61							
<b>SCR63</b> Community Gardening  It is the Policy of the Council to assist and support residents and residents' groups in forming and developing community gardens at appropriate locations in the County. The Council will provide, where possible, material assistance and advice to groups involved in community gardening and assist with sustainable water solutions.	<b>B3</b> <b>L1</b> <b>C1</b> <b>C2</b> <b>W2</b>	<b>HH1</b> <b>W3</b> <b>S1</b> <b>W1</b>					<b>B1</b>
Provision of such facilities allows for the creation of community based open spaces, and can act as stepping stones for biodiversity, improved human health and can provide for effective re-use of certain brownfield sites.							
<b>SCR64</b> Circus and Funfair Events It is a policy of the Council to continue with the provision of designated and serviced circus and funfairs sites within parks in the County.							<b>B1</b> <b>B2</b> <b>HH1</b> <b>C1</b> <b>C2</b> <b>M1</b> <b>CH1</b> <b>CH2</b> <b>L1</b> <b>B3</b> <b>S1</b> <b>W3</b>
No comment.							
<b>Policy SN1:</b> Sustainable Neighbourhoods It is the policy of the Council to seek the development of sustainable neighbourhoods throughout the County and to ensure that new proposals for development follows national guidance including <i>Delivering Homes, Sustaining Communities</i> (2008), the <i>Sustainable Residential Development in Urban Areas</i> (2008) and the <i>Urban Design Manual – A Best Practice Guide</i> , (2008).	<b>B2</b> <b>HH1</b> <b>S3</b> <b>W3</b> <b>W1</b> <b>W2</b> <b>W3</b>	<b>B3</b> <b>S1</b> <b>C1</b> <b>C2</b> <b>M1</b> <b>M2</b> <b>CH2</b> <b>L1</b>			<b>CH1</b>		
Providing for an identifiable street hierarchy, with active frontages, a fine grain of plot sizes and mixed uses, along with other placemaking devices, will allow for the facilitation of urban places which can accommodate differing densities and uses. This will create critical mass to allow for functional and efficient public transport, resulting in reduced car based movements and improved human health. In addition increased densities, mixed uses and finer grain will allow for more efficient utilization of brownfield sites, and will indirectly result in less development in rural areas, thereby maintaining landscape and biodiversity linkages. <b>(SEO CH1)</b> Increased development, specifically in urban centres may result in impacts upon archaeological remains.							



<p><b>Policy SN2 Design Statement</b> It is the policy of the Council to require that all Planning applications for residential development greater than 5 dwellings and all other developments including commercial, employment and mixed use proposals greater than 1000sqm be accompanied by a Design Statement which will include a Site Analysis and Concept Plan.</p>	<p><b>B2 B3 S1 S3 W1 W2 W3 CH2 L1</b></p>					
<p>Requirement of Design Statements as a standard planning tool will allow for more in depth assessment of the opportunities and issues within certain sites, and the surrounding area, allowing for more effective retention of site features such as areas of habitat and landscape importance.</p>						
<p><b>Policy SN3 Existing Site Features</b> It is a policy of the Council to require that existing site features such as stands of mature trees, hedgerows, watercourses, the presence of protected species and views be properly identified, and included where appropriate in new developments. In addition, the Council will require that new planting or other landscaping appropriate to the character of the area be provided. The existence of significant natural features on a site, including the presence of protected species, should influence the proposed layout and should be indicated on any site analysis undertaken.</p>	<p><b>B1 B2 S1 W1 W2 L1</b></p>		<p><b>B3</b></p>			
<p>Retention of on site landscape and biodiversity features will allow for effective operation of wildlife movements and habitat use.</p>						
<p><b>Policy SN4 Street Design</b> It is Council policy that streets will be designed as living places, will be an integral part of the neighbourhood and will be based on a clear hierarchy of streets and building types that work together to promote a highly legible environment.</p>	<p><b>HH1 C1 C2</b></p>					
<p>See comments for 'SN1'</p>						
<p><b>Policy SN5 Use of Local Streets</b> It is Council policy that local streets should facilitate the use by all users, will be conducive for local journeys, provide links to the major routes, will ensure easy access, avoid physical and visual barriers and create the type of public space that enlivens an area.</p>	<p><b>HH1 C1 C2</b></p>					
<p>See comments for SN1</p>						
<p><b>Policy SN6 Residential Frontage</b> It is Council policy that residential streets within new and infill developments will be designed to have residential frontage to encourage the movement of pedestrian and cyclists along them thereby enlivening streets and creating safe useable areas. Buildings should enclose private space to create a private back, (to provide privacy and safety to residents).</p>	<p><b>HH1 C1 C2</b></p>					
<p>See comments for 'SN1'</p>						
<p><b>Policy SN7 On-Street Activity</b> It is Council policy that pedestrian, cyclist and vehicular activity in new residential developments will be integrated along the same routes to encourage on street activity and make neighbourhoods safer. Roadway, pedestrian pavement and cycle routes</p>	<p><b>HH1 C1 C2</b></p>					

will be integrated in a way that balances road user's safety with personal safety and security						
See comments for SN1 "						
<b>Policy SN8 Design Speed</b> It is the policy of the Council that Side Streets and Back Streets should be designed for a design speed of 30 kilometres per hour.					HH1 C1 C2	
The policy appears to mitigate against the provision of streets which have been designed to restrict vehicular traffic speeds, which would encourage pedestrian and cyclist use. This policy should be rewritten or omitted.						
<b>Policy SN9 Permeable and Legible Street Patterns</b> Is the policy of the Council to create permeable and legible street patterns within new residential areas that maximise links between existing and new communities and to public transport, shops, services and facilities and places of work. All new developments within the County will incorporate legibility and safety within their design, will be well connected, permeable and will integrate with their surroundings and neighbouring sites.	HH1 C2	C1				
See comments for 'SN1'						
<b>Policy SN10: Grid Format in New Developments</b> It is the policy of the Council that new developments be based on a grid format that avails of every possibility of linking into the existing street network and will provide efficient connections into existing street networks. The grid should align to desire lines and link the site to specific destinations. Footpaths should be direct, safe, barrier free, overlooked and generally along public streets.	HH1 C2	C1				
See comments for 'SN1'						
<b>Policy SN11: Accessibility of Streets</b> It is the policy of the Council that streets should be designed to be shared by a multitude of users. Community facilities should be sited in locations that are accessible from all parts of the development, and surrounding areas, by safe, secure and pleasant walking/cycling routes.	HH1 C2	C1				
See comments for 'SN1'						
<b>Policy SN12: Accessibility of Streets</b> It is the policy of the Council that streets, footpaths, play areas and other common areas within housing and mixed use schemes can be used in safety by children and adults by ensuring that building design contributes to informal surveillance of the public realm.	HH1 C2	C1				
See comments for 'SN1'						
<b>Policy SN13: Location of Frontage Free Streets</b> It is the policy of the Council that frontage free streets, such as distributor roads, should not be located in residential areas, mixed-use or built up areas as they can be unsafe for pedestrian and cyclist movement especially after dark and can result in a						

hostile environment														
No impact														
<b>Policy SN14: Pedestrian Routes</b> It is the policy of the Council that where pedestrian routes are proposed in housing estates or semi private open space they must be directly overlooked at ground floor level by dwellings which should front onto routes, be well lit, have a straight alignment without secluded corners or bends, where boundary walls/fences are present should not exceed 1.2m in height and should generally have a minimum width of 1.8m-2m in lower activity areas (such as side and back streets) and a minimum width of 3m within areas of higher activity (such as in areas close to schools and retail centres).			HH1 CC	C1										
See comments for 'SN1'														
<b>Policy SN15: Building Height</b> It is the policy of Council that building height shall ensure enclosure and clarity to reinforce and make legible the hierarchy of streets and public spaces that constitutes the urban area.			S1	CH2										
See comments for 'SN1'														
<b>Policy SN16 Privacy and Amenity in New Residential Developments</b> It is the policy of the Council that design of new residential developments takes account of privacy and ensures high quality and sustainable amenity in homes.								B2 B3 HH1 S1 S3 W1 W2 W3 C1 C2 M1 M2 CH1 CH2 L1						
See comments for 'SN1'														
<b>Policy SN17 Bin Storage</b> It is Council policy that all dwelling units shall have access to appropriately located and designed bin storage.			HH1											
See comments for 'SN1'														
<b>Policy SN18: Recycling</b> It is the policy of the Council applications for housing developments in excess of 50 units shall: <ul style="list-style-type: none"> <li>• Make provision for composting and recycling;</li> <li>• Where appropriate, incorporate local 'Bring Centres' for recyclable materials into development layouts;</li> <li>• Provide facilities for wheeled bin collection and litter collection points.</li> </ul>			HH1 C2	C1 S3										
See comments for 'SN1'														
<b>Policy SN19 Minimum Required Dwelling Unit Size</b> It is Council policy that the minimum required dwelling unit size shall be:								B2 B3 HH1 S1 S3 W1 W2 W3 C1 C2 M1 M2 CH1 CH2 L1						
<table border="1"> <thead> <tr> <th>Unit Type</th> <th>Apartments (Square Metres)</th> <th>Houses (Square Metres)</th> </tr> </thead> <tbody> <tr> <td>One Bedroom</td> <td>45</td> <td>55</td> </tr> </tbody> </table>			Unit Type	Apartments (Square Metres)	Houses (Square Metres)	One Bedroom	45	55						
Unit Type	Apartments (Square Metres)	Houses (Square Metres)												
One Bedroom	45	55												

Two Bedroom	73	75																		
Three Bedroom	90	90																		
Four Bedroom	105	110																		
Five or more Bedrooms	120	125																		
See comments for 'SN1'																				
<b>Policy SN20</b> Clothes Drying Facilities It is Council policy that the minimum internal storage areas for apartment units shall be:								B2 B3 HH1 S1 S3 W1 W2 W3 C1 C2 M1 M2 CH1 CH2 L1												
<table border="1"> <thead> <tr> <th>Unit Type</th> <th>Apartments (Square Metres)</th> </tr> </thead> <tbody> <tr> <td>One Bedroom</td> <td>3</td> </tr> <tr> <td>Two Bedroom</td> <td>6</td> </tr> <tr> <td>Three Bedroom</td> <td>9</td> </tr> <tr> <td>Four Bedroom</td> <td>Adequate storage in excess of 9m should be provided</td> </tr> <tr> <td>Five or more Bedrooms</td> <td>Adequate storage in excess of 9m should be provided</td> </tr> </tbody> </table>			Unit Type	Apartments (Square Metres)	One Bedroom	3	Two Bedroom	6	Three Bedroom	9	Four Bedroom	Adequate storage in excess of 9m should be provided	Five or more Bedrooms	Adequate storage in excess of 9m should be provided						
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See comments for 'SN1'																				
<b>Policy SN21:</b> Decks/Corridors It is the policy of the Council that external deck or internal corridors accessing more than 3 apartment units is discouraged. Where these methods of access are proposed, generous widths including "break out" areas and high quality design are expected to compensate for less than optimal arrangements. In all cases a privacy strip along the front of the property should be provided and bedrooms should not front onto a deck.																				
No impact																				
<b>Policy SN22:</b> External Storage It is the policy of the Council that General Storage is required in apartment developments for large bulky items such as prams, buggies, wheelchairs, surf boards, buggies etc. Such storage must be provided in addition to internal storage requirements and may be located in the basement and preferably should be allocated on an individual apartment basis. The facility must be secure, lockable, with a solid floor and allow for universal access via a well lit access route. An area of 3m2 is required per unit.																				
No impact																				
<b>Policy SN23:</b> Ducts and Satellite Dishes It is the policy of the Council that: <ul style="list-style-type: none"> <li>Service ducts serving 2 or more apartments should be, as far as practicable, accessible from common circulation areas to facilitate maintenance. Running services overhead particularly in the ceiling of another unit should be avoided</li> </ul>			L1																	

<ul style="list-style-type: none"> <li>To avoid subsequent demands for the installation of numerous individual and unsightly satellite dishes on apartment complexes developers should locate communal dishes as part of the overall design in an inconspicuous location.</li> <li>Dwelling houses similarly should consider the location of satellite dishes at design stage.</li> </ul>																																
<p>Policy will result in an improvement in the urban and rural landscape.</p>																																
<p><b>Policy SN24</b> Clothes Drying Facilities It is Council policy that all dwelling units should be provided with clothes drying facilities.</p>						<p><b>B2 B3 HH1 S1 S3 W1 W2 W3 C1 C2 M1 M2 CH1 CH2 L1</b></p>																										
<p>See comments for 'SN1'</p>																																
<p><b>Policy SN25</b> Innovative Approaches to Provision of Private/Semi-Private Amenity It is the policy of the Council to encourage innovative approaches to the provision of private/semi-private amenity space subject to the promotion of high quality and usability.</p>	<p><b>S1 C1 C2 HH1</b></p>																															
<p>See comments for 'SN1'</p>																																
<p><b>Policy SN26</b> Minimum Required Private and Semi-Private Amenity Space It is the policy of the Council that the minimum required private and semi-private amenity space standards for apartments and houses in South Dublin are: <b>Table 11.3 Minimum Required Private Amenity Space</b></p> <table border="1" data-bbox="203 852 972 1142"> <thead> <tr> <th rowspan="2">Unit Type</th> <th colspan="2">Apartments (square metres)</th> <th rowspan="2">Houses* (square metres)</th> </tr> <tr> <th>Private Amenity Space</th> <th>Semi-Private Amenity Space</th> </tr> </thead> <tbody> <tr> <td>One Bedroom</td> <td>5</td> <td>5</td> <td>48</td> </tr> <tr> <td>Two Bedroom</td> <td>7.5</td> <td>7.5</td> <td>55</td> </tr> <tr> <td>Three Bedroom</td> <td>10</td> <td>10</td> <td>60</td> </tr> <tr> <td>Four Bedroom</td> <td>12.5</td> <td>12.5</td> <td>70</td> </tr> <tr> <td>Five or more Bedrooms</td> <td>15</td> <td>15</td> <td>75</td> </tr> </tbody> </table> <p><i>*Houses include detached, semi-detached, terraced and duplex units.</i></p>	Unit Type	Apartments (square metres)		Houses* (square metres)	Private Amenity Space	Semi-Private Amenity Space	One Bedroom	5	5	48	Two Bedroom	7.5	7.5	55	Three Bedroom	10	10	60	Four Bedroom	12.5	12.5	70	Five or more Bedrooms	15	15	75	<p><b>S1 C1 C2 HH1</b></p>					
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<p>See comments for 'SN1'</p>																																
<p><b>Policy SN27</b> Semi-Private Amenity Space It is the policy of the Council that each dwelling should be provided with adequate, useable semi private amenity space.</p>	<p><b>S1 C1 C2 HH1</b></p>																															
<p>See comments for 'SN1'</p>																																



<p><b>Policy SN28: Private Amenity Space</b> It is the policy of the Council that each dwelling should be provided with adequate, useable private amenity space in the form of a garden, patio or balcony, and should ensure the following:</p>	<p>HH1</p>					
<p>See comments for 'SN1'</p>						
<p><b>Policy SN29: Private Gardens</b> It is the policy of the Council that private space for housing dwellings:</p> <ul style="list-style-type: none"> <li>• Be located to the rear or side of the front building line of the dwelling house and be overlooked by kitchen or main living rooms.</li> <li>• All rear gardens should be provided with a robust, secure, opaque boundary comprising a rendered concrete block wall, capped in an acceptable manner, with a minimum height of 1.8m. Timber fencing will only be acceptable where located between dwellings within an estate.</li> <li>• Rear gardens should not to back onto public roads or public open space.</li> </ul>						
<p>No impact</p>						
<p><b>Policy SN30 Renewable Energy</b> It is Council policy to promote appropriate renewable energy.</p>	<p>B1 B2 B3 HH1 W1 W2 W3</p>					
<p>Use of renewable energy will reduce usage of conventional fossil fuel generated energy, and through introduction of passive housing and increased insulation reduce energy usage overall, thus slowing the effects of climate change</p>						
<p><b>Policy SN31: Climatic Conditions</b> It is the policy of the Council that new housing developments over 5 dwellings take account of orientation, topography and surrounding features to control wind effects, while optimising the benefits of sunlight, daylight and solar gain.</p>	<p>B1 B2 B3 HH1 W1 W2 W3</p>					
<p>See comment regarding SN30</p>						
<p><b>Policy SN32 Solar Panels</b> It is Council policy to support the fitting of solar panels to the most appropriate roof pitch for new and existing dwellings.</p>	<p>B1 B2 B3 HH1 W1 W2 W3</p>					
<p>See comment regarding SN30</p>						
<p><b>Policy SN33 Solar Gain</b> It is Council policy that new development to achieve high levels of natural daylight entering the buildings and passive solar gain will be utilised to heat the buildings. The disposition and orientation of buildings maximise the availability of sun light to the building.</p>	<p>B1 B2 B3 HH1 W1 W2 W3</p>					
<p>See comment regarding SN30</p>						
<p><b>Policy SN 34: Energy Efficient Building Design</b> It is the policy of the Council to promote and support the use of passive measures in preference to active measures in the construction of the building fabric of new developments, to minimise future reliance on fuel sources.</p>	<p>B1 B2 B3 HH1 W1 W2 W3</p>					

See comment regarding SN30						
<b>Policy SN 35: Sustainability in Adaptable Design</b> It is the policy of the Council to promote sustainable approaches to the improvement of standards for habitable accommodation, by allowing dwellings to be flexible, accessible and adaptable in their spatial layout and design.	<b>HH1 C1 C2 S1</b>					
This policy will allow for buildings to be easily adapted for differing needs during their lifetime.						
<b>Policy SN36: Energy Performance in Existing and New Buildings</b> It is the policy of the Council to promote innovative building design that demonstrates a high level of energy conservation, energy efficiency and use of renewable energy sources – all in accordance with national regulations and policy guidelines.	<b>B1 B2 B3 HH1 W1 W2 W3</b>					
See comment regarding SN30						
<b>Policy SN37: Energy Saving Guidelines</b> It is the policy of the Council to develop clear, enforceable energy saving guidelines for new building construction in relation to public transport, solar power, insulation and the design of energy efficient homes, offices and industrial buildings.						
No impact						
<b>Policy SN38: Public Lighting</b> It is the policy of the Council to require, in all proposed residential development on lands where no public lighting system exists, a plan indicating the location of apparatus and a timescale within which the elements of the system will become operative. This phasing scheme must relate directly to the phasing of house construction so that the public lighting system becomes operative as each phase of the development is completed. Development proximate to habitats of biodiversity importance or biodiversity corridors shall be required to submit lighting proposals which do not impact on species use of such habitats.	<b>B1 B2 B3 L1</b>					
The policy allows for the provision of public lighting, where previously none existed. In many instances this may be on Greenfield sites which acts as routes or are proximate to habitats for various species. Nocturnal species can be particularly sensitive to light, especially along feeding routes. Provision for lighting design such as deflectors, timed lighting, or assessment of reduced lighting requirement should be required in new proposals proximate to habitats of biodiversity importance, or along biodiversity corridors.						
<b>Policy SN39: Feature Lighting</b> It is the policy of the Council that key buildings, landmarks, bridges, activities and spaces will be considered for feature lighting to improve the quality of urban life.	<b>L1</b>					
No impact						
<b>Policy SN40: Steep Sites</b> It is the policy of the Council to limit the development of residential, commercial or industrial clusters to areas located below the 120 metre contour in the Dublin Mountains area (except where A1 zones are shown in this Plan above the 120 metre contour and also where specific objectives so permit in this Plan) in the interest of	<b>B1 B2 B3 S1 W1 W2 W3 L1</b>					

pursuing Council policy regarding sustainability in both high amenity and rural areas.					
The policy will allow for the continued retention of rural areas for rural and amenity purposes, and reduce impact on habitats, river systems and the larger landscape of the mountain area.					

### A Connected Place

#### Water Supply and Drainage

	Likely to Improve status of SEOs	Probable Conflict with status of SEOs- Unlikely to be mitigated	Potential Conflict with status of SEOs- likely to be mitigated	Uncertain interaction with status of SEOs	Neutral Interaction with status of SEOs	No Likely interaction with status of SEOs
<b>Aim</b>						
<b>To facilitate the sustainable development of the County in suitable locations, through the continued improvement of water and drainage infrastructural services and appropriate environmental protection and management.</b>	B1 HH1 S3 W1 W2 W3 M1 M2 C1 C2 L1			B3 CH1		CH2
<b>(SEO HH1-M2)</b> Provision of water and drainage infrastructure should allow for sustainable development in appropriate locations. Additionally providing appropriate wastewater treatment and water supplies will assist in protecting surface and ground waters. <b>(B1-L1)</b> Provision of wastewater and drinking water infrastructure may facilitate the development of lands in inappropriate locations, such as in the mountain area. This may have an impact on sensitive lands, or sites adjacent to sensitive lands, such as those around Brittas, or in Bohernabreena. In addition, providing for additional infrastructural capacity in rural areas not served by public transport or other services will increase transport emissions and car dependency.						
<b>Objectives/Strategy</b>						
Continue the sustainable development and improvement of the water supply and foul drainage systems throughout the County to meet the anticipated water and drainage requirements of the area.	HH1S1 S3 W1 W2 W3 M1 M2			B1 B2 B3 C1 C2 CH1 L1		
Protect surface water catchments and manage catchment areas where appropriate to protect the surface water drainage infrastructure of the County.	B2 B3 W1 W2 W3 M1 M2 HH1					
Implement the provisions of national policy and legislation in the control of water	B1 B2 B3					

<p>pollution.</p> <p>Ensure that existing and proposed developments are not subject to undue risk of flooding.</p> <p>Conserve treated water by active leakage detection, non-domestic metering and development of infrastructure</p> <p>Actively pursue and resolve water leakage</p>	<p>W1 W2 W3 M1 M2 HH1</p> <p>W3 B2 B3 M1 M2 HH1</p> <p>M1 M2</p> <p>W1 W2 W3 S1</p>					
Provision of 'anticipated water and drainage requirements' of an area may result in development being facilitated in inappropriate locations. This will have a negative effect on sensitive lands, biodiversity networks, car movements, and potentially impact upon the provision of more effective sustainable drainage systems. Guiding development to appropriate locations may be a more suitable option.						
<b>Policies</b>						
<p><b>Policy WD1:</b> Water Supply and Drainage</p> <p>It is the policy of the Council to co-operate with adjoining authorities to continue the sustainable development and improvement of the water supply and drainage systems throughout the County to meet the anticipated water and drainage requirements of the area in accordance with the recommendations set out in the 'Greater Dublin Strategic Water Supply Study' and the 'Greater Dublin Strategic Drainage Study', and the proposed 'Dublin Region Water Services Strategic Plan' when adopted.</p>	<p>B1 B2 B3 HH1 S1 W1 W2 W3 C1 C2 M1 M2</p>					
<p><b>(SEO B1-M2)</b> Co-ordinating the sustainable development and improvement of the water supply and drainage systems throughout the County with adjoining authorities will allow for effective use of infrastructure, land zonings and development locations.</p>						
<p><b>Policy WD2:</b> Waste Water Treatment Plants and Waste Water Collection Systems</p> <p>It is the policy of the Council that development under the Plan shall be preceded by sufficient capacity in the public wastewater treatment plants and appropriate extensions in the existing public wastewater collection systems.</p>	<p>B1 B2 B3 HH1 S3 W1 W2 W3 M1 M2</p>		<p>S1</p>			
<p>This policy will maintain the Natura 2000 Dublin Bay site from negative impacts of inadequate treatment of wastewater. Potentially, a lack of capacity for wastewater treatment may restrict development within the county of both Greenfield and Brownfield sites.</p>						
<p><b>Policy WD3:</b> Quality of Surface Water and Groundwater</p> <p>It is the policy of the Council that the ongoing development of the County shall be undertaken in such a way as not to compromise the quality of surface water (and associated habitats and species) and groundwater.</p>	<p>B1 B2 W1 W2 W3 M1 M2 HH1 S1</p>					
<p>This policy proposes to maintain the quality of surface and ground waters.</p>						
<p><b>Policy WD4:</b> Soil and Groundwater Contamination</p>	<p>HH1 S1</p>					

<p>It is the policy of the Council to require adequate and appropriate investigations to be carried out into the nature and extent of any soil and groundwater contamination and the risks associated with site development work, where brownfield development is proposed.</p>	<p><b>S3 W1 W2</b></p>					
<p>The policy will allow for the remediation and redevelopment of suitable brownfield sites, in addition to mitigating the hazard that such contaminated sites may pose to surface or groundwaters.</p>						
<p><b>Policy WD5: Water Quality Management Plans</b> It is the policy of the Council to promote the implementation of water quality management plans for ground and surface waters in the county as part of the implementation of the EU Water Framework Directive, and in accordance with the policies and objectives of the Eastern River Basin Management Plan when adopted,.</p>	<p><b>B1 B2 W1 W2 W3 M1 M2 HH1</b></p>					
<p>See comments noted above.</p>						
<p><b>Policy WD6: Sustainable urban Drainage Systems</b> It is Council policy to ensure that all development proposals incorporate Sustainable Urban Drainage Systems (SuDS).</p>	<p><b>B1 B2 W1 W2 W3 M1 M2 HH1 S1 C1 C2</b></p>					
<p>See comments noted above.</p>						
<p><b>Policy WD7: Storm Overflows</b> It is Council policy to minimize the number and frequency of storm overflows of sewage to watercourses and to establish, in co-operation with the adjoining local authorities, a consistent approach to the design, improvement and management of these intermittent discharges to ensure that the needs of the Region's receiving waters are met in a cost effective manner.</p>	<p><b>B1 B2 S1 W1 W2 W3 M1 M2 HH1</b></p>					
<p>Reduction of instances of storm overflows will have a positive impact on receiving waters in Dublin Bay.</p>						
<p><b>Policy WD8: Water Pollution Abatement Measures</b> It is Council policy to implement the provisions of water pollution abatement measures in accordance with National and EU Directives and legislative requirements in conjunction with other agencies as appropriate. In implementing this policy the Council will endeavour to:</p> <ul style="list-style-type: none"> <li>• Improve the water quality in rivers and other watercourses in the County, including ground waters.</li> <li>• Minimise the impact on ground water of discharges from septic tanks and other potentially polluting sources.</li> </ul>	<p><b>B1 B2 S1 W1 W2 W3 M1 M2 HH1</b></p>					
<p>No comment.</p>						
<p><b>Policy WD9: Bohernabreena Reservoirs and Catchment Area</b> It is the policy of the Council to protect the Bohernabreena Reservoirs and catchment area, SAC and buffer zone, in the interests of public health and to restrict development in the catchment.</p>	<p><b>B1 B2 B3 W1 W2 W3 HH1</b></p>					



Bohernabreena is a major water supply resource for the county.						
<b>Policy WD10:</b> Protection of Piped Infrastructure It is the policy of the Council to protect the existing and future network of major piped infrastructural services by providing for adequate setback of development, or the promotion of best practice construction to ensure the integrity of the existing and proposed networks and receiving environment	<b>W1 W3 M2 HH1</b>	<b>W2 M1 B3</b>				
<b>(SEO B3)</b> The requirement for a setback, if inflexibly applied, may result in the removal of trees and hedgerows when piped infrastructure is being laid.						
<b>Policy WD11:</b> Specification for Materials and Working Standards It is the policy of the Council in co-operation with adjoining local authorities, to establish a working group to review existing design guidelines for new development with a view to developing a General Specification for Materials and Working Standards in conjunction with revised design guidelines which would be applicable across the region.	<b>B1 HH1 W1 W3 M1</b>	<b>B2 S1 W2 C1 M2</b>	<b>B3</b>			
<b>(SEO B1-M2)</b> Co-ordinating systems throughout the County with adjoining authorities will allow for effective use of infrastructure, land zonings and development locations.						
<b>Policy WD12:</b> Taking in Charge It is the policy of the Council in co-operation with adjoining local authorities to establish a working group, to prepare an appropriate "Taking in Charge" procedure, which would be applicable across the region with a view to eliminating mis-connections in the drainage system.	<b>B1 HH1 W1 W3 M1</b>	<b>B2 S1 W2 C1 M2</b>	<b>B3</b>			
See comments noted above.						
<b>Policy WD13:</b> Risk of Flooding It is the policy of the Council to fulfill its responsibilities under the Flood Risk Directive 2007/60/EC and to implement the recommendations of the Guidelines on 'The Planning System and Flood Risk Management' including using the Guidelines to assess applications for planning permission.	<b>B2 HH1 W2</b>	<b>B3 W1 W3</b>			<b>S1</b>	
The policy will retain river systems and associated riparian zones free from development allowing for retention of biodiversity corridors and habitats. In addition flood plains will be free from development, assisting in retaining floodwaters from affecting property in other locations. In certain instances, brownfield sites which are generally suited for redevelopment may be affected by previous flooding, or be located on flood plains, thereby restricting development quantum.						
<b>Policy WD14:</b> Identified Flood Risk Areas It is the policy of the Council not to permit development in identified flood risk areas, particularly floodplains, except where there are no alternative and appropriate sites available in areas at lower risk that are consistent with the objectives of proper planning and sustainable development.	<b>B2 HH1 W2</b>	<b>B3 W1 W3</b>			<b>S1</b>	
The policy will retain river systems and associated riparian zones free from development allowing for retention of biodiversity corridors and habitats. In addition flood plains will be free from development, assisting in retaining floodwaters from affecting property in other locations. In certain instances, brownfield sites which are generally suited for redevelopment may be affected by previous flooding, or be located on flood plains, thereby restricting development levels.						
<b>Policy 15: Flood Risk Management Plans</b> It is Council policy to assist and cooperate with the Office of Public Works in developing Catchment-based Flood Risk Management Plans. Any recommendations	<b>B1 HH1 W3</b>	<b>B2 W1</b>	<b>B3</b>			

and outputs arising from the Flood Risk Management Plans for the County will require to be incorporated into the Development Plan.						
See comments noted above.						

### Specific Objectives-Water and Drainage

	Likely to Improve status of SEOs	Probable Conflict with status of SEOs- Unlikely to be mitigated	Potential Conflict with status of SEOs- likely to be mitigated	Uncertain interaction with status of SEOs	Neutral Interaction with status of SEOs	No Likely interaction with status of SEOs
<b>Participation in the following Regional Schemes:-</b> Regional Water Projects; GIS Modelling & Telemetry, Ballymore Eustace, Leixlip, New Water Source & Strategic Storage & Saggart Reservoir	W1 M1 HH1	W2 M2				
This objective will allow for more efficient use of water infrastructure.						
<b>Saggart/Rathcoole/Newcastle Drainage Collection Scheme</b> The extension and enhancement of the drainage collection system to service lands at Saggart, Rathcoole and Newcastle.	W1 M1 HH1	W2 M2			B3 S1 W3 CH1	
The scheme has potential to allow for development expansion on Greenfield sites around and proximate to the villages						
<b>Dodder Valley Foul Sewer Improvement Scheme</b> To enhance the foul sewer collection system to facilitate existing and future development.	W1 M1 HH1	W2 M2		B3	S1 W3	
This project will facilitate development on Brownfield and Greenfield sites, and may impact on the biodiversity corridors around the River Dodder and Valley.						
<b>Greater Dublin Drainage 9B Sewer Improvement Scheme</b> To enhance the foul sewer collection system to facilitate existing and future development.	W1 M1 HH1	W2 M2 S1		B3	S1 W3	
This project will facilitate development on Brownfield and Greenfield sites, and may impact on the biodiversity corridors on such sites, unless mitigated.						
<b>Participation in the following Regional Schemes:-</b> Regional Drainage Projects Ringsend T/W; GIS Modelling & Telemetry, Greater Dublin Orbital Sewer & Treatment Works, ERBD Project, Liffey and Dodder CFRAMS	B1 W2 M1 HH1	B2 W3 M2 S1				
Partaking in Regional Schemes will allow for more efficient usage of existing and proposed waste water treatment facilities, resulting in improved discharge to receiving waters and more sustainable development due to the absolute need to provide for capacity for growth prior to development.						
<b>Robinhood Stream Improvement Scheme</b> To facilitate measures to alleviate flooding of properties in the Robinhood area and to facilitate future development in this area.	S1 W3 HH1	W1 L1 C1		W1 W3		

See comments noted above.						
<b>Dodder River Improvements</b> – to carry out measures as identified in the Dodder River Catchment Risk Assessment and Management Study.	<b>W2</b> <b>HH1</b>	<b>S1</b>		<b>W1</b>		
The Draft Dodder River CFRAMS proposes a number of morphological measures						
<b>Participation in the following Regional Schemes:-</b> ERBD Project, Liffey and Dodder CFRAMS	<b>W1</b> <b>W3</b> <b>M2</b>	<b>W2</b> <b>M1</b> <b>HH1</b>				
Effective partaking in Regional Schemes allows for promotion and management of river basin and flood management schemes.						

### Energy and Telecommunications.

	Likely to Improve status of SEOs	Probable Conflict with status of SEOs- Unlikely to be mitigated	Potential Conflict with status of SEOs- likely to be mitigated	Uncertain interaction with status of SEOs	Neutral Interaction with status of SEOs	No Likely interaction with status of SEOs
<b>Aim</b>						
To promote and facilitate a widespread telecommunications infrastructure in sustainable locations throughout the County in order to achieve balanced social and economic development, and to promote environmentally sensitive sources of energy as alternatives to existing resources.	<b>HH1</b> <b>C1</b>	<b>S1</b> <b>C2</b>				<b>S3</b> <b>W1</b> <b>W2</b> <b>W3</b> <b>M1</b> <b>M2</b> <b>B1</b> <b>B2</b> <b>B3</b> <b>L1</b> <b>CH1</b> <b>CH2</b>
Promoting and facilitating a widespread telecommunication infrastructure throughout the County will allow for additional levels of home working and ease of access to information, thus reducing car based movements, and allowing for more effective mixed use development.						
<b>Objectives/Strategy</b>						
Facilitate the enhancement of the telecommunications infrastructure to maintain economic competitiveness.	<b>HH1</b> <b>C1</b>	<b>S1</b> <b>C2</b>			<b>B1</b> <b>B2</b> <b>B3</b> <b>CH1</b> <b>CH2</b> <b>L1</b>	<b>S3</b> <b>W1</b> <b>W2</b> <b>W3</b> <b>M1</b> <b>M2</b>
Support national and international initiatives for limiting emissions of greenhouse gases and to seek to provide positively for the development of appropriate renewable energy sources.						
Support the infrastructural development of energy facilities in association with the appropriate service providers.						
See comments for 'Aim'.						

<p><b>Policy EC1: Overhead Cables</b> It is the policy of the Council in all new development to seek the placing underground of all electricity, telephone and TV cables wherever possible, and specifically in areas of sensitivity such as ACAs, or areas of High Amenity, in the interests of visual amenity. This provision shall not apply to temporary cabling necessary for the servicing of development site workshops or offices. Exceptional cases may be justified only with evidence from appropriately qualified professionals.</p>	<p>CH1 L1 CH2</p>					
Placing wiring underground has visual benefits.						
<p><b>Policy EC2: High-Voltage Power Line</b> It is the policy of the council to work with Eirgrid to seek the placing underground of the high-voltage power line between the Adamstown and the boundary with Dublin City Council.</p>	<p>L1 HH1 S1</p>					
Placing the power line underground would improve the urban landscape and remove an incompatible land use from existing and future medium density districts. It would also allow for more efficient use of brownfield sites proximate to the power line.						
<p><b>Policy EC3: Telecommunication Infrastructure in Sensitive Landscapes</b> It is the policy of the Council that all planning applications for energy and communications infrastructure on lands located in rural, high amenity and mountain zones (zones B, G and H) above the 120m contour, shall be accompanied by an assessment of the potential visual impacts of the proposed development on the landscape - demonstrating that impacts have been anticipated and avoided to a level consistent with the sensitivity of the landscape, in order to support, protect and improve the landscape character of sensitive lands</p>	<p>B1 B2 B3 L1</p>					
This policy will assist in maintaining the sensitive landscape character in rural, high amenity and mountain areas through allowing for thorough assessment of impacts of telecommunications infrastructure on the landscape.						
<p><b>Policy EC4: Telecommunications Network</b> It is Council policy to promote and facilitate the provision of an appropriate telecommunications infrastructure, including broadband connectivity and other technologies within the County, and public WiFi zones in and around all public buildings.</p>	<p>HH1 S1 C1 C2</p>					
See comments for 'Aim'.						
<p><b>Policy EC5: Information Technology in New Developments</b> It is the policy of the Council to seek to have appropriate modern information technology, including a carrier neutral, multi-duct infrastructure servicing every unit, incorporated into the overall design and layout of all new developments in South Dublin, where feasible.</p>	<p>HH1 S1 C1 C2</p>					
See comments for 'Aim'.						
<p>It is an objective of South Dublin County Council to prioritise the development of indigenous renewable energy resources within the County. In this context, it is an</p>		<p>S1 HH1 C1 C2 B3 W1</p>				

<p>objective of the County Development Plan to support the continued investigation of the potential and scale of the deep geothermal heat resources within the County including those found at Newcastle. It is also an objective of the Council to support a pilot project to demonstrate the exploitation and use of the renewable energy resource in a new energy self-sufficient residential development and to ensure that such an energy resource is in use before this County Development Plan runs its course.</p>		L1				
<p>(Biodiversity/Transport/Water/Human Health/Landscape) If the exploration of renewable energy in this instance is tied into the development of housing on significant amounts of Greenfield land in a predominantly rural area, adjacent to a dormitory village served by infrequent public transport, it would result in significant negative impacts. Development would result in impact on existing features such as biodiversity corridors, river, the rural landscape, and would result in a significant and unsustainable increase in car based emissions. Such development should take place in a location served by high quality public transport and proximate to an urban centre in order to create a more integrated low energy sustainable district.</p>						
<p><b>Policy EC6: Renewable Energy</b> It is Council policy to support and promote renewable energy initiatives in conjunction with other relevant agencies, when these are undertaken in an environmentally acceptable and sustainable manner.</p>	HH1 B1 B2 L1 B3					
<p>Supporting and promoting renewable energy initiatives in an environmentally acceptable and sustainable manner should allow for suitable locations for energy generation without impact upon sensitive landscapes or habitats.</p>						
<p><b>Policy EC7: Small-Scale Hydroelectricity Projects.</b> It is the policy of the Council to encourage the development of small-scale hydroelectric projects, including the re-use of old mill sites, where they do not conflict with the conservation of biodiversity and other natural or built heritage features, nor interfere with residential and recreational amenities nor views or prospects of special amenity value</p>	HH1					
<p>Such development, where appropriately located, would reduce reliance on fossil fuel energies.</p>						
<p><b>Policy EC8: Small-Scale Wind Energy Schemes</b> It is the policy of the Council to encourage small-scale wind energy developments within industrial areas, and to support small community-based proposals in urban areas provided they do not negatively impact upon the flight paths of protected bird species or the environmental quality or residential amenity of the area.</p>	HH1 S1 C1 C2 B1 B2					L1
<p>Locating such facilities within industrial areas and urban areas will allow for reduced impacts upon the landscape.</p>						
<p><b>Policy EC9: Energy Facilities</b> It is Council policy to encourage the provision of energy facilities in association with the appropriate service providers. The Council will facilitate the sustainable expansion of the existing service provider networks, notably Bord Gais and the Electricity Supply Board (ESB), in order to ensure satisfactory levels of supply and to minimise constraints for development.</p>	B1 B2 B3 L1			CH1		
<p>The provision of such infrastructure may take the form of antennae, pylons and other structures, which are both visually damaging, and where located in upland, high amenity and mountain areas, may affect sensitive landscapes and habitats. Bord Gais pipelines should not adversely affect sensitive habitats, or result in negative impacts on important biodiversity corridors. Ensuring the sustainable expansion of such infrastructure should mitigate impacts on sensitive environments.</p>						



### Transportation

	Likely to Improve status of SEOs	Probable Conflict with status of SEOs- Unlikely to be mitigated	Potential Conflict with status of SEOs- likely to be mitigated	Uncertain interaction with status of SEOs	Neutral Interaction with status of SEOs	No Likely interaction with status of SEOs
<b>Aim</b>						
To promote ease of movement within, and access to South Dublin, by integrating sustainable land use planning with a high quality, integrated transport system for people and goods within the County.	B1 CH2 B2 B3 W1 W2 W3 C1 C2 S1 HH1 M1 M2 CH1 L1					
<b>(SEO B2-L1)</b> Basing the development scenario for the county around a high quality, sustainable and integrated transport system should allow for more efficient linking of land use and increased density of development to efficient transport locations. This should reduce development sprawl and emissions, improve biodiversity and have less impact on water resources based on the proper and sustainable location of land uses beside appropriate transport systems.						
<b>Objectives/Strategy</b>						
Promote and facilitate the development of Integrated Land Use and Transportation proposals based on delivery of the public transport measures outlined in the Dublin Transportation Office Strategy, "Platform for Change 2000 - 2016".	B1 B2 B3 S1 S3 W1 W2 W3 C1 C2				CH1 CH2 L1	
Promote and facilitate the improvement and further development of the public transport system in the county.	HH1 S1 C1 C2				CH1 CH2 L1	
Implement the road objectives set out in the six-year road programme and implement other road objectives in the longer term.		B1 B2 B3 S1 C1 C2 HH1	L1		CH1 CH2	
Promote and facilitate the development of cycling and pedestrian facilities in the county for all users.	HH1 C1 C2					
Protect all National Routes from frontage access and to keep the number of junctions to a minimum consistent with good traffic management.	B1 B2 B3 L1 HH1 C1 C2					

Promote road safety measures throughout the County, including traffic calming, road signage and parking.	HH1 C1 C2					
Continue to implement an integrated traffic management system to make more efficient use of road networks and integrate it in an effective way with public transport.	S1 C1 C2 HH1					
The strategy promotes the integration of land use and public transport along the lines of the Platform for Change Document. <b>(SEO B1-HH1 Conflict)</b> Based on assessment of 6-year and long term road proposals for the county, impacts on biodiversity habitats, including sensitive locations such as the Grand Canal, Dodder Valley, rivers and riparian zones are considered significant. It is also considered that the development of these roads will increase car based movements and emissions. Mitigation regarding certain routes is noted in the assessment of the 6-year and long term road proposals. <b>(SEO CH1 CH2 L1)</b> The provision of transport systems such as roads, rail and light rail can have significant impacts on heritage sites where such sites are along proposed routes.						
<b>Policies</b>						
<b>Policy T1: Sustainable Modes of Transport</b> It is the policy of the Council to support sustainable modes of transport and to ensure that land use zoning and management are fully integrated with the provision and development of high quality transportation systems.	B1 CH2 B2 B3 W1 W2 W3 C1 C2 S1 HH1 M1 M2 CH1 L1					
See comments for Aim.						
<b>Policy T2: Implementation of Transportation Strategy</b> It is the policy of the Council to co-operate with other agencies in securing the implementation of the transportation strategy for the County and the wider Dublin Region as set out in Transport 21 and the Dublin Transportation Office strategic document 'Platform for Change 2000-2016'.	B1 B2 B3 S1 S3 W1 W2 W3 C1 C2			CH1 CH2 L1		
The strategy promotes the integration of land use and public transport. This would result in more intensive use of locations along high quality public transport use, resulting in less sprawl and development on Greenfield sites. This will allow for the retention of areas of biodiversity, water issues and landscape. Some impact on heritage sites may be experienced due to routing or improvement to transport infrastructure.						
<b>Policy T3: Transport 21 and Dublin Transportation Office Strategy</b> It is the policy of the Council in co-operation with other agencies to promote and facilitate the implementation of Transport 21, Smarter Travel - A Sustainable Transport Future 2009-2020; and the Dublin Transportation Office transportation strategy for the Dublin Region.	B1 B2 B3 S1 S3 W1 W2 W3 C1 C2			CH1 CH2 L1		
See comments for policy T2						
<b>Policy T4: Quality Bus Network</b> It is the policy of the Council to co-operate with the DTO, the Quality Bus Network Office and other appropriate transport bodies in the implementation of an agreed QBN programme in the South Dublin County area.	B1 B2 B3 S1 S3 W1 W2 W3 HH1 C1 C2					

This will allow for more efficient usage of buses.						
<b>Policy T5: Luas and Light Rail Transit (LRT) Extension</b> It is the policy of the Council to promote and facilitate the extension of LUAS to serve the Lucan and Palmerstown area. It is the policy of the Council to promote and facilitate the extension of Luas to serve the Lucan area initially along the preferred route identified by the Railway Procurement Agency and to work with the Agency to seek further extensions of this preferred route from its current proposed terminus at Newcastle Road to Lucan Village and Adamstown.	HH1 S1- S3 C1 C2					
<b>(SEO HH1-C2)</b> The improvement of public transport in the area would reduce transport movements and emissions and potentially lead to intensification of lands in the surrounding areas.						
<b>Policy T6: Luas and Light Rail Transit (LRT) Extension</b> It is also the policy of the Council to facilitate the extension of the Light Rail Transit (LRT) system to the Oldbawn, Jobstown and Killinarden areas, and to promote the extension of the LRT system to the Rathfarnham, Terenure, Knocklyon, Ballycullen and Oldcourt areas, and to reserve final lines for the LRT system when they have been agreed. The Council will continue to pursue this policy at every available opportunity.	HH1 S1- S3 C1 C2		L1			
<b>(SEO HH1-C2)</b> The improvement of public transport in the area would reduce transport movements and emissions and potentially lead to intensification of lands in the surrounding areas. <b>(SEO L1)</b> Intensification of lands in the surrounding area may have impacts on the trees and leafy landscape character of the area.						
<b>Policy T7: Metro Railway System</b> It is the policy of the Council to support and facilitate the provision of a new Metro Railway System in the Dublin area and to reserve final lines for Metro when they have been agreed. It is also the policy of the Council to investigate the extension of Metro to the Rathfarnham, Terenure, Knocklyon, Ballycullen and Oldcourt areas in conjunction with the appropriate agencies.	HH1 S1- S3 C1 C2		L1			
See above						
<b>Policy T8: Interconnector Tunnel</b> It is the policy of the Council to support Irish Rail's Interconnector Tunnel link to Dublin City Centre and the electrification of all rail services, existing and future, to facilitate maximum carrying capacity and number of stations.	HH1 C1 C2 S1 L1		B3			B1 B2 S3
This will improve the heavy rail service to South Dublin, connecting the county to the Greater Dublin Area through efficient public transport, allowing for densification and redevelopment of underutilised sites within the county.						
<b>Policy T9: Public Transport Links in Rural Areas</b> It is the policy of the Council to develop links to and within rural parts of the County that would promote use of a frequent, accessible, reliable and safe local public transport system and facilitate improved access to economic, educational and social activity within the County.	HH1 C1 C2					

No comment						
<b>Policy T10 Pilot School Bus Service</b> It is the policy of the Council during the term of the Plan to promote and support the implementation of a Pilot School Bus Service in the County based on the model already developed by the Transportation Strategic Policy Committee of the Council.	<b>C1 C2</b>					
(Traffic) Greater public transport links in the County would reduce car dependency and emissions.						
<b>Policy T11: National Cycle Policy Framework</b> It is the policy of the Council to support the implementation of the National Cycle Policy Framework 2009-2020 and the DTO Cycle Policy. Cycle policy will reduce car based movements.	<b>HH1 C1 C2</b>					
<b>Policy T12: Pedestrian and Cyclist Movement</b> It is the policy of the Council to ensure sustainable forms of movement and the use of the street by pedestrians and cyclists and to promote permeable pedestrian and cyclist networks connecting to shops, community facilities, employment areas and desired places to go. This policy shall facilitate walking and cycling movement.	<b>HH1 C1 C2</b>					
<b>Policy T13: Signal Controlled Pedestrian Facilities</b> It is the policy of the Council that signal controlled pedestrian facilities at all crossing points will be installed in accordance with National Disability Authority recommendations. This issue would be resolved within integrated placemaking design for streets in the county.				<b>HH1 C1 C2</b>		
<b>Policy T14: Roundabout Design for Cyclists and Pedestrians</b> It is the policy of the Council in the design of roundabouts to make the needs of cyclists and pedestrians a priority. Roundabout design is an impediment to effective movement of cyclists and pedestrians. Use of features such as on-demand pedestrian crossings among other measures are to be considered.	<b>HH1 C1 C2</b>					
<b>Policy T15: Electric Transport Programme</b> It is the policy of the Council to support the Government's Electric Transport Programme by facilitating the roll-out of charging infrastructure for electric vehicles through the planning system.	<b>HH1</b>					
No comment.						
<b>Policy T16: Transport and Traffic Impact Statements</b> It is the policy of the Council that a Transport and Traffic Impact Statement shall be submitted with all significant development proposals. Submission of Traffic and Transport Impact statements will allow for sustainable development of brownfield sites in addition to effecting greater use of public transport, walking and cycling.	<b>HH1 C1 C2 S1</b>					
<b>Policy T17: Mobility Management Plans</b> It is the policy of the Council to require the submission of Mobility Management Plans for developments that generate significant trip demand. Plans should seek to reduce	<b>HH1 C1 C2 S1</b>					

reliance on car-based travel and encourage more sustainable forms of transportation both during construction and occupation phases.							
This will allow for more efficient use of transport systems, and encourage the use of public transport, walking and cycling.							
<b>Policy T18: Park and Ride Facilities</b> It is Council policy to support and facilitate the provision of Park and Ride in appropriate locations along strategic transport corridors.		<b>C1 HH1</b>	<b>C2</b>			<b>B3 S1 CH1 CH2</b>	<b>B1 B2 L1</b>
It is considered that all P+R cases will have a beneficial effect on emissions, as without such facilities a greater number of longer car movements would occur. In some cases, P+R locations may have localized effects. Please see Specific Local Objectives for more detailed assessment.							
Table 13.5							
<b>Location</b>	<b>Proposal</b>	<b>C1 HH1</b>	<b>C2</b>		<b>B3 HH1</b>	<b>S1 CH2</b>	<b>CH1</b>
Clondalkin Village	Investigate the availability of a site for the provision of a multi-storey carpark						<b>B1 B2 L1</b>
Walkinstown Roundabout	Investigate the availability of a site for the provision of a multi-storey carpark	<b>C1 HH1</b>	<b>C2</b>			<b>S1 CH1</b>	<b>B1-B3</b>
Garters Lane LAP	Facilitate a site to be provided in conjunction with a LUAS City West station at this location	<b>C1 HH1</b>	<b>C2</b>		<b>CH1</b>		
Lucan N4	Location on N4/M4				<b>C1 C2 HH1</b>		
N7	In the vicinity of Brownes Barn	<b>C1 HH1</b>	<b>C2</b>		<b>B2 B3</b>	<b>W1</b>	
It is considered that all P+R cases will have a beneficial effect on emissions, as without such facilities a greater number of longer car movements would occur. In some cases, conflict with heritage designations may occur ( <b>Clondalkin/Garter's Lane</b> ), while increased emissions in areas of high pedestrian usage may create conflict ( <b>Clondalkin</b> ). In some instances such a use was considered to be an inefficient use of brownfield lands ( <b>Clondalkin</b> ). However, a lack of defined site locations means such an assessment cannot be certain. A lack of a defined location imposes uncertainty regarding re-use of brownfield sites in the case of <b>Walkinstown</b> . <b>N7-Brownes Barn</b> creates uncertainty regarding impact on the nearby River Camac and soils and habitat networks due to the Greenfield nature of the area.							
<b>Policy T19: National Routes</b> It is the policy of the Council to protect all National Routes from frontage access and to keep the number of junctions to a minimum consistent with good traffic management.		<b>B1 B2 B3 L1 C1 C2 HH1</b>					
This will allow for retention of greater levels of biodiversity corridors along national road routes, in addition to reducing impact of development upon landscapes. Reducing development potential along rural national routes will reduce car based movements.							
<b>Policy T20: Environmental Amenity</b> It is the policy of the Council to provide suitable roadside boundary treatments and high quality planting and landscaping as part of its road improvement schemes, in the interests of visual amenity and to ameliorate noise impacts in accordance with the EU Directive on Assessment and Management of Environmental Noise.					<b>C1 C2 HH1</b>	<b>B3 L1</b>	



Road improvement schemes can impact significantly on biodiversity corridors.						
<b>Policy T21: Vehicle Speeds</b> It is the policy of the Council to effect an overall reduction in vehicle speeds to an acceptable level and to reduce the potential for traffic congestion and associated vehicular emissions in urban areas through integrated placemaking design on particular streets and in appropriate areas throughout the County.	HH1 C2	C1				
An approach which takes into account the overall design of streets and their use by stakeholders should be more effective in slowing traffic while utilizing the street for residents through movement by pedestrians and cyclists.						
<b>Policy T22: Integrated Traffic Calming in Place-Making Design</b> It is the policy of the Council to implement traffic calming programmes in residential areas where appropriate, in accordance with a county-wide traffic calming strategy, and to ensure that traffic calming is integrated into the design of new developments and implemented before dwellings are occupied.					HH1 C1 C2	
See comments for T19.						
<b>Policy T23: Technology and Traffic Management</b> It is the policy of the Council to utilise best available technology for traffic management and to develop the existing Traffic Management Centre in conjunction with the DTO and proposed DTA and in consultation with other local authorities in the Greater Dublin Area.	HH1 C2	C1				
This will allow for more efficient use of transport systems.						
<b>Policy T24: Road Safety Measures.</b> It is the policy of the Council to promote road safety measures in conjunction with Government departments and other agencies and to avoid the creation of traffic hazard	HH1 C2	C1				
No comment						
<b>Policy T25: Traffic Signage</b> It is the policy of the Council to regulate and control traffic signage throughout the County, and to this end the Council will introduce a county-wide signing strategy.						
See comments for T19.						
<b>Policy T26: Provision of Car Parking</b> It is the policy of the Council that there should be a balanced approach to the provision of car parking throughout the County between the need to provide parking and the need to promote greater usage of public transport and to encourage walking.					HH1 C1 C2	
Provision of parking spaces should be carefully balance with the need to encourage modal shift to sustainable modes of transport.						
<b>Policy T27: On-Street Car Parking</b> It is the policy of the Council to regulate and manage on-street parking throughout the County. The Council will continue to implement a county-wide Parking Implementation Strategy covering all major centres of population.	HH1 C2	C1				

On street parking can slow passing traffic and allow for interaction between pedestrians, cyclists and vehicular traffic. On street parking also helps to liven up a street.						
<b>Policy T28: Parking of Heavy Goods Vehicles in Residential Areas</b> It is the policy of the Council to prohibit the parking of heavy goods vehicles in residential areas. Where appropriate the Council will implement the provisions of the <i>Road Traffic (Traffic and Parking) Regulations, (1997)</i> with regard to the restricting the parking of Heavy Goods Vehicles in residential areas.	HH1					
No comment						
<b>Policy T29: Car Parking Standard Requirements</b> It is the policy of the Council that in areas well served by public transport or alternative means of access the car parking standards provided in the Development Plan shall be taken to be the maximum provision. In other areas less well served they shall be taken to be a minimum provision.	HH1 C2	C1				
This will encourage public transport use, walking and cycling.						
<b>Policy T30: Service Car Parking Spaces</b> It is the policy of the Council that in addition to the general car parking standards required, service-parking spaces may also be required for cars or other vehicles necessarily involved in the operation of a business, including for example delivery and collection of goods or people, such as a crèche, and the carrying out of repair and maintenance services. It does not include space for storing vehicles except where this is necessary as part of the business being carried on in the building						
No interaction.						
<b>Policy T31: Multi-Storey and Basement Car Parking Facilities</b> It is the policy of the Council that multi-storey and basement car parking facilities will be appropriate only in higher density developments or at locations well served by public transport.	HH1 C2	C1				
This will encourage park and ride, and walking, which will act to enliven streets.						
<b>Policy T32: Vehicular Entrances &amp; Exits, Roads &amp; Services, Building Lines, and Access Roads</b> It is the policy of the Council that all development proposals shall be consistent with the requirements of the Council with respect to vehicular entrances and exits, roads and services, building lines, and access roads.						
No comment						
<b>Policy T33: Co-Ordination of Works by Service Providers</b> It is the policy of the Council to seek the co- ordination of works by service providers and utility companies in order to minimise disruption to road users and to ensure the satisfactory reinstatement of roads and footpaths.	HH1 C2	C1				
No comment.						
<b>Policy T34: Roads Objectives</b> It is the policy of the Council to implement the road objectives set out in the Six Year			B1 S1	B2 C1	B3 C2	L1 CH1 CH2

Road Programme of this Plan, to implement the other road objectives shown in the Plan in the longer term, and to improve the existing roads of the County where necessary.		HH1				
<b>(SEO B1-HH1)</b> Based on assessment of 6-year and long term road proposals for the county, impacts on biodiversity habitats, including sensitive locations such as the Grand Canal, Dodder Valley, rivers and riparian zones are considered significant. It is also considered that the development of these roads will increase car based movements and emissions. Mitigation regarding certain routes is noted in the assessment of the 6-year and long term road proposals. <b>(SEO CH1 CH2 L1)</b> The provision of transport systems such as roads, rail and light rail can have significant impacts on heritage sites where such sites are along proposed routes.						

<b>Table 2.2.5 Six Year Road Objectives</b>						
<b>National Secondary Route</b>						
N81 Blessington Road (Extension of the Tallaght By-Pass)				C1 C2 S1 B3 HH1 CH1 W1 B3 B3 HH1		
N81 From Boherboy Road junction to Cheeverstown Road (ORR)	C1	HH1				
<b>Regional Road/ Route District Distributor</b>						
Ballymount Road Lower to Longmile Road (Part of)	C1	HH1		B3 L1	C2	
Knocklyon Road to Firhouse Road	C1				C2	
City West to Belgard Road (Embankment Route)	C1			HH1 L1		
Walkinstown Roundabout to M50	C1					
Adamstown SDZ to Celbridge Road	C1	HH1		HH1 B3	C2	
Saggart: Boherboy Road: From Mahon's Lane to N81.	C1	HH1		CH2	C2	
Brittas: Junction improvement at Aghfarrell Road, Aghfarrell Lane and Ballinascorney Upper.	C1			B3 CH1	C2	
Greenhills Road: From Airton Road to Maybury Road	C1	HH1		B3 CH1		
Nangor Road realignment to R120					C2 HH1	
<b>Local Road</b>						
Adamstown SDZ Internal Roads	C1		C2	B3	C2	
	HH1				C2	
Greenhills Road to Limekiln Road	C1			B3 W1		
Esker Lane	C1				C2 HH1	
Barton Road East Extension	C1			HH1 B3	C2 B1 B2	
Barney's Lane to City West Interchange	C1			B3 W1 W3	B3 CH2	
Rathcoole (Local Area Plan)	C1			B3		
Upgrade junctions in Glenasmole/ Bohernabreena Housing and Planning Study area.	C1			B2 B3	C2	
Tallaght Town Centre: LAP / Action Plan Roads (Long description required)	C1	HH1		L1 W1	C2	
	S1					

Kiltipper LAP routes  Oldcourt	S1  C1 HH1 S1		L1 W1 B2 B3	C1 C2 B3 C2		
<p>The development/upgrade of all of the road proposals will involve reductions in emissions through improved efficiencies, but may increase car dependency unless public transport proposals are provided. In almost all instances of road development/improvement, biodiversity networks will be impacted, through removal of ditches/hedgerows. <b>(SEO B2-B3)</b> Cumulatively, roads development, especially in outer urban or rural areas may result in Greenfield sites/feature/networks being impacted through development pressure. Around Bohernabreena and Brittas/Aghfarrell, development as a result of roads improvement could impact on supporting habitats for SACs and pNHAs. Mahons Lane section may impact on RPS No. 349 (Standing Stones)</p> <p>The <b>N81 Upgrade</b> will ameliorate noise for numerous properties, but may increase noise for others. Monument site 021-081 will be impacted, while Lugmore Glen, a pNHA may be impacted by the road re-alignment. Numerous archaeological sites lie along the route of the roadway. Providing for the road improvement without implementing measures to reduce car based traffic levels currently utilizing the road will facilitate increased car movements, which would conflict with SEO S1 S2 and HH1. This could specifically occur with regard to land adjacent to the N81 which may be subject to redevelopment proposals. The southern section of the road, which lies in the Dublin Mountain Zone will have an impact on landscape. This would be exacerbated by development in the Mountain Zone, specifically around Brittas, which would result due to the improved road and associated infrastructure.</p> <p><b>Knocklyon to Firhouse</b> may impact on landscape and habitat designations. <b>Greenhills to Limekiln</b> will involve cutting through Tymon Park. <b>Barney's Lane to Citywest</b> involves crossing the River Camac/Tributary. Pollution, flooding may be issues.</p> <p>The development of the <b>Kiltipper</b> LAP will facilitate Greenfield construction and will increase the amount of car based movements within the local area. Providing roadways for Kiltipper will impact on the receiving environment in a number of ways. The impact on the landscape will be significant, with the existing area possessing high amounts of mature tree stands and hedgerows, as well as being an elevated site which is above the 120m contour in many instances. The road and associated bridge across the Dodder Valley have potential to create a significant impact on the Dodder Valley landscape which would require mitigation. Effects on the Dodder Valley as a biodiversity corridor are unknown, although significant potential exists to impact negatively upon the environment.</p>						
<p><b>Table 13.7 Long Term Roads Objectives</b></p>						
<p><b>Regional Road/ Route District Distributor</b></p>						
North – South Road, West of Adamstown SDZ linking N7 to N4 and on to Fingal	C1 HH1	B1 B2 S1	B3 C2 L1 B2 B3			
Lucan – Newcastle Road to North – South Road linking N4 – N7	C1 HH1	C2 B3 S1				
Adamstown/ Newcastle Road (R120)	C1 HH1	C2				
Newcastle Road (R120) South to Grangecastle	C1 HH1	C2	B1 B2 B3	CH2		
Newcastle – Lucan road Railway Bridge to Milltown	C1 HH1	C2	B1 B2 B3	CH2		
Fonthill – Cloverhill Distributor Road	S1					

Keating Park Interchange	C1	C2 L1 B3 S1 L1				
Naas Road Corridor	C1 C2 HH1		HH1			
<b>Local Road</b> Belgard Road/ Cookstown Road M50 Overbridge from Red Cow to Ballymount (Public Transport Only)	C1 C2 C1 C2 HH1					
Naas Road Framework Plan Roads	C1 C2 HH1 W3					
Belgard Square North to Cookstown Road Cookstown Road to Embankment Route Robinhood Road	C1 C2 C1 C2 HH1		B3 HH1		B3	
Esker Lane to Esker Meadow View	S1 C1 C2		HH1			
Re-align N7 north bound slip lane at Browne's Bar	C1 C2 HH1					
Alymer Road, Kilmactalawy to Westmanstown	C1 HH1		B3 C2			
Oldcourt LAP Including the Bridge over the River Dodder.			B2 B3 L1 W1 W3		C2	
<p><b>North-South Road North – South Road, West of Adamstown SDZ linking N7 to N4 and on to Fingal</b> The proposed road will facilitate significant car based movements, both into and through the county, The road will traverse agricultural land in the predominantly rural western hinterland of the county, impacting upon the river Griffeen and tributaries, the Tobermaclugg Stream and other wet ditches, hedgerows and tree lines, in addition to changing the character or the rural landscape. The proposal traverses the Grand Canal, and would impact severely upon the historic and landscape character of the Canal as well as upon associated banks, hedgerows and tow-paths which comprise one of the most significant biodiversity corridors in the county and region. A requirement to assess the need for this road should be undertaken prior to route selection, which will also undergo assessment of various routes in addition to mitigation for biodiversity, landscape and the Grand Canal.</p> <p><b>Newcastle Road to Grangecastle</b> is proposed across greenfields, and crosses the Griffeen, which is liable to flood, and also feeds into the Liffey. <b>Newcastle-Lucan Road Railway Bridge to Milltown</b> may involve the destruction of one or more protected structures at the Grand Canal.</p> <p>The proposed road from <b>Keating Park Interchange (N7) to Newcastle</b> will involve disruption of biodiversity networks on a significant scale. More importantly, the proposal will impact on the landscape to the south of Newcastle, which is of significance when considered in the context of Newcastle Village and Environs. The landscape is archaeologically rich with many noted heritage sites. In visual terms, the landscape forms a broad valley, rising from east to west. Any road proposal will require significant embankment construction, impacting permanently on the landscape.</p> <p><b>Oldcourt LAP including Bridge over the River Dodder.</b> The bridge over the Dodder has potential to impact significantly on the Dodder Valley landscape, and on the river, associated riparian zones, and the biodiversity value of the Dodder River habitats. Careful consideration must be given to the design of the bridge, both in visual terms, and the footprint of the bridge on the Dodder Valley habitats.</p>						



**Environmental Services**

	Likely to Improve status of SEOs	Probable Conflict with status of SEOs- Unlikely to be mitigated	Potential Conflict with status of SEOs- likely to be mitigated	Uncertain interaction with status of SEOs	Neutral Interaction with status of SEOs	No Likely interaction with status of SEOs
<b>Aim</b>						
To conform to the European Union, National, and Regional policy in all matters relating to the production, handling, treatment and disposal of waste, and the control of air, noise and light pollution within the County.	B1 HH1 S3 W3 M2	B2 S1 W2 M1 L1			B3 CH1 L1	CH2
EU, National and Regional policy all require the reduction in landfilled waste, as well as promotion of a waste pyramid requiring increased emphasis on waste reduction, re-use and re-cycling. Reducing the need to landfill waste will have generally have positive effects on the landscape and associated biodiversity and water issues. Effective provision of well managed waste facilities will have little impact on water supply or river systems. (SEO B3-L1) Legislation requires the provision of certain facilities such as landfills. The location of such a facility, whether in South Dublin or elsewhere in the region will have an adverse effect on landscape and biodiversity corridors, and may impact on underground archaeology.						
<b>Objectives/Strategy</b>						
<ul style="list-style-type: none"> <li>Conform to the European Union and National Waste Strategy in all matters relating to the production, handling, treatment and disposal of waste within the County;</li> <li>Co-operate with and participate in the preparation of regional plans for the collection, treatment, handling and disposal of wastes;</li> <li>Promote the prevention and reduction of waste and the increased re-use and recycling of materials from all waste streams in accordance with the Waste Management Plan for the Dublin Region;</li> <li>Promote public education and awareness of environmental issues.</li> <li>Reduce the effects of air, noise and light pollution on environmental amenity.</li> </ul>	B1 HH1 S3 W3 M1	B2 S1 W2 C1 C2 M2			B3 CH1 L1	CH2
As above.						
<b>Policies</b>						
<p><b>Policy ES1:</b> Waste Management Strategy It is the policy of the Council to conform to the European Union and National Waste</p>	B1 W2	B2 S1	W1 S3		B3 CH1 L1	CH2

Strategy in all matters relating to the production, handling, treatment and disposal of waste within the County.						
As above						
<b>Policy ES2: Waste Management Plans</b> It is the policy of the Council to co-operate with, and participate in the preparation of regional plans for the collection, treatment, handling and disposal of wastes in accordance with the provisions of EU Directives given effect by the Waste Management Act 1996 and subsequent amendments.	<b>B1 B2 W1 W2 S3</b>			<b>B2 CH1 L1</b>		<b>CH2</b>
As above						
<b>POLICY ES3 Recycling and Composting Targets</b> It is the policy of the Council to prioritise to exceed the recycling and composting targets in the Waste Management Plan and to provide leadership in this area.	<b>W3</b>					
See aim						
<b>POLICY ES4 Contractual Obligation</b> It is the policy of the Council not to enter any contractual obligation over one year to provide waste to an incinerator.				<b>S3</b>		
Restriction of waste management options may remove flexibility to meet targets required as part of the Waste Management Strategy for the Greater Dublin Area.						
<b>Policy ES5: Waste Management Regulations</b> It is the policy of the Council to implement and monitor the Waste Management Regulations.	<b>B1 B2 W1 W2 S3 L1</b>			<b>B3 CH1 L1</b>		<b>CH2</b>
As above						
<b>Policy ES6: Waste Prevention and Reduction</b> It is the policy of the Council to promote the prevention and reduction of waste and to co-operate with industry and other agencies in viable schemes to achieve this in accordance with the Waste Management Plan for the Dublin Region, 2005 to 2010 and subsequent revisions and updates.	<b>B1 B2 W1 W2 S3</b>			<b>B2 CH1 L1</b>		<b>CH2</b>
As above.						
<b>POLICY ES7: Waste Hierarchy</b> It is the policy of the Council that no waste generated within the County that is recyclable or compostable will be incinerated at any location. This will be achieved or exceeded through a strict adherence to the EU Waste Hierarchy which places recycling (which includes composting) ahead of energy recovery (which includes incineration).	<b>S3</b>					
<b>Adherence to the EU waste hierarchy will allow for reduction of waste to landfill through sustainable waste management practices.</b>						
<b>Policy ES8: Waste Re-use and Recycling</b> It is the policy of the Council to reduce the amount of waste to be landfilled and to	<b>B1 B2 W1 W2 S3 L1</b>			<b>B2 CH1 L1</b>		<b>CH2</b>

promote the increased re-use and recycling including the collection and transfer of product for resale, of materials from all waste streams.						
As above						
<b>Policy ES9: Municipal Solid Waste Disposal</b> It is the policy of the Council to dispose of residual municipal solid waste in accordance with the Waste Management Plan for the Dublin Region 2005 to 2010 and subsequent revisions and updates by means of : a) 'waste to energy' conversion; b) sanitary landfill, or other suitable methods as deemed appropriate.	<b>S3</b>		<b>L1</b>	<b>HH1 CH1</b>		
<b>(SEO L1 HH1 CH1)</b> See comments within 'Aim' regarding the provision of landfill.						
<b>Policy ES10: Hazardous Waste</b> It is the policy of the Council, to promote the aims of the National Hazardous Waste Management Plan.	<b>S3</b>					
No comment.						
<b>Policy ES11: Re-Use of Landfill Sites</b> It is the policy of the Council that landfill sites when full be landscaped and used for amenity purposes, or where such use is inappropriate, be returned to agricultural or other beneficial use.	<b>HH1 L1 S3 W3</b>					
The policy will allow for remediation of the landscape to take place, in addition to retaining sites for amenity or agricultural usage.						
<b>Policy ES12: Unauthorised Waste Disposal</b> It is the policy of the Council to eliminate all unauthorised waste disposal within the County and to regulate and control the disposal of all builders' spoil and rubble arising within the County by developing sustainable recycling and waste minimisation services and infrastructure through ongoing co-operation with the private, commercial and construction sectors, and a policy of mandatory enforcement.	<b>S3 HH1 L1 W1 W2</b>					
Reducing unauthorised waste disposal within the county will have positive impacts on landscape, due to reduced flytipping. This will also have positive effects on streams near to litter black-spots.						
<b>Policy ES13: Waste Management (Certification of Historic Waste Disposal and Recovery Activity) Regulations 2008</b> It is the policy of the Council to implement the <i>Waste Management (Certification of Historic Waste Disposal and Recovery Activity) Regulations (2008)</i> whereby all local authorities are obliged to identify all such sites in their functional area, to risk assess all such sites, and at the end of the process to ensure that all such sites are properly addressed.	<b>B3 HH1 S1 S3 W1 W2 M2 L1</b>					
The policy will allow for the assessment and remediation of obsolete waste disposal sites. This will have positive impacts on biodiversity networks, including rivers, and improve the status of groundwaters as required under the WFD.						
<b>Policy ES14: Litter Control</b> It is the policy of the Council to ensure that all public areas and areas visible from public places within the County are maintained free of litter and graffiti.	<b>HH1 L1 W1 W2</b>					

Reduced litter will have positive effects on the urban and rural landscape, and surface waters. Reduced litter will also improve human health.						
<b>Policy ES15: Cemeteries</b> It is the policy of the Council to facilitate the development of cemeteries to cater for the needs of the County, and to continue on a planned basis with the improvement of the appearance of the cemeteries now closed.	<b>B3</b> <b>W1</b> <b>CH1</b>	<b>HH1</b> <b>W3</b> <b>CH2</b>				
Retaining and procuring new cemeteries will allow for the retention of green spaces within the city and have a beneficial effect on surface water flows. Many cemeteries are located on archaeological sites containing protected structures.						
<b>Policy ES16: Fire Service</b> It is the policy of the Council to co-operate with Dublin City Council in the development of the fire service in the Dublin Region.						
No comment.						
<b>Policy ES17: Air Quality</b> It is the policy of the Council to implement the provisions of EU Directives and national policy and air pollution legislation, in conjunction with other agencies as appropriate.	<b>HH1</b> <b>C2</b>	<b>C1</b>				
Reducing instances of noise and air pollution will improve human health and improve quality of life.						
<b>Policy ES18: Noise</b> It is the policy of the Council to seek to achieve a healthy and comfortable environment that minimises unwanted noise, and to implement the EU Directive on Assessment and Management of Environmental Noise.	<b>HH1</b> <b>C2</b>	<b>C1</b>				
See above.						
<b>Policy ES19: Light Pollution</b> It is the policy of the Council to seek to assess and minimise the effects of all new external lighting on environmental amenity.	<b>HH1</b>	<b>L1</b>			<b>B1 B2 B3</b>	
External lighting can have negative effects on nocturnal animals such as bats, disrupting foraging patterns and impacting on biodiversity. Requiring lighting strategies to reduce excessive external light or internal light spillage should be required. This is dealt with under Living Place policy SN37						

**A Busy Place**

**Enterprise and Employment**

	Likely to Improve status of SEOs	Probable Conflict with status of SEOs- Unlikely to be mitigated	Potential Conflict with status of SEOs- likely to be mitigated	Uncertain interaction with status of SEOs	Neutral Interaction with status of SEOs	No Likely interaction with status of SEOs
<b>Aim</b>						
To provide for the future well being of the residents of the County by facilitating economic development and the growth of employment opportunities in all sectors in accordance with the principles of sustainable development.	S1 S3 M1 M2		B3 HH1 C1 C2 W1 W2 W3 CH1 L1	CH2		B1 B2
<p><b>(SEO S1)</b> Locating personnel intensive offices on brownfield or town centre sites proximate to public transport allows for sustainable development. Allowing for large land intensive warehousing uses to be located on such sites, would not be the most sustainable use of well located lands. Instead such uses should be facilitated in Greenfield or low intensity areas. This may result in emissions and car dependency to developments in these Greenfield sites, however this should be offset, by increased public transport usage where offices are located in well served brownfield sites. <b>(SEO B3)</b> A significant portion of enterprise and employment development, such as Business and Technology Parks, occupy a large land-area, resulting in disruption to habitat networks over a large area. Important networks should be retained. <b>(SEO C1/C2/HH1)</b> The locations of office or other personnel intensive uses in Greenfield out of town sites would generate significant car based movements. Such uses, should be restricted to brownfield or town centre sites, which are proximate to public transport. <b>(SEO W1/W2/W3)</b> Developments accommodating business and technology uses can be land intensive, and often result in large buildings with swathes of hard standing, resulting in potential for increased run-off and flooding. Mitigation through consideration of surface water issues as required under the WFD should resolve many of these issues. <b>(SEO CH1/L1)</b> The location of many land intensive employment uses is on Greenfield sites in peripheral areas. Potential conflict between archaeology and landscape designations and large scale built intrusions may arise. <b>(SEO CH2)</b> Development of land intensive employment uses may have negative effects on the curtilage of protected structures.</p>						
<b>Objectives/Strategy</b>						
To facilitate and support the growth of the economy of South Dublin County, and the Greater Dublin Area in general, in a sustainable manner whilst adapting to climate change and improving quality of life.	B3 HH1 S1 S3 M1 M2 C1 C2 W1 W2 W3 CH1 CH2 L1					B1 B2
Ensure sufficient serviced land to facilitate the sustainable growth of enterprise and employment in the County including inward investment and local economic development and expansion.						
Facilitate the creation of suitably located centres of excellence for knowledge, innovation and creativity based enterprises and ensure the knowledge-based economy	C1 HH1	C2				





<p>Work with South Dublin County Enterprise Board and Enterprise Ireland to provide low cost enterprise space for micro enterprises and business start-ups in the County and explore opportunities for creating enterprise clusters within the County in order to accelerate business growth.</p> <p>Work in conjunction with the County's third level institutions in the creation and fostering of enterprise.</p> <p>Promote the availability of education opportunities to all residents in South Dublin County Council area in order to achieve higher levels of educational attainment and skills in the workforce and to encourage employment generation to maintain this resource within the County.</p> <p>Promote education and training for residents of the County to ensure job opportunities are open and accessible to local residents.</p> <p>Support the Institute of Technology, Tallaght, in the development of courses appropriate for the training and education of residents of the County for employment and the evolution of a wider remit for the college.</p> <p>Facilitate development of tourism infrastructure in a sustainable and sensitive manner that maximises the recreational and tourist potential of the County's natural and built assets.</p> <p>Facilitate agriculture, horticultural and rural related enterprises in the County.</p> <p>Facilitate the efficient and sustainable operation of the extractive industry in the County.</p> <p>Reduce the risk and limit the consequences of accidents at manufacturing and storage facilities that present a major accident hazard having regard to the EU Directive on Control of Major Accident Hazards.</p> <p>Facilitate and support the retention of existing jobs and the creation of new jobs in the County including supporting the County Development Board in its function as an Employment Task Force</p>	<p>S1 W2 HH1 C1 C2</p>		<p>B3 W1 W2 L1 CH1 CH2</p> <p>B2 B3 HH1 C1 C2 W1 W3 S3 L1</p>	<p>HH1 C1 C2</p> <p>CH1 CH2</p> <p>B3 HH1 S1 M1 M2 C1 C2 W1 W2 W3 CH1</p>		<p>B1 M1 M2</p> <p>CH1 CH2</p>
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Support County Dublin VEC in the provision of training and education programmes for adults to facilitate the enhancement of the knowledge and skills levels of people working and living in the County.				CH2 L1		B3 HH1 S1 M1 M2 C1 C2 W1 W2 W3 CH1 CH2 L1
<p>The strategy for the development of enterprise and employment within the county proposes development centered around sustainable principles, such as the location of personnel intensive uses in within town centres or proximate to high quality public transport, the promotion of employment and enterprise in mixed use areas, home working and the provision of land for the relocation of lower order employment uses, thus facilitating redevelopment of appropriate brownfield sites. . New mixed use developments will have to have regard for any health and safety constraints imposed by existing industrial uses. Intensive agriculture can have significant impacts on the landscape, on surface and ground water, archaeology and biodiversity networks.</p> <p>The facilitation of the sustainable operation of the extractive industry is also proposed, which would allow for the restriction of unsustainable practices, such as the destruction of heritage sites, would require mitigation against the removal of green linkages with biodiversity value, and ensure that impacts upon the landscape and watertable are dealt with in detail. Enforcing measures to ensure that these issues are mitigated is of great importance.</p>						
<b>Policies</b>						
<b>Policy EE1:</b> Existing Enterprise Activities It is Council policy to continue to support the development of the above existing enterprise activities in the County	S1 S3 M1 M2		B3 HH1 C1 C2 W1 W2 W3 CH1 L1	CH2		B1 B2
See aim.						
<b>Policy EE2:</b> Third Level and Medical Institutions It is a policy of the Council to work in conjunction with the County's third level institutions, the Institute of Technology Tallaght and University College Dublin, and medical institutions in the creation and fostering of enterprise.	S1 C1 C2 HH1					
The policy will result in growth of the Institute of Technology Tallaght with resultant benefits for Tallaght Town Centre.						
<b>Policy EE3:</b> Employment Developments It is a policy of the Council to guide employment developments, particularly knowledge-based economies and office employment, and where suited, research and development/innovation that are major generators of travel and transport demand to locations that underpin the Council's aim of promoting an integrated, compact and connected urban area, including to town centres, locations of high public transport accessibility, and locations easily reached from local housing by cycling or walking.	HH1 S1 S3 W1 W2 W3 C1 C2 M1 M2 CH2 L1		B3			B1 B2 CH1
This policy will facilitate the location of high generation employment uses in locations serviced by public transport.						
<b>Policy EE4:</b> Business and Technology Parks It is a policy of the Council to promote Business and Technology Parks in the County for high end manufacturing and R&D facilities, and to support high quality proposals for the intensification or expansion of established key employers and/or institutions in the technology, pharmaceutical and knowledge sectors.			C1 C2 HH1 W1 W2 W3 CH1	S1 L1 B2 B3		

Business and Technology Parks in the county are located at the edge of the urban area, and accommodate businesses which require large footprint. Research and development facilities may be personnel intensive, and as such, should be encouraged to locate in town centres, or on sites proximate to a high quality public transport link.						
<b>Policy EE5: Freight Industry</b> It is a policy of the Council to encourage developments that are likely to generate significant levels of freight traffic to locate at sites proximate to the existing County or National road network.	<b>S1</b>			<b>B3 HH1 C1 C2 W1 W2 W3 L1</b>		
<b>(SEO S1)</b> Such a policy will allow for the location of personnel intensive uses on brownfield sites proximate to town centres or public transport. Less personnel intensive uses will be encouraged to locate in out of centre sites, which would make better use of road rather than public transport access. <b>(SEO B3-L1)</b> This may have some effects on air and noise in areas adjacent to such developments. Such facilities must be required to soften the impact of development upon the landscape, respect watercourses and riparian zones and maintain, or meaningfully re-instate habitat networks could allow for the mitigation of such uses.						
<b>Policy EE6: Regeneration of Land for Employment Use</b> It is a policy of the Council to promote the regeneration of land and premises in a manner which enhances the diversification of the local economy and to encourage business and industry to locate or remain in the County.	<b>B1 B2 S1 S3 C1 C2 HH1 M1 M2 W1 W2 W3 L1</b>			<b>B3</b>		
<b>(SEO B1-L1)</b> Regeneration of land and premises allows for the sustainable accommodation of more intensive uses in certain instances, or facilitates the growth of an industry or enterprise in the same location. Regeneration can facilitate reduce car based movements, specifically where lands are proximate to town centres or public transport, as well as indirectly having a positive effect on the landscape and biodiversity through allowing for more intensive redevelopment. In facilitating such regeneration, layout and design of such places should soften the impact of development upon the landscape, respect watercourses and riparian zones and maintain, or meaningfully re-instate habitat networks could allow for the mitigation of such uses.						
<b>Policy EE7: Knowledge-Based Economy in Enterprise Priority One Zoned Lands</b> It is the policy of the Council to facilitate the economic development of Enterprise Priority One zoned lands primarily as a centre of knowledge-based, and creative employment	<b>S3 M1 M2 L1 S1 B3 C1 C2 HH1</b>				<b>W1 W2 W3 CH1 CH2</b>	<b>B1 B2</b>
This policy will encourage the location of many personnel intensive industries proximate to services and high quality public transport. Location of Research and Development centres in Enterprise Priority 1 is also recommended.						
<b>Policy EE8: Employment and Mixed-Use in Enterprise Priority One Zoned Lands</b> It is the policy of the Council to carefully assess developments proposed on lands zoned for Enterprise Priority One uses to ensure that such lands will be developed mainly for employment generating uses, whilst also being flexible to reflect a mixed-use context where it is deemed appropriate.	<b>S1 HH1 C1 C2</b>				<b>B3 W1 W3</b>	
The policy will allow for the intensification of brownfield lands. Redevelopment of Enterprise Priority 1 lands around the Naas Road may impact upon the River Camac or Robinhood Stream.						
<b>Policy EE9: Economic Clusters</b> It is the policy of the Council to promote innovate economic sectors and encourage business clusters that exploit links with one another and/or third level institutions.	<b>S1 C1 C2 HH1</b>					
No comment.						
<b>Policy EE10: Mixed-Use in Enterprise Priority One Zoned Lands</b> It is the policy of the Council that mixed-use development on lands zoned as	<b>S3 M1 M2 L1 W1 W2</b>					<b>CH1 B1 B2</b>

Enterprise Priority One Enterprise and Employment will be in accordance with approved plans including Tallaght Town Centre Local Area Plan, Naas Road Development Framework, and forthcoming plans for other areas zoned as Enterprise Priority One Employment and Enterprise.	<b>W3 S1 B3 C1 C2 CH2 HH1</b>					
See comments on 'Aim'. In addition these Plans will need to have regard to any health and safety constraints imposed by existing industrial uses.						
<b>Policy EE11:</b> Layout of Enterprise Priority One Zoned Lands It is the policy of the Council that development within lands zoned as Enterprise Priority One Enterprise and Employment will be based on the principle of a neighbourhood of street networks used as pedestrian and movement corridors with a fine urban grain and active frontages and a high standard of architectural design.	<b>S1 B3 C1 C2 HH1</b>					
See comments on 'Aim'						
<b>Policy EE12:</b> Appearance of Employment Priority Areas It is the policy of the Council that areas zoned as Enterprise Priority One, Enterprise Priority Two and Enterprise Priority Three, are required to be attractive areas for employers to locate to, employees to work in and contribute positively to the sustainable economic development of the County.	<b>HH1 S1 C1 C2</b>					
See comments on 'Aim'						
<b>Policy EE13:</b> Biodiversity, Flora and Fauna within Employment Priority Areas It is the policy of the Council to protect and preserve the biodiversity value and significant landscape and cultural heritage features of lands rezoned for Enterprise Priority Two and Three employment uses through requiring design frameworks, which have been informed by site analysis, the location of biodiversity corridors and site features and will provide for new landscaping and a cohesive approach to treatment of roads, footpaths and boundary treatments.	<b>B2 B3 HH1 S1 W1 W2 W3 CH1 CH2 L1</b>					
The policy will allow for the identification and retention of important biodiversity and landscape elements within Greenfield sites.						
<b>Policy EE14:</b> Natural Features in Enterprise Priority Areas It is the policy of the Council where existing streams, watercourses, are located on land zoned for Enterprise Priority One, Enterprise Priority Two and Enterprise Priority Three purposes they should be protected and incorporated within the overall design for the area, thereby contributing to and connecting into the overall green network policy for the County. Riparian corridors should be kept free from development and be used as amenity for workers and visitors on the site, taking due care to protect and enhance the corridor's native biodiversity resource.	<b>B2 B3 W1 W2 W3 L1</b>					
The policy will allow for the identification and retention of important biodiversity and landscape elements within Greenfield sites.						
<b>Policy EE15:</b> Enterprise Priority Areas and Sustainability It is the policy of the Council that areas zoned as Enterprise Priority One, Enterprise Priority Two and Enterprise Priority Three employment uses, contribute towards greater sustainability.	<b>HH1 S1 C1 C2</b>					
See aim.						



<p><b>Policy EE16: Retail Parks within Enterprise Priority Locations</b> It is the policy of the Council that new retail parks will be encouraged to locate within Enterprise Priority Two locations in order to maintain Enterprise Priority One areas for higher order office based development and to allow for the retention of Enterprise Priority Three locations for lower order industrial and associated uses. Development or expansion of existing retail parks, within Enterprise Priority One locations will be open for consideration.</p>	<p><b>S1 C1 C2 HH1</b></p>					
<p>This policy will allow for effective re-use of brownfield lands through ensuring the use of Enterprise Priority 3 lands for lower order uses.</p>						
<p><b>Policy EE17: Road Layouts in Enterprise Priority Areas</b> It is the policy of the Council that as a general principle, road layouts for Enterprise Priority Two and Enterprise Priority Three areas should avoid the use of cul-de-sacs, wherever possible, as these can cause serious problems if they become congested or blocked. A network of connected loop roads avoids this problem.</p>						
<p>No comment.</p>						
<p><b>Policy EE18: Enterprise Priority One Zoned Lands</b> It is the policy of the Council that urban design principles should be applied to employment development located within urban centres such as building layouts, spaces between buildings and the street design to create areas that are efficient in their land use, permeable, accessible, safe and legible in layout and areas that are easy to negotiate.</p>	<p><b>S1 HHH1 C1 C2</b></p>					
<p>This policy will allow for more effective use of infill and other brownfield sites.</p>						
<p><b>Policy EE19: Enterprise Priority Two Zoned lands</b> It is the policy of the Council that business parks should generally be laid out in an open parkland setting with a high level of landscaping that uses predominantly native plant species and which retains existing natural features such as trees, hedgerows and streams wherever possible. Provision should also be made for pedestrian/cycle paths.</p>	<p><b>B2 B3 W1 W2 W3 L1 C2</b></p>					
<p>The policy will allow for the identification and retention of important biodiversity and landscape elements and will encourage modal change</p>						
<p><b>Policy EE20: Enterprise Priority Three Zoned Lands</b> It is the policy of the Council that Enterprise Priority Three areas present a good quality appearance, helped by landscaping, careful placing of advertisement structures, the screening of open storage areas and unobtrusive loading and parking space. Individual buildings should be of contemporary architectural design and finish (including use of colour).</p>	<p><b>B2 B3 W1 W2 W3 L1</b></p>					
<p>See comment above.</p>						
<p><b>Policy EE21: Home-Based Economic Activities</b> It is the policy of the Council to facilitate home-working and innovative forms of working which reduce the need to travel but are subordinate to the main residential use of the dwelling and do not result in a disamenity in an area.</p>	<p><b>C1 C2 HH1</b></p>					

Allowance for home-working can reduce the need to travel and subsequently car dependency, in addition to maximizing potential of brownfield sites.						
<b>Policy EE22: Residential Design and Home-Working</b> It is the policy of the Council to encourage the layout and design of residential developments to take account of the possibilities of home-working in the design of new houses.	<b>C1 HH1</b>	<b>C2</b>				
See comments above.						
<b>Policy EE23: Live-Work Units in Mixed-Use Developments</b> It is the policy of the Council to encourage the provision of live-work units as part of mixed-used developments in appropriate locations (particularly at ground floor level) as a means of enlivening streets and contributing to the vitality of a given area, as well as to provide accommodation for the creative sectors and small businesses, and to facilitate home-working, that are of suitable design and protect the amenities of overhead and adjacent residents.	<b>C1 HH1</b>	<b>C2 CH2</b>				
See comments above. Can also provide for effective reuse of protected structures.						
<b>Policy EE24: Tourism Infrastructure</b> It is the policy of the Council to facilitate development of tourism infrastructure in a sustainable and sensitive manner that maximises the recreational and tourist potential of the County's natural and built assets.	<b>B1 CH1 L1 C2</b>	<b>B2 CH2 W3 C1</b>	<b>B3 C1 HH1</b>		<b>S1</b>	
It is considered that the sustainable development of the counties tourism assets will take into account the provision of linked networks for hiking and cycling as well as the management and protection of natural assets such as the Wicklow Uplands and Bohernabreena SACs, among other issues.						
<b>Policy EE25: Tourism and the County Development Board</b> It is the policy of the Council to co-operate with the County Development Board and other appropriate agencies in identifying and promoting the tourism assets of the county and to support the development of tourism infrastructure in a sustainable manner in the County.	<b>B1 CH1 L1 C2</b>	<b>B2 CH2 W3 C1</b>	<b>B3 C1 HH1</b>		<b>S1</b>	
See comments above.						
<b>Policy EE26: Tourist Accommodation and Facilities</b> It is the policy of the Council to encourage the provision of suitably designed hotels, hostels and tourism-related facilities in appropriate locations within the County. A landscape assessment and rationale must be submitted for any such development above the 120m contour or within high amenity zoned lands, or as shall be considered appropriate in other lands within the County.	<b>B1 CH1 S1 C2 L1</b>	<b>B2 CH2 W3 C1</b>	<b>B3 C1 HH1</b>			
<b>(SEO L1)</b> That care should be taken regarding the siting of hotels in sensitive landscapes such as those above the 120m contour, or in high amenity zonings.						
<b>Policy EE27: Major Leisure Facilities</b> It is the policy of the Council to secure the provision of major leisure facilities in the County. A landscape assessment and rationale must be submitted for any such development above the 120m contour or within high amenity zoned lands, or as shall be considered appropriate in other lands within the County.	<b>B1 L1 HH1 CH2 W3</b>	<b>B2 C1 CH1 S1</b>	<b>B3 C2 HH1</b>			
<b>(SEO L1-HH1)</b> Such development may have impacts upon sensitive landscapes, additionally, major sporting facilities may generate large traffic movements unless located						

proximate to public transport nodes.						
<b>Policy EE28: Tourist Trails</b> It is the policy of the Council to implement a tourist trail of the villages of Clondalkin, Lucan, Newcastle-Lyons, Rathcoole, Saggart, Brittas and Tallaght and Rathfarnham.	<b>B3 CH1 CH2 L1 W3 C1 C2 HH1</b>					<b>B1 B2 S1</b>
No comment.						
<b>Policy EE29: Rural Tourism</b> It is the policy of the Council to encourage farmhouse accommodation, open farms and agri-, green-, eco- and geo-tourism.				<b>B1 B2 B3 S1 W1 CH1 CH2 L1</b>		
The proposal suggests viable alternatives to reducing agricultural use in the rural area. Uncertainty remains as to the manner and details which such a proposal is to be implemented, while retaining habitat and landscape values.						
<b>Policy EE30: Viability of Agriculture and Horticulture</b> It is the policy of the Council to actively protect and ensure the continuing viability of agriculture and horticulture within rural areas and to protect and sustain the rural character of the countryside as a valuable resource.	<b>B1 B2 CH1 CH2 L1 S1 S2 W3 C1 C2 HH1 B3</b>					
<b>(SEO B3)</b> Protection of the habitat corridors and the rural character of the countryside are to an extent tied together. Protection of the rural character of the countryside will allow for effective maintenance of such corridors.						
<b>Policy EE31: Rural Related Enterprises</b> It is the policy of the Council to facilitate agriculture, horticulture and rural related enterprises in the County.	<b>B1 B2 CH2 L1 S1 W3 C1 C2 HH1</b>		<b>B3 W1 W2 CH1</b>			
<b>(SEO B3-CH1)</b> The policy does not require the maintenance of the countryside as a sustaining resource, and could allow for a certain level of environmental degradation, including effects on streams, hedgerows and habitats to take place.						
<b>Policy EE32: Sustainable Development of Agricultural Diversification</b> It is the policy of the Council to support the sustainable development of agriculture and agriculture diversification, such as organic foods, rural tourism and small to medium sized enterprises subject to the retention of the holding for primarily agricultural use and the proper planning and sustainable development of the area including protecting and maintaining biodiversity, wildlife habitats, water quality, rural landscape character scenic amenities and nature conservation.	<b>B1 B2 B3 S3 W1 W2 W3 S2 CH1 CH2 HH1 C1 C2 L1</b>					<b>M1 M2</b>
This policy allows for rural activities to be undertaken without impacting significantly on the receiving environment						
<b>Policy EE33: Protection of Agriculture and Agri-Business Uses</b> It is the policy of the Council to protect agricultural or agri-business uses from unplanned and/or incompatible urban development.	<b>B3 S3 M1 M2 W1 C2 W2 W3 CH1 CH2 HH1 C1</b>					<b>B1 B2</b>
No comment						

<p><b>Policy EE34 Rural Related Enterprises</b> It is the policy of the Council to facilitate the development of acceptable rural related enterprises, including equine enterprises, in accordance with the terms of Zoning Objective 'B' (to protect and improve rural amenity and to provide for the development of agriculture) and to minimise pollution from agricultural sources by means of development control and water pollution legislation and regulations.</p>	<p><b>B1 B2 S3</b> <b>M1 M2</b> <b>W1 W2</b> <b>W3 CH1</b> <b>CH2 B3</b> <b>L1</b></p>					<p><b>HH1 C1 C2</b></p>
<p><b>(SEO B3-L1)</b> Development of such enterprises may impact upon the landscape, specifically above the 120m contour line. A specific requirement for landscape assessment for development above the 120m contour line should be introduced. This has been introduced by policy LHA11 within Protected Place.</p>						
<p><b>Policy EE35 Operation of Extractive Industries</b> It is the policy of the Council to facilitate operation of the extractive industry in suitable locations subject to the protection of amenity and maintenance of environmental quality.</p>			<p><b>B2 B3 HH1</b> <b>C1 C2 W1</b> <b>W3 S3 L1</b> <b>W2</b></p>	<p><b>CH1 CH2</b> <b>S2</b></p>		<p><b>B1 M1 M2</b></p>
<p><b>(SEO L1/W2)</b> The nature of the extraction process will result in the removal of the Greenfield site, affecting the landscape, in addition to exposing groundwater aquifers to pollution. <b>(SEO B2-S3)</b> Potential effects include; biodiversity networks; surface and underground waters; any archaeological sites; any surface features; ease of access of potentially polluted run-off into the groundwater. <b>(SEO HH1/C1/C2/S3)</b> The use of heavy machinery to extract and transport the materiel in addition to the noise created will have a negative effect on any surrounding housing or uses. It may be possible to ameliorate these effects. <b>(SEO CH1-S2)</b> Potential affects on heritage designations and soils are site specific, however, care should be taken to protect heritage.</p>						
<p><b>Policy EE36 Proposals for New Extractive Industries</b> It is the policy of the Council that in the assessment of applications for new development, intensification of use or diversification of activity, the Council will have regard to the nature of the proposal, the scale of activity proposed, the impact on the adjoining road network and its effect on the environment.</p>			<p><b>B2 B3 HH1</b> <b>C1 C2 W1</b> <b>W3 S3 L1</b> <b>W2 CH1</b> <b>CH2</b></p>			
<p>The policy will allow for mitigation proposals to be agreed regarding biodiversity, landscape, heritage and groundwater</p>						
<p><b>Policy EE37 EIA and Landscape Plan Requirements for Extractive Industries</b> It is the policy of the Council that it is a requirement that applications for development within this category will be accompanied by an Environmental Impact Statement, as appropriate and a detailed landscaping plan. The plan should indicate proposed screening for the operational life of the site and set out a programme for the reinstatement of the landscape. The predominant use of native plant species in landscaping plans is encouraged.</p>			<p><b>B2 B3 HH1</b> <b>C1 C2 W1</b> <b>W3 S3 L1</b> <b>W2 CH1</b> <b>CH2</b></p>			
<p>See comment above.</p>						
<p><b>Policy EE38 Casement Aerodrome and the Department of Defence</b> It is the policy of the Council to seek the co-operation of the Department of Defence and other Government departments and agencies in the carrying out of a study on the safety and security implications of the development of Casement Aerodrome for joint military/civilian uses.</p>		<p><b>B3 HH1 C1</b> <b>C2 CH2 W1</b> <b>L1</b></p>				
<p>(Biodiversity/Transport/Heritage/Landscape/Rivers) Restrictions currently in place around Baldonnell aerodrome have retained significant amounts of rural lands as green fields. Removal of these restrictions could have significant effects on river systems and biodiversity corridors, the landscape, and increase car based movements unless proposed policies relating to the 3 tiers of employment zoning, landscape assessment, riparian zone retention and the provision of a green network are enacted.</p>						

<p><b>Policy EE39</b> Restriction area at Baldonnell Airport. It is the policy of the Council to again negotiate with the Department of Defence with the aim of reducing the no development restriction area at Baldonnell Airport to that of norm at international airports generally, thus allowing some currently zoned lands to be opened up for use.</p>		<p><b>B3 HH1 C1 C2 CH2 W1 L1</b></p>				
See comments for Policy EE38						
<p><b>Policy EE40</b> Weston Aerodrome and Statutory Bodies It is the policy of the Council to have regard to the advice of the statutory bodies responsible for the control and safety of operations at Weston Aerodrome, in the context of the proper planning and sustainable development of the area and the protection of amenities.</p>	<p><b>B3 L1 W3</b></p>					
This policy may lead to the de facto retention of biodiversity networks, hedgerows and treelines due to restrictions on intensive development.						
<p><b>Policy EE41</b> Casement Aerodrome, Baldonnell It is the policy of the Council to promote the development of Casement Aerodrome, Baldonnell for joint military/civilian uses.</p>	<p><b>B1 B2 B3 S3 W1 W2 W3 HH1 C1 C2</b></p>		<p><b>B3 L1 HH1</b></p>	<p><b>CH1 CH2</b></p>		<p><b>M1 M2</b></p>
<p><b>(SEO B3-L1 HH1)</b> Increased civilian operations at Baldonnell, may lead to the establishment of ancillary land uses and activities to service the Aerodrome. This may have a negative visual and habitat effects on lands around the aerodrome, which lie outside of the noise restricted areas. In addition, development at the Aerodrome which leads to greater flight numbers may have a negative noise effect on adjacent land uses.</p>						
<p><b>Policy EE42</b> Encroachment It is the policy of the Council to prevent encroachment of development around Weston Aerodrome which may interfere with its safe operation.</p>	<p><b>B3 L1 W3</b></p>					
This policy may lead to the de facto retention of biodiversity networks, hedgerows and treelines due to restrictions on intensive development.						
<p><b>Policy EE43:</b> Major Accident Hazards It is a policy of the Council to have regard to the provision of the Major Accidents Directive (SEVESO ii) (European Council Directive 96/82/EC).</p>	<p><b>W2 HH1</b></p>					<p><b>CH1 CH2</b></p>
Having regard to the SEVESO Directive will have benefits for the environment						
<p><b>Policy EE44:</b> SEVESO Developments It is a policy of the Council to permit SEVESO Development only in low risk locations away from vulnerable residential, retail and commercial development. (For instance only allowing new SEVESO development in a zoning for industry where it is demonstrated that it will not prejudice the development of adjacent lands for such uses).</p>	<p><b>S1 W2 HH1 C1 C2</b></p>					<p><b>CH1 CH2</b></p>
See comment above						
<p><b>Policy EE45:</b> Extensions to Established SEVESO Sites It is a policy of the Council to prohibit new extensions to long-established SEVESO sites at undesirable locations, where they pose an unacceptable risk to the public. In order to encourage these facilities to relocate to sites where there is a less of a risk posed.</p>	<p><b>S1 W2 HH1 C1 C2</b></p>					<p><b>CH1 CH2</b></p>



See comment above						
<b>Policy EE46:</b> Warehouses/Industrial Buildings and SEVESO sites It is an objective of the Council to attach to any grant of permission for new warehouses or similar industrial buildings, a condition to exclude use/ storage of SEVESO substances (Or require a separate Planning Permission for it).	<b>S1</b> <b>HH1</b> <b>C2</b>	<b>W2</b> <b>C1</b>				<b>CH1 CH2</b>
See comment above						
<b>Policy EE47:</b> Clustering of SEVESO Sites It is an objective of the Council to encourage clustering of SEVESO sites in order to minimise impact but only where it is demonstrated that there is no increased risk of an accident occurring or of the consequences being more damaging.	<b>S1</b> <b>HH1</b> <b>C2</b>	<b>W2</b> <b>C1</b>		<b>B2 B3</b>		<b>CH1 CH2</b>
See comment above						
<b>Policy EE48:</b> Health and Safety Authority and SEVESO Sites It is an objective of the Council to have regard to the advice of the Health and Safety Authority: /when proposals for new SEVESO sites are considered and; /for all Planning applications within the consultation distances stated in Table 4.10 Developers of SEVESO sites are encouraged to consult with the HAS at the scoping stage to identify SEVESO II sites and assess their impacts.	<b>S1</b> <b>HH1</b> <b>C2</b>	<b>W2</b> <b>C1</b>				<b>CH1 CH2</b>
See comment above						
<b>Policy EE49:</b> Risk Assessment It is an objective of the Council to require developers to submit a detailed consequence and risk assessment with all Environmental Impact Statements and/or legislative licence applications		<b>W2 HH1</b>				<b>CH1 CH2</b>
See comment above						

### Town District and Local Centres

	Likely to Improve status of SEOs	Probable Conflict with status of SEOs- Unlikely to be mitigated	Potential Conflict with status of SEOs- likely to be mitigated	Uncertain interaction with status of SEOs	Neutral Interaction with status of SEOs	No Likely interaction with status of SEOs
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<b>Aim</b>					
<p>To continue to develop a hierarchy of high quality, vibrant urban centres; and to enhance and develop the urban fabric of existing and developing centres in accordance with the principles of urban design and sustainable development. It is the Council's aim to achieve an efficient use of land appropriate to its context, while avoiding the problems of over-development and where the optimum density will achieve compact, walkable places that prioritise pedestrian movement. Businesses and a variety of mixed uses will be directed to locate within the hierarchy of urban centres and will be focused around public transport infrastructure.</p>	<p><b>B1</b> <b>HH1</b> <b>S3</b> <b>W3</b> <b>M1</b> <b>CH1</b> <b>L1</b></p>	<p><b>B2</b> <b>S1</b> <b>W1</b> <b>C1</b> <b>M2</b> <b>CH2</b></p>	<p><b>B3</b></p>		
<p>Promotion and development of vibrant, walkable, mixed use urban centres, based around high quality public transport, would facilitate significant reductions in car based movements and emissions. Concentrating development in urban centres will result in the development of brownfield sites, relieving development pressure on Greenfield areas. More effective provision of environmental infrastructure to serve urban areas, in addition to reduced development of Greenfield sites, would result in retention of habitats and associated networks, including streams and rivers, and assist in compliance with the requirements of the WFD and Habitats Directive. Concentrating development within urban centres will provide continual uses for protected structures, in addition to relieving pressure on heritage sits on Greenfield lands. Landscape preservation would also be assisted by concentrating development in less sensitive urban centres. <b>(SEO B3)</b> Concentration of development in urban centres may lead to some loss of habitat networks associated with lower density development. Identification, preservation or amelioration of these networks should be undertaken, in order to ensure continued habitat connectivity.</p>					
<b>Objectives/Strategy</b>					
<p>To continue to develop a hierarchy of high quality, vibrant and sustainable urban centres whilst consolidating the urban fabric of existing centres including the strong network of District Centres and the wide range of local and neighbourhood centres.</p> <p>Focus employment/retail activities in the County in town, district and to a lesser extent local centres.</p> <p>Maintain the future viability of the existing town, district and local centres in the County and develop them with an appropriate mix of commercial, recreational, leisure and residential uses, new urban streets and public and semi-public spaces.</p> <p>Continue to improve the environments of existing town, district and local centres by embracing urban design principles</p> <p>Provide a strong residential element, designed with good urban design principles, within urban centres to enhance their vitality as lively and vibrant centres with safe and attractive streets and spaces.</p> <p>Consolidate local centres to contain a range of community, recreational and retail</p>	<p><b>B1</b> <b>HH1</b> <b>S3</b> <b>W3</b> <b>M1</b> <b>CH1</b> <b>L1</b></p>	<p><b>B2</b> <b>S1</b> <b>W1</b> <b>C1</b> <b>M2</b> <b>CH2</b></p>	<p><b>B3</b></p>		

<p>facilities, including medical/dental surgeries and crèches, at a scale to cater for both existing and future residential development.</p> <p>Identify and secure the redevelopment and regeneration of areas in need of renewal.</p> <p>Provide planning frameworks, through approved plans, for the consolidation and sustainable sensitive expansion of the County's villages.</p>						
See comments regarding 'Aim'						
<b>Policies</b>						
<p><b>POLICY TDL1 TOWN AND DISTRICT CENTRES</b> It is Council policy that town and district centres will be the first choice location for convenience retailing proposals and major retail development as they contain a high standard of access for people.</p>	<p>HH1 S1 S3 W1 W2 W3 C1 C2 M1 M2 CH1 CH2 L1</p>		B3			
See comments regarding 'Aim'						
<p><b>Policy TDL2 Existing Centres</b> It is the policy of the Council to maintain the future viability of the existing town, district and local centres in the County.</p>	<p>HH1 S1 S3 W1 W2 W3 C1 C2 M1 M2 CH1 CH2 L1</p>		B3			
See comments regarding 'Aim'						
<p><b>Policy TDL3: Vibrancy of Existing Centres</b> It is the policy of the Council to ensure the continued vibrancy and life of town and district centres, the provision of business, leisure, entertainment and cultural uses will be encouraged to locate within these centres. In large-scale development proposals, the provision, retention or replacement of such uses may be required. In addition, existing residential uses should be retained wherever practical and new residential development will be encouraged.</p>	<p>HH1 S1 S3 W1 W2 W3 C1 C2 M1 M2 CH1 CH2 L1</p>		B3			
See comments regarding 'Aim'						
<p><b>Policy TDL4: Mixed-Use in Town And District Centres</b> It is the policy of the Council that proposed commercial developments in town and district centres will incorporate retail, residential, employment, entertainment/cultural and civic uses within the design, where appropriate.</p>	<p>B1 B2 HH1 S1 S3 W1 W2 W3 C1 C2 M1 M2 CH1 CH2 L1</p>		B3			
See comments regarding 'Aim'						

<p>Policy TD5: Environmental Improvement It is the policy of the Council that environmental improvements in existing town, district and local centres are implemented to a high standard and finish where necessary and subject to the availability of finance.</p>	<p><b>B1 B2</b> <b>HH1 S1</b> <b>S3 W1 W2</b> <b>W3 C1 C2</b> <b>M1 M2</b> <b>CH1 CH2</b> <b>L1</b></p>		<b>B3</b>				
See comments regarding 'Aim'							
<p>Policy TD6: Public Transport in Tallaght It is the policy of the Council to promote the establishment of Tallaght Town Centre as a focus of city bound bus routes, the terminus of the Red Luas Line connecting Tallaght to Dublin City Centre as well as the roll out of Metro West which will connect the County town with towns, villages and suburbs to the north as well as Fingal County and the airport.</p>	<p><b>HH1 C1</b> <b>C2</b></p>						
This policy will act to reduce car based transport emissions.							
<p>POLICY TD7: TALLAGHT COUNTY TOWN It is the policy of the Council to secure the future development of Tallaght Town Centre as the County Town, to intensify and expand the Town Centre area and to facilitate the development of the extended town centre subject to the provision of the Tallaght Town Centre Local Area Plan (LAP) 2006. The LAP will continue the augmentation of the retail provision within the town centre and to upgrade the existing retail component to ensure its competitiveness in relation to other comparable centres elsewhere.</p>	<p><b>HH1 S1</b> <b>S3 W1 W2</b> <b>W3 C1 C2</b> <b>M1 M2</b> <b>CH1 CH2</b> <b>L1</b></p>		<b>B3</b>				
See comments regarding 'Aim'							
<p>POLICY TD8: TALLAGHT BY-PASS (N81) It is the policy of the Council to prepare and implement a plan for major environmental upgrading and traffic calming of the N81 between the gateway entrances to the Town Centre near the junctions of the N81 with the Greenhills Road Extension and Whitestown Way, to link the Town Centre with the residential lands / Sean Walsh Park / and employment zones to the south.</p>	<p><b>HH1 S1</b> <b>C1 C2 L1</b></p>						
Upgrading and traffic calming along the N81 may facilitate further integration of Tallaght Town Centre with environs to the south, allowing for a more walkable centre to be provided. Facilitating walking and cycling in Tallaght Town Centre should reduce the amount of car emissions as well as car dependency. In addition, such works may soften the impact of the roadway on the town, and encourage re-use of Brownfield sites in proximity to the existing roadway, creating a more sustainable central area.							
<p>Policy TD9: Tallaght Architectural Conservation Area It is the policy of the Council, through the designation of Tallaght as an Architectural Conservation Area, to prevent the loss of distinctive features and to ensure that new development will only be permitted where it conserves or enhances its varied character thereby promoting high quality urban change and improvement.</p>	<p><b>HH1 C1</b> <b>C2 CH2</b></p>						
This policy will retain the attractiveness of the older village area, which should complement the Tallaght Town centre area							
<p>POLICY TD10: CLONDALKIN TOWN CENTRE</p>	<p><b>B2 HH1</b></p>		<b>B3 CH1</b>				

It is the policy of the Council to facilitate and encourage the development of Clondalkin as a 'Town Centre' and in particular the expansion of the Town Centre area northwards, on lands adjacent to the Mill Shopping Centre. It is envisaged that Clondalkin will represent an integrated urban centre including, cultural, heritage, residential and commercial uses.	<b>S1 S3 C1 C2 M1 M2 L1</b>		<b>CH2 W1 W2 W3</b>			
Policy TD1 11. It is the policy of the Council to require that any proposal for a comprehensive redevelopment of the any land adjacent to the culverted section of the Camac River within Clondalkin Town Centre be accompanied by a programme of works for the re-opening, rehabilitation and landscaping of the river as a biodiversity corridor.	<b>B2 B3 W1 W2 W3 HH1</b>					
The re-opening of the Camac will allow for compliance with the requirements of the WFD and provide for a biodiversity corridor and amenity area within Clondalkin Town Centre.						
<b>(SEO B3-W3)</b> A number of habitat networks run through Clondalkin, including the Grand Canal and the Camac River, the latter of which is currently culverted underground. Development of a town centres in Clondalkin would be required to have regard to the large number of protected structures, and ACA, and the Round Tower (National Monument).. Re-opening the course of the Camac through the town centre should be promoted, which would assist in complying with the requirements of the WFD, in addition to providing a biodiversity network.						
Policy TD12: Clondalkin Architectural Conservation Area It is the policy of the Council, through the designation of Clondalkin as an Architectural Conservation Area, to prevent the loss of distinctive features and to ensure that new development will only be permitted where it conserves or enhances its varied character thereby promoting high quality urban change and improvement.	<b>HH1 C1 C2 CH2</b>					
This policy will retain the attractiveness of the older village area, which should complement the Clondalkin Town centre area and guide future development proposals.						
POLICY TD1 13: LIFFEY VALLEY – TOWN CENTRE It is the policy of the Council to facilitate a high quality urban designed based Town Centre development at the Liffey Valley Shopping Centre and to ensure that the centre is developed as a compact urban form in accordance with the Liffey Valley Shopping Centre Local Area Plan 2008.	<b>HH1 S1 S3 C1 C2 M1 M2</b>		<b>W1 W2 W3</b>			<b>B3 CH1 CH2</b>
Facilitating a walkable town centre at Liffey Valley would reduce car based movements. Development at this location would reduce development pressure in other, probably Greenfield locations. <b>(SEO W1-W3)</b> Issues relating to water run-off should be mitigated.						
Policy TD1 14: Clonburris Strategic Development Zone Planning Scheme and Local Area Plan (2008) It is the policy of the Council that Clonburris shall be developed in accordance with the approved <i>Clonburris Strategic Development Zone Planning Scheme and Local Area Plan (2008)</i> .	<b>B1 B2 B3 HH1 S1 S3 W1 W2 W3 C1 C2 M1 M2 CH1 CH2 L1</b>					
The development of the Clonburris SDZ will allow for the creation of a sustainable mixed use area. The development of Clonburris will indirectly benefit ecological and water resources in Greenfield sites which remain undeveloped.						
Policy TD1 15: Adamstown Strategic Development Zone It is the policy of the Council that Adamstown shall be developed in accordance with	<b>B1 B2 B3 HH1 S1</b>					



the Adamstown Strategic Development Zone Planning Scheme (2003).	<b>S3 W1 W2</b> <b>W3 C1 C2</b> <b>M1 M2</b> <b>CH1 CH2</b> <b>L1</b>					
The development of the Adamstown SDZ will allow for the creation of a sustainable mixed use area. The development of Adamstown will indirectly benefit ecological and water resources in Greenfield sites which remain undeveloped.						
Policy TD16: Local Centres in Communities It is the policy of the Council to create local centres that are the focal point for local communities that people can walk to.	<b>HH1 C1</b> <b>C2</b>			<b>S1</b>		
This policy will reduce the need for car based journeys.						
Policy TD17: Locations of Local Centres It is the policy of the Council that local centres should be located along local public transport routes, preferably at nodal points, particularly at a main street or intersection and contain uses which service all local needs.	<b>HH1 C1</b> <b>C2</b>			<b>S1</b>		
This policy will reduce the need for car based journeys.						
Policy TD18: Community Facilities in Local and District Centres It is the policy of the Council, that wherever possible, community facilities be located within local and district centres where they are accessible, are designed to be adaptable for a variety of uses and generate daytime and evening activities.	<b>HH1 C1</b> <b>C2</b>			<b>S1</b>		
This policy will reduce the need for car based journeys.						
Policy TD19: Uses in Local Centres It is the policy of the Council to encourage community, employment and training uses in local centres including micro-enterprise and start-up units, subject to the protection of residential amenity.	<b>HH1 C1</b> <b>C2</b>			<b>S1</b>		
This policy will reduce the need for car based journeys.						
Policy TD20: Non-Retail Uses in Local Centres It is the policy of the Council to control the provision of non-retail uses at ground floor level within the shopping parades of local centres that would preclude the provision of a more appropriate range of services in the centre and to restrict the establishment of uses that would seriously affect the residential amenities of the surrounding area. This policy will be operated through the development management process. It is considered necessary to manage the amount of non-retail floorspace at ground floor level in order to protect the retail viability of shopping areas and to maintain the visual character of the centres, which can be adversely affected by the impact of dead frontages.	<b>HH1 C1</b> <b>C2</b>			<b>S1</b>		
No comment.						
POLICY TD1 21: LUCAN VILLAGE AND ENVIRONS It is a policy of the Council to apply the Lucan Design Statement 2007 as the basis for	<b>B1 B2 B3</b> <b>HH1 S1</b>					

any development proposals within the environs of Lucan Village, to retain the individual identity of Lucan by maintaining its physical separation from Leixlip and continue to give priority to the creation and maintenance of a high standard of local physical environment (having regard to the special historic and architectural character of the area) and to enhance the character of the area.	S3 W1 W2 W3 C1 C2 M1 M2 CH1 CH2 L1					
See comments regarding 'Aim'						
Policy TDL22: Rathfarnham Architectural Conservation Area (ACA) It is the policy of the Council, through the designation of Rathfarnham as an Architectural Conservation Area, to prevent the loss of distinctive features and to ensure that new development will only be permitted where it conserves or enhances its varied character thereby promoting high quality urban change and improvement	HH1 S1 B3 S3 W1 W2 W3 C1 C2 M1 M2 CH1 CH2 L1					
See comments regarding 'Aim'						
Policy TDL23: Village Consolidation and Expansion It is the policy of the Council that all new development will consolidate the existing urban character of village settlements within the County.	HH1 S1 B3 S3 W1 W2 W3 C1 C2 M1 M2 CH1 CH2 L1					
See comments regarding 'Aim'						
Policy TDL24: Village Framework Plans It is the policy of the Council to provide planning frameworks, through approved plans, for the consolidation and the sustainable expansion of the County's villages.	HH1 S1 B3 S3 W1 W2 W3 C1 C2 M1 M2 CH1 CH2 L1					
See comments regarding 'Aim'						
Policy TDL25: New Development in Villages It is the policy of the Council that all new development in the historic and rural villages of South Dublin County should be of high quality design and layout and to an appropriate scale and density, that will ensure a high standard of residential amenity.	HH1 S1 C1 C2 CH1 CH2 L1					
This policy will facilitate more sustainable development within villages and retain the character of such places.						
Policy TDL26: Edge of centre sites It is the policy of the Council that the edge of centre sites within villages will be predominantly developed for residential use.	HH1 S1 C1 C2 L1					
This policy will facilitate more sustainable development within villages.						
Policy TDL27: Streets and Connections It is the policy of the Council that all new developments, including brownfield and backland developments will follow, as far as possible, the existing street pattern. The	HH1 S1 C1 C2 CH2					

creation of new streets will ensure that dwelling units face directly onto the public realm.						
This policy will facilitate more sustainable development, encourage walking based movement patterns and retain and improve existing urban fabric.						
Policy TDL28: Layout of New Development in Villages It is the policy of the Council that all new development will be designed to promote walking, cycling and the use of public transport. New developments within village settlements should create streets that link directly with existing main streets and provide pathway connections through sites to link with existing streets. Cul-de-sac developments should be avoided.	HH1 C1 CH2	S1 C2				
This policy will facilitate more sustainable development, encourage walking based movement patterns and retain and improve existing urban fabric.						
Policy TDL29: Street Interfaces It is the policy of the Council that street interfaces within the urban centres should seek to maximise on-street activity levels and passive surveillance of the public domain and should demonstrate the following qualities:	HH1 C1 CH2	S1 C2				
This policy will facilitate more sustainable development, encourage walking based movement patterns and retain and improve existing urban fabric.						
Policy TDL30: Mixed-Uses and Active Street Frontages It is the policy of the Council to promote: <ul style="list-style-type: none"> <li>• Active frontages that are not dominated by advertising;</li> <li>• Strong, well defined street frontages and park frontages;</li> <li>• Distinguishing a notable change at the edge of a district;</li> <li>• A rich mix of building types, tenures and uses, multiple entrances onto a street and an enlivened street interface and</li> <li>• The location of convenience shops centrally within developments.</li> </ul>	HH1 C1 CH2	S1 C2				
This policy will facilitate more sustainable development, encourage walking based movement patterns and retain and improve existing urban fabric.						
Policy TDL31: Urban Grain It is the policy of the Council that blocks within urban centres should display a fine grain to ensure a safe, well used and pleasant urban environment.						
This policy will facilitate more sustainable development, encourage walking based movement patterns and retain and improve existing urban fabric.						
Policy TDL32: Legibility through Landmark Buildings It is the policy of the Council to promote way finding/legibility within the County through encouraging landmark buildings and structures and distinguishing gateways which provide clear signals that a person is leaving one place and entering another.	L1					
No comment						
Policy TDL33: Appropriate Use of Landmark Buildings It is the policy of the Council that landmark buildings be used judiciously to fulfil the need for people to orientate themselves by distinct landscape features, institutional buildings, notable civic buildings or other striking buildings and to create a sense of place.	L1					
No comment						

<p><b>Policy TDL34: Masterplans for Existing Local Centres</b>                  It is the policy of the Council to support the preparation and implementation of urban design masterplans for existing local centres so as to facilitate the regeneration and improvement of these centres as key commercial, civic and social hubs for the local community, with a strong sense of place and with improved linkage to surrounding areas.</p>	<p>S1 C1 C2                  HH1</p>					
<p>Urban design masterplans will allow for the sustainable redevelopment of local centres.</p>						
<p>Policy TDL35: Local Centre Design Considerations</p> <p>It is the policy of the Council that local centres should:</p> <p>Including community buildings, face the street in order to provide passive surveillance and enliven the streetscape;</p> <p>Contain a finer grain of development (i.e. urban village);                  Be connected and easily accessible to pedestrians and cyclists and all users;</p> <p>Have a public transport connection;</p> <p>Be designed to ensure a safe and lively streetscape;</p> <p>Have a central area for congregation (e.g. a small square separate from parking); The local centre can act as a meeting point for neighbours as local facilities and services will be grouped together;</p> <p>Be accessible to all adjoining neighbourhoods via direct walking and cycling routes. Barriers such as alleyways, walls/railings should be avoided;</p> <p>Incorporate buildings designed to be easily adaptable to change of use and</p> <p>Should contain community uses such as play facilities which should be designed and located for ease of use by the local schools or crèches and incorporate measures to protect neighbouring residential amenity.</p>	<p>S1 HH1                  C1 C2                  CH2</p>					
<p>This policy will facilitate more sustainable development, encourage walking based movement patterns and retain and improve existing urban fabric</p>						

**Retail**

	Likely to Improve status of SEOs	Probable Conflict with status of SEOs- Unlikely to be mitigated	Potential Conflict with status of SEOs- likely to be mitigated	Uncertain interaction with status of SEOs	Neutral Interaction with status of SEOs	No Likely interaction with status of SEOs
<b>Aim</b>						
To maintain the vibrancy and where appropriate revitalise existing town and local centres, and embrace opportunities presented by enhanced transport improvements in South Dublin County.	B1 B2 B3 S1 S3 C1 C2 HH1 M1 M2 CH1 CH2		W1 W2 W3			
<b>(SEO B1-CH2)</b> Maintaining, revitalizing and improving existing town and local centres which are considered brownfield sites, will provide for existing and future needs, and should alleviate development pressure in other areas, which may be beneficial for biodiversity sites and resources both within, and as a secondary consequence, outside the county in surrounding areas. Providing for local and county needs within retail areas, especially retail areas served by adequate public transport and a high local population will reduce car dependency and emissions. <b>(SEO W1-W3)</b> Some centres may undergo a level of intensification or increased plot coverage or hard surfacing, resulting in increased surface water flows, potential impacts on groundwater and flooding, especially where such centres are adjacent to the Dodder River.						
<b>Objectives/Strategy</b>						
1. Ensure that there is sufficient retail floorspace in the county and that this floorspace is located in an efficient, equitable and sustainable manner, having regard to the Retail Planning Guidelines and to the Retail Planning Strategy for the Greater Dublin Area 2008-16.	B1 B2 S1 S3 C1 C2 M1 M2 HH1		B3 W1 W2 W3 C1 HH1			
2. Ensure that the provision of additional retail floor-space relates to the hierarchy of retail centres adopted and is compatible with the scale, character and function of receiving centres.	S1 C1 C2		C1 C2			
3. Ensure that proposed commercial developments, where appropriate, will incorporate retail, residential, employment and entertainment/cultural and civic uses, and provide adequate support facilities for shoppers and access for disabled people.	S1					



4. Maintain and strengthen the retail character of key shopping areas of existing centres, while protecting and/or improving the amenities of surrounding areas.	<b>S1 C1 C2</b>			<b>S1</b>		
5. Facilitate the provision of retail warehousing, retail parks and discount stores in the county subject to appropriate protection of centres in the retail hierarchy.	<b>S1</b>		<b>C1 C2 C1 C2</b>			
6. Maintain the dominant retailing and Major Centre functions of Tallaght Town Centre as the County Town			<b>W1 C1 C2</b>			
7. Maintain the position of Liffey Valley as a Major Centre, and designate and facilitate the development of new District Centres of an appropriate scale at Clonburris and Adamstown.			<b>C1 C2 C1 C2</b>			
9. Support high quality, well designed efficient, competitive and innovative retail in town centres as an overarching objective in local/town plans, mixed with leisure, tourism, culture, business and other sectors.	<b>S1 C1 C2</b>					
10. Promote and enhance existing centres, by focusing development in such centres and encouraging a wide range of services in good environments which are accessible to all.	<b>S1 C1 C2</b>					
The majority of issues raised relate to the improvement, increase, location and provision of mixed uses in town, district and local centre. The issues considered of importance relate to <b>SEO S1, C1 and C2</b> . The improvement or provision of mixed uses in existing centres would improve the SEO relating to brownfield lands. The provision of mixed uses is also proposed for proposed commercial developments. Improvement of the retail offering and promotion of mixed uses within all centres may in effect reduce car movements to an extent. Where such improvements are proposed at the upper tier of the retail strategy, then public transport and pedestrian accessibility must also be available, or car journeys may increase.						
<b>Policies</b>						
<u>Policy S 1: Retail Planning Guidelines</u> It is the policy of the Council to have regard to the Retail Planning Guidelines for Planning Authorities (as may be amended from time to time) in preparing plans and in the assessment of planning applications for retail developments.	<b>B1 B2 B3 S1 S3 C1 C2 M1 M2 CH1 CH2</b>		<b>W1 W2 W3 C1 HH1</b>			
See comments on 'Aim'						
<u>Policy S 2: Retail Hierarchy</u> It is the policy of the Council to generally adopt the categorisation of the hierarchy of retail centres contained in the Retail Planning Strategy for the Greater Dublin Area and as set out in table 6.1 above.						
See comments on 'Aim'						
<u>Policy S 3: Scale and Location of Retail Development</u> It is the policy of the Council that the provision of additional retail floor-space should	<b>B1 B2 B3 S1 S3 C1</b>		<b>W1 W2 W3 C1 HH1</b>			

relate to the hierarchy contained in the Retail Planning Strategy for the Greater Dublin Area 2008-2016, should be of a scale and character compatible with the function of the centres, and should maintain the vitality and viability of existing, permitted or proposed centres while protecting and/or improving the amenities of surrounding areas.	<b>C2 M1 M2 CH1 CH2</b>				
See comments on 'Aim'					
<u>Policy S 4: County Town- Tallaght Town Centre</u> It is the policy of the Council to support the County Town of Tallaght in line with the policies and objectives of the Tallaght Town Centre Masterplan 2006 with its highly accessible centre and an established and growing catchment population through the intensification and expansion of the town centre area and to facilitate the provision of the highest level and broadest range of retailing in the County, along with a broad range of services and other functions.	<b>S1 S3 C1 C2 M1 M2</b>		<b>HH1 W1 W2 W3 C1 HH1</b>		<b>CH1 CH2</b>
<b>(SEO HH1 C1 HH1)</b> Provision of a centre with a broad range of retail offering may attract out of county shoppers from adjacent areas. Tallaght does not have high quality public transport links to adjacent areas aside from Dublin City. Car movements may increase as a result of the retail draw of the town centre. This may subsequently result in increased air and noise pollution in Tallaght. <b>(SEO W1-W3)</b> Redevelopment and densification of brownfield sites may result in increased areas of hard surface and run-off.					
<u>Policy S 5: Major Centres</u> It is the policy of the Council to ensure an adequate level of retail development at Level 2 in the retail hierarchy including the continuing development of the Liffey Valley Centre at Quarryvale as the second major town centre, in line with the policies and objectives of the Liffey Valley Local Area Plan 2008.	<b>S1 S3 C1 C2 M1 M2</b>		<b>HH1 W1 W2 W3 C1 HH1</b>		<b>CH1 CH2</b>
<b>(SEO HH1 C1 HH1)</b> Provision of a centre with a broad range of retail offering may attract out of county shoppers from adjacent areas. Tallaght and Liffey Valley currently do not have high quality public transport links to adjacent areas aside from Dublin City (Tallaght). Car movements may increase as a result of the retail draw of the town centres. This may subsequently result in increased air and noise pollution in Tallaght and surrounding Liffey Valley, including Ballyfermot. <b>(SEO W1-W3)</b> Redevelopment and densification of brownfield sites may result in increased areas of hard surface and run-off.					
<u>Policy S 6: District Centres</u> It is the policy of the Council to maintain and strengthen the existing Level 3 District Centres in the County and to deliver the new high quality district centres designated in the SDZs at Adamstown and Clonburris.	<b>B2 HH1 M1 M2 S1 W1 W2 W3 CH1 CH2</b>		<b>B3 C1 C2</b>		<b>B1</b>
<b>(SEO B3)</b> The development of a District Centre at Clonburris, which is Greenfield, may impact on existing biodiversity networks specifically regarding the Grand Canal. <b>(SEO C1-C2)</b> Development of existing District Centres will maximize the land resource, which in turn ensures that pressure for additional development on greenfield sites is relieved. In such instances, public transport access and pedestrian connectivity to District Centres must be ensured in order to avoid continued emissions and vehicular movements.					
<u>Policy S 7: Local Centres</u> It is the policy of the Council to seek to maintain and strengthen the existing local centres within neighbourhoods and to designate and facilitate the development of new Local Centres where appropriate.	<b>M1 M2 HH1 C1 C2 S1</b>		<b>B3 CH1 CH2 W1 W2 W3</b>		<b>B1 B2 S2</b>
<b>(SEO M1-S1)</b> Where existing Local Centres are maintained and strengthened, then SEOs relating to brownfield sites, and environmental resources will be improved, subject to mitigation on issues of surface water, drainage, public transport and walkability. <b>(SEO B3-W3)</b> No specific locations have been provided for new Local Centres, which may have					

potential to impact on Greenfield sites and associated habitats and green networks in addition to heritage designations. Policies are proposed within the plan to ensure site analysis, which will identify connectivity, habitats and site features.						
<b>Policy S 8: Local/ Corner Shops</b> It is the policy of the Council to encourage the provision of local and/or corner shops in residential areas where there is an existing deficiency of retail provision	<b>S1 C1 C2</b> <b>CH2 HH1</b>					
Such development is local in character and will facilitate reduced car journeys, in addition to allowing for re-use of protected structures, in certain circumstances.						
<b>Policy S 9: Non-retail Commercial Floorspace</b> It is the policy of the Council to control the provision of non-retail uses at ground-floor level in the principal shopping areas in the Level 2 and Level 3 centres of the Retail Hierarchy. The purpose of this policy is to maintain and strengthen the retail character of key shopping areas of the county, which can be adversely affected by an excessive proliferation of non - retail uses.	<b>HH1 S1</b> <b>S3 W1 W2</b> <b>W3 C1 C2</b> <b>M1 M2</b> <b>CH1 CH2</b> <b>L1</b>					
Such a policy facilitates effective use of existing and proposed centres, providing for maximization of mixed use offering.						
<b>Policy S 10: Access and Facilities in Shopping Centres</b> It is the policy of the Council to require adequate provision to be made in new shopping developments for:  a) access and facilities for disabled people including parking spaces b) secure parking for cyclists c) support facilities for shoppers in general and for people with young children in particular, with regard to the provision of toilets and other facilities, including baby changing / feeding and crèche facilities.	<b>S1 HH1</b> <b>M1 M2</b> <b>CH1 CH2</b> <b>C1 C2</b>					
<b>(SEO C1-C2)</b> Facilitating opportunities for public transport, cycling and walking will allow for reductions in emissions, increased footfall and ease of movement into existing centres, reducing demand for car parking facilities..						
<b>Policy S11: Access Improvement to Town Centres</b> It is the policy of the Council to improve access to town centres by facilitating opportunities for public transport, cycling and walking; while also ensuring that sufficient car parking is available for necessary car borne shopping.	<b>HH1 C1</b> <b>C2 CH2</b>					
This policy will reduce the levels of car based movements and improve the vibrancy and pedestrian movement within town centres.						
<b>Policy S 12: Retail Parks/Retail Warehouses</b> It is the policy of the Council that new Retail Parks will be encouraged to locate within Enterprise Priority 2 locations in order to maintain Enterprise Priority 1 locations for higher order office based development, and to allow for the retention of Enterprise Priority 3 industry locations for lower order industrial and associated uses. Development or expansion of existing retail parks, within Enterprise Priority 1 locations will be open for consideration.	<b>M1 M2 C1</b> <b>C2</b>		<b>W1 W3 B3</b>	<b>S1 B2 B3</b>		
<b>(SEO C1-C2)</b> Such retail facilities are almost solely accessed by private car movements, restricting the retail provision to bulky goods would reduce the amount of car trips for convenience retail. Restricting the locating of convenience discount retail in retail parks may also reduce car movements. <b>(SEO W1-W3)</b> Such facilities usually provide for large amounts of large bulky warehousing and surface car parking, creating significant surface water run-off. <b>(SEO S1-B3)</b> On brownfield sites, such facilities may be considered to be						

an inefficient use of space, which would result in displaced development taking place in less appropriate locations.						
<p><b>Policy S13: Retail Parks and Zoning.</b>                  It is Council policy that new Retail Parks will be encouraged to locate within Enterprise Priority 2 locations in order to maintain Enterprise Priority 1 locations for higher order office based development, and to allow for the retention of Enterprise Priority 3 industry locations for lower order industrial and associated uses. Development or expansion of existing retail parks, within Enterprise Priority 1 locations will be open for consideration.</p>	<b>C1</b>	<b>C2</b>				
The policy will allow for retail parks to be location in suitable areas, allowing for mire sustainable use of Enterprise Priority 1 and 2 lands.						
<p>Policy S 14: Casual Trading/ Temporary Markets                  It is the policy of the Council to implement the provisions of the Casual Trading Act 1995 (as may be amended from time to time).</p>	<b>C1</b>	<b>C2</b>				
No comment.						
<p>Policy S15: Restaurants, Takeaways, Nightclubs/Licensed Premises and Betting Offices                  It is the policy of the County that the provision of Restaurants, Takeaways, Nightclubs/Licensed Premises and Betting Offices will be strictly controlled, having regard to the following, where appropriate:</p> <ul style="list-style-type: none"> <li>• The effect of noise, general disturbance, hours of operation, litter and fumes on the amenities of nearby residents or adjoining commercial activities;</li> <li>• The need to safeguard the vitality and viability of shopping areas in the County and to maintain a suitable mix of retail uses;</li> <li>• Traffic considerations;</li> <li>• The number/frequency of such facilities in the area and</li> <li>• Satisfactory arrangements with the Council in relation to litter control.</li> </ul>	<b>HH1</b>	<b>S3</b>				
This policy will restrict noise and litter pollution.						
<p>Policy S16: Context and Character of the Area                  It is the policy of the Council in relation to applications for off-licences to consider the context and character of the street where the aim is to maintain and improve the vitality of the shopping experience by encouraging a range of convenience and/or comparison retail shops.</p>	<b>HH1</b>	<b>C1</b>	<b>C2</b>			
This policy would allow for a varied mix of uses.						
<p>Policy S17: Ground Floor Uses                  It is the policy of the Council in relation to applications for off-licences to consider the range of uses at ground floor in an area where the aim is to strengthen the retail character and ensure the proposal will not result in a proliferation of off-licences and part off-licences resulting in a predominance of similar non-shop frontages.</p>	<b>HH1</b>	<b>C1</b>	<b>C2</b>			

This policy would allow for a varied mix of uses.						
Policy S18: Size of Off-Licences It is the policy of the Council in relation to applications for off-licences to consider the size of the proposed off-licence in the context of the size of the premises in the area.						
No comment.						
Policy S19: Residential Amenity It is the policy of the Council in relation to applications for part off-licences to consider the amenities of properties in the vicinity in residential areas.	<b>HH1 S3</b>					
This policy will allow for the maintenance of existing residential amenity.						
Policy S20: Display Area of Part Off-Licence It is the policy of the Council in relation to applications for part off-licences to require that the floor area used for the display of alcohol products is subsidiary to the main use of the shop and that area should be no more than 10% of the total floor area.						
No comment.						
Policy S21: Location of Display Area of Part Off-Licence It is the policy of the Council in relation to applications for part off-licences to require that the location of the display area of alcohol products shall be in an unobtrusive position, not near the entrance or windows of the shops and preferably to the rear of the premises.						
No comment.						
Policy S22: Floor Area of Part Off-Licence detailed on Planning Application Drawings It is the policy of the Council in relation to applications for part off-licences to require that the area for the display of alcohol products shall be detailed on the floor plans and the display of alcohol products shall be limited to this area only.						
No comment						
Policy S23: Security of Display Areas in Part Off-Licences It is the policy of the Council in relation to applications for part off-licences to require that the area for the display of alcohol products should be secure and monitored.						
No comment.						
Policy S24: Design and Amenity It is the policy of the Council that a high quality of overall design will be required for all new petrol stations and refurbished existing stations to ensure an attractive development which integrates with and complements or enhances its surroundings.	<b>HH1</b>		<b>L1 CH2</b>			
The policy will require designs for petrol stations to recognise the character of the receiving environment, whether rural or urban.						
Policy S25: Petrol Stations in Residential Areas It is the policy of the Council that petrol stations will not generally be permitted adjoining residential areas unless it can be clearly demonstrated that no significant damage to residential amenities will occur by reason of factors such as noise, visual obtrusion, safety considerations or fumes and smells.	<b>HH1</b>					



The policy will assist in maintaining existing amenity.						
Policy S26: Petrol Stations in Rural Areas It is the policy of the Council that in rural areas petrol stations will not be permitted where they will have a detrimental impact on the surrounding views and prospects, scenery or general amenities.	HH1 L1		CH2			
The policy will require designs for petrol stations to recognise the character of the receiving environment.						
Policy S27: Forecourt Lighting It is the policy of the Council that forecourt lighting, including canopy lighting, should be limited to that which is necessary for the safe operation of a petrol station and should not interfere with the amenities of adjoining premises.	HH1					
The policy will assist in maintaining existing amenity.						
Policy S28: Waste Collection It is the policy of the Council that waste oil collection facilities should be provided at all new petrol stations and garages where ever possible.	S3					
No comment						
Policy S29: Petrol Stations at Food Stores It is the policy of the Council that limited petrol stations ancillary to large foodstores located in, or adjacent to town centres, may be permitted where there is acceptable road access and where it is considered there will be no negative impacts in terms of visual intrusion or the amenities of the adjoining area.	HH1 C1 C2 L1					
This policy facilitates linked trips, which will reduce transport emissions.						
Policy S30: Workshops and Petrol Stations It is the policy of the Council that a workshop for minor servicing (e.g. tyre changing, puncture repairs, oil changing) or petrol stations may only be permitted in circumstances where they would not adversely affect local amenities - particularly with regard to proximity to dwellings or adjoining residential areas and the Planning Authority will generally not permit either - unless it can be clearly demonstrated that no significant damage to residential amenities will occur by reason of factors such as noise, visual obtrusion, safety considerations or fumes and smells.	HH1					
The policy will assist in maintaining existing amenity.						
Policy S31: Ancillary Use at Petrol Stations The essential purpose of petrol stations is to provide facilities for the sale of fuels for vehicles. In view of the possible conflict between pedestrians and vehicles, it is the policy of the Council that the sale of goods from a petrol station may only be permitted as an ancillary small-scale facility which would remain secondary to the use as a petrol filling station and where it would not adversely affect local amenities and established neighbourhood shops and district centres.	HH1 C1 C2					
This policy will require retail facilities associated with petrol station to be ancillary to the main retail element, the sale of fuel.						
Policy S32: Shopping Centres	HH1 S1 C1					

<p>It is the policy of the Council that internalised mall type developments should be replaced by retail units that front onto the street, thereby creating an enlivened streetscape. The building form should give consideration to the use of arcades and other architectural elements to protect and shelter shoppers.</p>	<p><b>C2 CH2</b></p>					
<p>The policy will allow for the provision of retail units fronting onto a street. This will encourage pedestrian movements and a sense of place. Where such developments act as infill, indirect benefits may accrues surrounding older buildings, in terms of encourage new uses.</p>						
<p>Policy S33: Retail Warehouse/Big Box Development It is the policy of the Council that where 'Big Box' development is proposed it should, be absorbed into the urban mixed-use centres and the following must be considered:  The scheme should avoid blank facades and careful treatment of the façade is required such as the wrapping of the structure with urban structures (wrapping with smaller, more lively uses such as cafes, smaller retail, that have windows and entrances onto the street</p>				<p><b>S1 HH1 C1 C2</b></p>		
<p>This policy would allow for the location of retail development within urban centres. It is considered that his may increase the amount of car based journeys due to the bulky goods nature of such facilities.</p>						
<p>Policy S34: Shop Front Design It is the policy of the Council to promote high-quality shopfront design throughout the County in order that shopping areas are attractive to shoppers and investors and an overall image of quality is maintained. The Council favours the use of renewable and recyclable materials such as timber, glass and steel. Good shopfront design makes a valuable contribution to the environmental quality of urban areas.</p>	<p><b>CH2</b></p>					
<p>The policy will have benefits for protected structures, ACAs and urban centres</p>						
<p>Policy S35: Signs on Shopfronts and Other Business Premises It is the policy of the Council that the sign and nameplate on a shopfront should be an integral part of the elevational design, particularly in relation to the scale and character of the development to which it relates or is attached. The Council may require commercial interests (especially chain outlets) to restrain the use of corporate image advertising, which is considered to be too dominant or out of character and will encourage the use of the Irish language</p>	<p><b>HH1 CH2</b></p>					
<p>The policy will have benefits for protected structures, ACAs and urban centres</p>						
<p>Policy S36: Illuminated Box Fascias and Box Signs It is the policy of the Council that the use of internally illuminated box fascias and illuminated projecting box signs will be severely restricted, particularly when they are used indiscriminately in relation to the building to which they relate. All illuminated signs should be designed and operated so as to minimise artificial light pollution, particularly where such signs may cause nuisance to the occupants of residential accommodation in the vicinity. Where permitted, the daytime appearance of these signs is important and may require lettering or other features to be backlit.</p>	<p><b>HH1 CH2</b></p>					

The policy will have benefits for protected structures, ACAs and urban centres, as well as reducing light pollution						
Policy S37: Signs above Parapet It is the policy of the Council that signs, which project above the level of a building parapet, or otherwise intrude on the skyline, will generally not be permitted.	HH1 L1 CH2					
The policy will have benefits for protected structures, ACAs and urban centres, in addition to protecting the urban and in some cases, rural landscape.						
Policy S38: Projecting Signs It is the policy of the Council where a sign projects from a building facade, the permitted projections should depend on the merits of the proposed development having regard to the dimensions of the sign, its relationship to the building, the footpath width and the streetscape generally. Freestanding signs on petrol station forecourts should not extend above the height of the canopy.	HH1 CH2 L1					
The policy will have benefits for protected structures, ACAs and urban centres, in addition to protecting the urban and in some cases, rural landscape.						
POLICY Policy S39: Non-Essential Advertising Structures It is the policy of the County that in order to protect the amenities and attractiveness of the County, non-essential advertising structures will generally not be permitted in the following instances: <ul style="list-style-type: none"> <li>▪ Open countryside;</li> <li>▪ On or near a structure of architectural or historical importance;</li> <li>▪ In Architectural Conservation Areas (ACAs);</li> <li>▪ In areas of high amenity;</li> <li>▪ Within areas of scenic importance;</li> <li>▪ In residential areas or</li> <li>▪ Where they would confuse or distract users of any public road.</li> </ul>	HH1 CH1 CH2 L1					
The policy will have benefits for protected structures, ACAs and urban centres, in addition to protecting the urban and in some cases, rural landscape.						
Policy S40: Design of Advertising Signs It is the policy of the Council that advertising signs, where permitted, should be simple in design and sympathetic to the surroundings and features of the buildings on which they are displayed. The number of signs located on a property should be limited and no sign should be unduly obtrusive or out-of-scale with the building façade. Management will be exercised to prevent an impression of clutter in any location. The purpose of signs is to guide the public/customers and they should not intrude severely on visual amenity.	HH1 CH2 L1					
The policy will have benefits for protected structures, ACAs and urban centres, in addition to protecting the urban and in some cases, rural landscape.						
Policy S41: Prismatic/Moving Vane Signs It is the policy of the Council that prismatic/moving vane signs will not be permitted in any instance where they would represent a traffic hazard by virtue of a distraction to road-users.	HH1 CH2 L1					
The policy will have benefits for protected structures, ACAs and urban centres, in addition to protecting the urban and in some cases, rural landscape.						

Policy S42: Wall Panel/Poster Board Advertisements It is the policy of the Council that wall panel/poster board advertisements may be permitted on commercial premises in shopping areas. The size of the display panel should relate to pedestrian scale. Larger scale poster panels are generally inappropriate in locations proximate to pedestrians.	<b>HH1 CH2 L1</b>					
The policy will have benefits for protected structures, ACAs and urban centres, in addition to protecting the urban and in some cases, rural landscape.						
Policy S43: Free Standing Advertisement Displays It is the policy of the Council that public information and advertising panels are permissible in situations such as the pedestrian precincts of shopping centres and other areas of commercial activity as they can be effective when grouped in a unified composite that avoids an impression of clutter.	<b>HH1 CH2 L1</b>					
The policy will have benefits for protected structures, ACAs and urban centres, in addition to protecting the urban and in some cases, rural landscape.						
Policy S44: Advertising on Public Information Panels It is the policy of the Council that the amount of advertising permitted on public information panels will be restricted and shall constitute not more than 50% of the total area.						
No comment						
Policy S45: Advertising Structures on Public Footpaths and Public Areas It is the policy of the Council that the display of any advertising boards or other advertising devices will not be permitted on public footpaths or other public areas without a licence in the interest of amenity and public safety.	<b>HH1 CH2 L1</b>					
The policy will have benefits for protected structures, ACAs and urban centres.						
Policy S46: Sundry Advertising Devices It is the policy of the Council that attachment of sundry advertising devices to the facade of any structure, e.g. multi-coloured lights, spotlights, flags, bunting, banners, neon moving message signs, fly posting, barrage/balloon will not normally be permitted.	<b>HH1 CH2 L1</b>					
The policy will have benefits for protected structures, ACAs and urban centres, in addition to protecting the urban and in some cases, rural landscape.						
Policy S47: Advertisements in Bus Shelters It is the policy of the Council to manage the exact location of bus shelters and the number and scale of advertising panels permitted.	<b>CH2 L1</b>					
The policy will have benefits for protected structures, ACAs and urban centres.						
Policy S48: Signs for Tourist Facilities It is the policy of the Council to observe the "Criteria for the Provision of Tourist Attraction and Accommodation Signs" issued by the Minister for the Environment in September 1988 (or as may be amended from time to time) In relation to signs for tourist facilities.						
No comment						
Policy S49: Signage within Industrial and Employment Areas	<b>HH1 L1</b>					

It is the policy of the Council that business signage can be readily accommodated on front elevations of buildings within Industrial and Employment Areas which advertises the presence of the building but avoids the need for free standing signs, flags and banners, which are often required where buildings stand at the back of plots and can result in unsightly and distracting clutter.						
No comment						
Policy S50: Signage on New Buildings within Industrial and Employment Areas It is the policy of the Council that on new buildings within Industrial and Employment Areas, a location for signage should be identified and designed in from the outset. Signage can be designed as part of front elevations where buildings face an area close to the street.	HH1 L1					
No comment						
Policy S51: Unauthorised Advertising Structures It is the policy of the Council to restrict non- essential advertising structures, or any advertising structure which would impact injuriously on amenity, the built environment or road safety and to have unauthorised signs removed.	HH1 CH1 CH2 L1					
The policy will have benefits for protected structures, ACAs and urban centres, in addition to protecting the urban and in some cases, rural landscape.						
Policy S52: Advertisement Structures above the 350m Contour It is the policy of the Council that no advertisement or advertisement structure will normally be permitted in upland areas above the 350m contour.	L1					
The policy will have benefits for the rural landscape.						

## A Protected Place

### Cultural Heritage.

	Likely to Improve status of SEOs	Probable Conflict with status of SEOs- Unlikely to be mitigated	Potential Conflict with status of SEOs- likely to be mitigated	Uncertain interaction with status of SEOs	Neutral Interaction with status of SEOs	No Likely interaction with status of SEOs
<b>Aim</b>						
To protect and conserve buildings, areas, structures, sites and features of special	CH1 CH2		M1 M2			HH1 S3 C1



architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest	<b>S1 S2 L1 B1 B2 B3 W1 W2 W3</b>					<b>C2</b>
<b>(SEO S1)</b> Potential exists for conflict between protected structures, monuments and archaeological sites located on brownfield sites and the general objective for densification of Brownfield lands. <b>(SEO S2)</b> Retention of sites generally allows for the soil resource to be maintained, however, issues regarding quarrying, and the impact of this activity on heritage resources is generally negative. <b>(SEO M1 M2)</b> The provision of piped services to serve new development may interact negatively with underground archaeology. <b>SEO W1/W2/W3</b> will be improved through the retention of the curtilages areas of protected structures and through restrictions on development on or near monuments and archaeological sites, which are usually Greenfield or have a low plot coverage.						
<b>Objectives/Strategy</b>						
<ul style="list-style-type: none"> <li>• Protect and conserve the archaeological heritage of the county</li> <li>• Protect and conserve buildings, structures and sites of special architectural, historic archaeological, artistic, cultural, scientific, social or technical interest.</li> <li>• Secure the preservation in-situ or by record of all sites and features of historical and archaeological interest</li> <li>• Protect and conserve areas that have particular environmental qualities that derive from their overall layout, design and unity of character</li> <li>• Protect and conserve historic milestones, street furniture, and other significant features wherever feasible</li> <li>• Encourage the rehabilitation, renovation and re-use of existing older buildings where appropriate</li> </ul>	<b>CH1 CH2 L1 B1 B2 B3 S1 S2</b>		<b>M1 M2</b>			
As noted above under section relating to 'Aims'.						
<b>Policies</b>						
<b>Policy AA1 Protection of Archaeological Heritage</b> It is the policy of the Council to protect and conserve the archaeological heritage of the county	<b>CH1 B3 L1 S2</b>		<b>M1 M2</b>			
<b>(B1 B2 B3 L1)</b> Location of archaeological heritage on Greenfield sites will act to preserve those sites, many of which are part of ecological networks. <b>SEO S2</b> The preservation of sites would afford protection of the soil resource on site.						
<b>Policy AA2 Historical and Archaeological Sites and Features</b> It is the policy of the Council to secure the preservation of all sites and features of historical and archaeological interest	<b>CH1 B3 L1</b>		<b>S1 M1</b>			
See comments on 'Aim'						
<b>Policy AA3 Protection of Archaeological Sites</b> It is the policy of the Council to favour the preservation in situ of archaeological remains or objects in their settings	<b>CH1 CH2 B3 S1 L1 S2</b>		<b>M1</b>			
See comments on 'Aim'						
<b>Policy AA4 Protection of Monuments and Zones of Archaeological Potential.</b> It is the policy of the Council to ensure that development within the vicinity of a	<b>B3 L1 S1 CH1 CH2</b>		<b>M1 S2</b>			

recorded monument or zone of archaeological potential does not seriously detract from the setting of the feature, and is sited and designed appropriately						
<b>(SEO CH1 CH2)</b> Allows for suitable development with archaeological zone to take place.						
<b>Policy AA5 Protection of Historical Burial Grounds</b> It is the policy of the Council To protect historical burial grounds within South Dublin and encourage their maintenance in accordance with conservation principles	<b>CH1 CH2 B3 S1 S2</b>		<b>M1</b>			
<b>(SEO CH2)</b> Protected structures which are usually located within the curtilage of the grounds will benefit from additional statutory protection						
<b>Policy AA6 Areas of Archaeological Potential</b> It is the policy of the Council to conserve and protect areas designated as Areas of Archaeological Potential	<b>CH1 CH2 B3 S1</b>		<b>M1</b>			
See comments on 'Aim'						
<b>Policy AA7 Conservation of Buildings, Structures and Sites</b> It is the policy of the Council to conserve and protect buildings, structures and sites contained in the Record of Protected Structures that are of special architectural, historic, archaeological, artistic, cultural, scientific, social or technical interest. The Council will carefully consider and scrutinise proposals for development within the curtilage of a Protected Structure in order to assess the impact that development may have on the contribution that the curtilage makes to the character of a Protected Structure.	<b>CH1 CH2 B3 S1</b>					
See comments on 'Aim'						
<b>Policy AA8 Architectural Conservation Areas</b> It is the policy of the Council that areas that have particular environmental qualities that derive from their overall layout, design and unity of character be designated as Architectural Conservation Areas	<b>CH1 CH2 S1</b>					
See comments on 'Aim'						
<b>Policy AA9 Features of Interest</b> It is the policy of the Council to protect and conserve historic milestones, street furniture, and other significant features wherever feasible	<b>CH2 B3 L1 B3 S1</b>					
<b>(SEO L1/B3)</b> Protection of various features may afford additional de-facto protection to the overall landscapes/biodiversity networks in which the features are located.						
<b>Policy AA10 Retention of Older Buildings</b> It is the policy of the Council to encourage the rehabilitation, renovation and re-use of existing older buildings where appropriate. The Council promotes proper conservation standards in all adaptive design work and promote best conservation skills in all renovation work to Protected Structures which are re-utilised for housing, retail, commercial and other uses	<b>CH2 S1 C1 C2</b>		<b>CH1</b>			
<b>(SEO CH1)</b> Potential conflict with archaeological policies, should extensive redevelopment be part of any proposal. <b>(SEO C1 and C2)</b> The majority of protected and older buildings are located in clusters within historic village and town centres in the county. The viability and attractiveness of these centres depends on the continued use of older buildings. Attractiveness and viability of such centres, along with the public transport usually linking such centres to their hinterland can significantly reduce car movements and emissions.						

<p><b>Policy AA 11: Development Proposals involving Protected Structures</b>                  It is the policy of the Council that in assessing proposals for developments affecting Protected Structures it is the intention of the Council to:</p> <ul style="list-style-type: none"> <li>• Encourage appropriate use and re-use of Protected Structures;</li> <li>• Discourage demolition and unnecessary alteration of Protected Structures;</li> <li>• Ensure that proposals to extend, alter or refurbish a Protected Structure are sympathetic to its essential character and in accordance with good conservation principles and practice and</li> <li>• Ensure that all significant development proposals for Protected Structures or that would affect the setting of such structures are referred to the appropriate prescribed bodies, and the Council will have regard to the advice and recommendations received.</li> </ul> <p>Applications in relation to Protected Structures shall generally include an architectural heritage assessment report as part of the planning application documentation. The report shall include a comprehensive assessment of the likely effects of the proposed development on the special character of a Protected Structure and the area in which it is located.</p> <p>This policy will be implemented through the Development Management process and is consistent with the achievement of sustainability. To facilitate retention of older buildings, the Council will give consideration to the relaxation of car parking and other Development Management requirements in appropriate circumstances.</p>	<p><b>CH2</b></p>					
<p>See comments on Aim.</p>						
<p><b>Policy AA 12: Signage of Archaeological, Heritage, Conservation and Historical Significance</b>                  It is the policy of the Council to provide appropriate signage in areas, sites, villages, buildings of Archaeological, Heritage, Conservation and Historical significance</p>	<p><b>CH1 CH2 L1</b></p>					
<p>See comments on Aim.</p>						

**Landscape, Natural Heritage and Amenities**

	Likely to Improve status of SEOs	Probable Conflict with status of SEOs- Unlikely to be mitigated	Potential Conflict with status of SEOs- likely to be mitigated	Uncertain interaction with status of SEOs	Neutral Interaction with status of SEOs	No Likely interaction with status of SEOs
<b>Aim</b>						
To create a well defined and linked green structure in rural and urban areas where biodiversity, heritage, amenities and landscape are afforded protection, management and enhancement. The green setting will be enhanced by encouraging elements of the rural landscape into urban areas through greenways, linear parks and wildlife corridors. The Council aims to strike a balance between improving the quality of life of residents while adapting to climate change, through the protection of the natural environment and facilitating access to amenities.	B1 B2 B3 HH1 W1 W2 W3 CH1 CH2 L1 C1 C2					S1
(SEO B1-L1) Provision of a linked green structure will allow for the protection of protected habitats, their supporting resources and the creation of habitat networks. Such networks can also allow for the protection of rivers and surface waters through riparian zones and buffers from development, and can include areas known to have archaeological potential. Such networks will allow for de facto soil protection. Establishment of such networks does not have to depend on development and may be proposed in rural areas. (SEO C1 C2) Green structures may allow for a reduction in emissions and car dependence where facilities such as cycle routes are accommodated.						
<b>Strategy</b>						
Recognise that the landscape, natural heritage and amenities of South Dublin have an important role to play in contributing to a high quality of life for residents and a positive experience for visitors						
Protect the Natural Heritage and Biodiversity of the County in particular the proposed Special Areas of Conservation (SAC's) and the proposed Natural Heritage Areas (pNHA's).	B1 B2 B3 W1 W3 L1 M1 M2					
Implement a Landscape Character Assessment and a Landscape Character Strategy that will preserve the quality of the rural landscape and open space in the County	B1 B2 B3 S1 W1 W2 W3 CH1 CH2 L1					
Facilitate the creation of a Green Structure in accordance with the National Spatial	B1 B2 B3					

<p>Strategy (NSS)</p> <p>Promote a balance between the protection of areas of high amenity and the facilitation of recreational use</p> <p>Support the objectives and actions of the South Dublin County Heritage Plan and prepare a Biodiversity Plan in accordance with the National Biodiversity Plan 2002</p> <p>Develop a strategy for the creation of a Green Infrastructure for the County, promoting a balance between the protection of areas of high amenity, the facilitation of recreational use, and the provision of a network of sustainable wildlife corridors throughout the County</p>	<p>W1 W2 W3 S1 C1 C2 M1 M2 CH1 CH2 HH1</p> <p>B1 B2 B3 C1 C2 CH1 CH2</p> <p>B1 B2 B3 W1 W2 W3 CH1 CH2</p> <p>B1 B2 B3 W1 W2 W3 S1 C1 C2 M1 M2 CH1 CH2</p>					
<p>A landscape character assessment may assist in identifying the most sensitive areas of the county in visual, heritage and biodiversity terms, and allow for more concentrated development in less sensitive areas. A Biodiversity Plan and Heritage Plan should have mostly positive effects. The provision of a green structure as noted in section 5.5 of the NSS should reduce urban sprawl and retain agricultural lands, enhance biodiversity, improve green systems within urban areas and protect heritage. Facilitating recreational use in high amenity areas potentially has many benefits.</p>						
<p><b>Policy</b></p>						
<p><b>Policy LHA 1: Preservation of Landscape Character</b></p> <p>It is the policy of the Council to protect the character of the landscape in the County in accordance with the policies and objectives of the Development Plan and with the "Draft Guidelines for Landscape and Landscape Assessment, 2000" as issued by the Department of the Environment and Local Government or any finalised Guidelines issued by the Department</p>	<p>B1 B2 B3 S1 M1 M2 L1 C1 C2 W1 CH1 CH2 W2 W3</p>					
<p><b>(SEO B1-W3)</b> Preservation of Landscape Character will provide for the retention of some of the most sensitive and culturally important landscapes in the county. This may lead to development taking place on Greenfield sites in less sensitive landscape, which may have an effect on green networks, including rivers and riparian zones, however careful amelioration and retention of networks should retain the most important networks, while the requirements of the WFD will provide protection for streams and rivers and riparian areas.</p>						
<p><b>Policy LHA 2: Views and Prospects</b></p> <p>It is the policy of the Council to protect views and prospects of special amenity value or special interest</p>	<p>B1 B2 B3 S1 W1 C2 M1 M2 L1 CH1 CH2</p>					



<b>(SEO B1-L1)</b> Many of the viewing points worthy of restriction relate to areas in the Dublin Mountains and Uplands. These viewing points act as further restrictions to development in those areas and act as an additional layer of preservation of the landscapes and associated heritage and biodiversity designations.						
<b>Policy LHA 3: Lucan to Palmerstown Special Amenity Area Order</b> It is the policy of the Council to preserve and enhance the character and special features of the Lucan Bridge to Palmerstown Special Amenity Area	<b>B1 W1 W3 C1 C2 L1 CH1 CH2</b>		<b>B2 B3</b>			
<b>(SEO B2-B3)</b> The preservation and enhancement of the Liffey Valley will generally have an improved effect upon habitats in the area. The sustaining resources and additional green networks serving the Liffey Valley may be outside the SAAO.						
<b>Policy LHA 4: Extension of the Liffey Valley Special Amenity Area Order</b> It is the policy of the Council to actively investigate the feasibility of extending the Liffey Valley Special Amenity Area Order to include lands from the Dublin City Council boundary to the boundary with County Kildare.	<b>B1 W1 W3 C1 C2 L1 CH1 CH2</b>		<b>B2 B3</b>			
<b>(SEO B2-B3)</b> The preservation and enhancement of the Liffey Valley will generally have an improved effect upon habitats in the area. Care and consideration should be given to ensuring that important supporting habitats could be included within any SAAO.						
<b>Policy LHA 5: Expansion of the Liffey Valley Special Amenity Area Order</b> It is the policy of the Council to pursue the expansion of the existing Special Amenity Area Order in the area as set out by the Minister for Environment, Heritage and Local Government.	<b>B1 B2 W1 W3 C1 C2 L1 CH1 CH2</b>		<b>B3</b>			
The development of the Liffey Valley as a Regional Park will generally have an improved effect upon habitats in the area, although increased access may result in disturbance of existing networks. Visually, the creation of the Regional Park would facilitate improvements in the visual character of the area, and allow for the retention of the land and associated heritage designations in an undeveloped state, which would also increase compliance with the requirements of the WFD. Careful management should ensure no long term effects occur due to increased access.						
<b>Policy LHA6: Preservation and Ownership of the Liffey Valley</b> It is the policy of the Council to secure the preservation of the Liffey Valley and its landscapes and to seek to have the lands brought into public ownership.	<b>B1 B2 W1 W3 C1 C2 L1 CH1 CH2</b>		<b>B3</b>			
See LHA 5						
<b>Policy LHA 7: Liffey Valley Park</b> It is the policy of the Council to promote and develop a Liffey Valley Park in line with the policies and objectives of the OPW document <i>"Towards a Liffey Valley Park" (2008)</i> .	<b>B1 B2 W1 W3 C1 C2 L1 CH1 CH2</b>		<b>B3</b>			
See LHA 5						
<b>Policy LHA 8: Special Areas of Conservation and Proposed Natural Heritage Areas</b> It is the policy of the Council to protect and preserve areas designated or proposed as Special Areas of Conservation (E.U. Habitats Directive) and Proposed Natural Heritage Areas	<b>B1 B2 B3 HH1 W1 W2 W3 CH1 CH2 L1 S1 C1 C2</b>					

See comments for 'Aim'						
<p><b>Policy LHA 9: Impacts on Natura 2000 Sites</b>                  It is the policy of the Council that projects giving rise to significant direct, indirect or secondary impacts on Natura 2000 sites arising from their size or scale, land take, proximity, resource requirements, emissions (disposal to land, water or air), transportation requirements, duration of construction, operation, decommissioning or from any other effects shall not be permitted on the basis of this Plan (either individually or in combination with other plans or projects); Except as provided for in Article 6(4) of the Habitats Directive, viz. There must be:                  (a) No alternative solution available;                  (b) Imperative reasons of overriding public interest for the plan to proceed and                  (c) Adequate compensatory measures in place.</p>	<p><b>B1 B2 B3 W1 W2 L1 M1 M2</b></p>					
The policy will restrict development which impacts upon Natura 2000 sites. This will maintain and improve the quality of such sites, in accordance with the requirements of the Habitats Directive.						
<p><b>Policy LHA 10: Dublin Mountains Area above 350m Contour</b>                  It is the policy of the Council that within the part of the Dublin Mountains area, which is generally above the 350m contour, the management of development will seek to protect the open natural character of mountain heaths and mountain blanket bogs.</p>	<p><b>B1 B2 B3 W1 W2 W3 CH1 CH2 L1</b></p>					
This policy will allow for protection of biodiversity and sensitive Natura 2000 sites, which are located in the Mountain Area.						
<p><b>Policy LHA 11: New Buildings in the Dublin Mountain Zone</b>                  It is the policy of the Council that in order to preserve the unique character of the Dublin Mountain Zone new buildings should be low-rise, generally single-storey structures. Sensitivity in the siting and design of new developments in general will be required in both the High Amenity and Dublin Mountain zones.</p>			<p><b>B1 B2 B3 W1 W2 W3 CH1 CH2 L1</b></p>			
Many of the most sensitive habitats in South Dublin are located in the mountain zone. Landscape and site analysis of any development proposals are essential, in order allow for the receiving environment to absorb development. Ensuring that landscaping conditions are undertaken would ensure greater resilience of lands to accommodate appropriate proposals.						
<p><b>Policy LHA 12 Outdoor Recreational Potential of the Mountain Area.</b>                  Development shall be managed with the objective of enhancing the sustainable outdoor recreational potential of the area while protecting and sustaining the environmental capacity of the upland landscape.</p>	<p><b>B1 B2 B3 W1 W2 W3 CH1 CH2 L1</b></p>					
See comments on 'Aim'						
<p><b>Policy LHA 13: Development within High Amenity Areas or Mountain Areas</b>                  It is the policy of the Council that within High Amenity Areas or the Dublin Mountains Area, any new development not related directly to the area's amenity potential or to its use for agriculture, mountain or hill farming will not be permitted.</p>	<p><b>B1 B2 B3 HH1 W1 W2 W3 CH1 CH2 L1 C1 C2</b></p>					
See comments for aim.						
<p><b>Policy LHA 14: Development below the 120m Contour in the Dublin Mountains</b></p>	<p><b>B1 B2 B3</b></p>					

<p><b>Area</b> It is the policy of the Council to limit the development of residential, commercial or industrial clusters to areas below the 120m contour in the Dublin Mountains area, (except where 'A1' zones are shown in this Plan above the 120m contour and also where specific objectives so permit in this Plan), in the interest of pursuing the policy of sustainability in both high amenity and rural areas.</p>	<p>HH1 W1 W2 W3 CH1 CH2 L1 C1 C2</p>					
<p>The policy will provide greater protection for the wider mountain landscape, including the rural zone in the foothills of the mountain, and restrict the encroachment of the urban fringe southwards.</p>						
<p><b>Policy LHA 15: Heritage and Biodiversity Plan</b> It is the policy of the Council to support the objectives and actions of the South Dublin County Heritage Plan and to prepare a County Biodiversity Plan following public consultation. This Plan will be set within the context of the National Biodiversity Plan 2002</p>	<p>B1 B2 B3 W1 W2 W3 M1 M2 CH1 CH2 S1 C1 C2</p>			<p>C1 C2</p>		
<p>A Biodiversity Plan and Heritage Plan should have mostly positive effects. (SEO C1 C2) Designation of particular lands as being of biodiversity interest, may indirectly result in displacement of development to less well located lands. Potential conflict with biodiversity issues could be ameliorated through careful design proposals, where feasible.</p>						
<p><b>Policy LHA16 Forestry</b> It is the policy of the Council to facilitate the sustainable development of forestry in areas of the County where it will not have an adverse environmental impact, and where it will not detract from the recreational potential or the character of the Dublin Mountains Area or other High Amenity Zones</p>	<p>B1 B2 HH1 W3 B3 W1 W2 CH1</p>			<p>L1</p>		
<p>(SEO B3-W2) The SEOs noted relating to green networks, soils, groundwater and river systems, are considered to be very sensitive to impact from forestry, especially coniferous forestry. (SEO L1) Large scale forestry planting can have visually overwhelming impacts on landscapes, unless location and planting layout is carefully considered.</p>						
<p><b>Policy LHA17: Trees and Woodlands</b> It is the policy of the Council that trees, groups of trees or woodlands, which form a significant feature in the landscape, or are important in setting the character of an area, will be preserved wherever possible</p>	<p>B1 B2 B3 CH1 CH2 L1</p>					
<p>Such trees may have benefits for sensitive habitats and supporting resources, including supporting the character of protected structures and archaeological areas.</p>						
<p><b>Policy LHA 18: Hedgerows</b> It is the policy of the Council to protect hedgerows in the County from development which would impact adversely upon them and to enhance the County's hedgerows by increasing coverage, where possible, using locally native species.</p>	<p>B1 B2 B3 W1 W3 CH1 CH2 L1</p>					
<p>Retention of hedgerows can have significant benefits for habitats and networks, in addition to retaining landscape and heritage characteristics and ameliorating development.</p>						
<p><b>Policy LHA 19: Flora and Fauna</b> It is the policy of the Council to protect the natural resources of the County and conserve the existing wide range of flora and fauna in the County through the protection of wildlife habitats and wildlife corridors wherever possible.</p>	<p>B1 B2 B3 W1 W3 CH1 CH2 L1</p>		<p>S1</p>			
<p>Protection of flora and fauna, coupled with the conservation of wildlife habitats and corridors are required under the Habitats Directive, and will assist in maintaining river and groundwater quality as required by the Water Framework Directive. Inclusion of heritage sites within such networks can afford additional protection to such places. (SEO S1)</p>						

Retention of flora/fauna/networks may reduce the levels of development on brownfield sites, resulting in displaced development elsewhere. Potential interactions with flora, fauna and habitat issues could be ameliorated through careful design proposals, where feasible						
<b>Policy LHA 20: River and Stream Management</b> It is the policy of the Council to implement a strategy (prepared on a regional basis) for the management of rivers and streams throughout the County	<b>B1 B2 B3</b> <b>W1 W3</b> <b>CH1 CH2</b> <b>L1</b>			<b>S2</b>		
Such a strategy is required under the WFD and may assist in protection of habitats and green networks, and where plausible, heritage sites. <b>(SEO S2)</b> Where rivers/streams are part of an overall network feeding more sensitive streams, or are subject to flooding, then restrictions on development in terms of buffers/floodplains may apply. This may result in development being displaced to other Greenfield sites.						
<b>Policy LHA 21: Watercourses</b> It is the policy of the Council to protect, maintain, improve and enhance the natural and organic character of the watercourses in the County and to promote access, walkways and other recreational uses of their associated public open space, subject to a defined strategy of nature conservation and flood protection.	<b>B1 B2 B3</b> <b>W1 W3</b> <b>CH1 CH2</b> <b>L1</b>					
See comments for LHA17. Creation of access to riverbanks will assist in the development of a countywide green network.						
<b>Policy LHA 22: Protection of the Grand Canal</b> It is the policy of the Council to protect and enhance the visual, recreational, environmental (flora/fauna/biodiversity) and amenity value of the Grand Canal (pNHA), its towpaths, adjacent wetlands, and associated habitats and to facilitate the provision of a cycle-way on one side in association with Waterways Ireland. All development proposals adjoining the Grand Canal should be accompanied by a Biodiversity Action Plan, including mitigation measures, where appropriate.	<b>B1 B2 B3</b> <b>W2 CH1</b> <b>CH2 C1</b> <b>C2</b>					
Protection of the Canal will support preservation of the Canal (a protected structure and pNHA), supporting habitats and associated heritage sites in addition to protecting groundwater.						
<b>Policy LHA 23 Geological Features</b> It is the policy of the Council to identify and seek to preserve important features of geological and geomorphological interest within the County	<b>B1 B2 B3</b>		<b>W2</b>	<b>L1</b>		
Seven (7) sites of geological interest have been provided by the Geological Survey of Ireland. These need to be noted and assessed. <b>(SEO B1 B2 B3)</b> Preservation of such sites may provide for areas of habitat interest in the future as a secondary effect. <b>(SEO W2)</b> In the case of quarried geological sites, specifically those still in operation, habitat networks can be substantially eroded, although may re-establish upon cessation of activity. Mitigation would be needed in order to prevent run-off, pollution of groundwater or erosion.						
<b>Policy LHA 24: Dublin Mountain Zones</b> It is the policy of the Council to conserve the character of the Dublin Mountain and High Amenity Zones in conjunction with the Dublin Mountains Partnership.	<b>B1 B2 B3</b> <b>S1 S2 W1</b> <b>W2 W3</b> <b>C1 C2 M1</b> <b>M2 CH1</b> <b>L1</b>					
Conserving the character of the Mountain and Amenity Zones will protect identified habitats and sustaining resources, as well as heritage sites, rivers, lakes and sensitive groundwater areas, as is required under the WFD and Habitats Directive.						

<p><b>Policy LHA 25: Areas of Special Amenity</b> It is the policy of the Council to examine areas within the Dublin Mountains including the Bohernabreena Reservoirs and High Amenity Area Zones with a view to making Special Amenity Area Orders for all or part of them</p>	<p>B1 B2 B3 S1 S2 W1 W2 W3 C1 C2 M1 M2 CH1 L1</p>					
<p>See comments noted above.</p>						
<p><b>Policy LHA 26: Preservation of Major Natural Amenities</b> It is the policy of the Council to preserve the major natural amenities of the County (i.e. Dublin Mountains and River Valleys) and to provide parks and open spaces in association with them along with facilitating walking and cycling routes linking the mountains, river valleys and major parks.</p>	<p>B1 B2 B3 S1 S2 W1 W2 W3 M1 M2 CH1 L1</p>		<p>C1 C2</p>			
<p>Preserving the major natural amenities of the County will protect identified habitats and sustaining resources, as well as heritage sites, rivers, lakes and sensitive groundwater areas, as is required under the WFD and Habitats Directive.</p>						
<p><b>Policy LHA 27: National Park</b> It is the policy of the Council to assist and co-operate in the protection of the Wicklow Mountains National Park that adjoins the County at Glenasmole and Kippure and extends into the County at Glendoo.</p>	<p>B1 B2 B3 S1 S2 W1 W2 W3 M1 M2 CH1 L1</p>		<p>C1 C2</p>			
<p>See comments noted above</p>						
<p><b>Policy LHA 28: Dodder Valley Linear Park</b> It is the policy of the Council to provide for the continued development of the Dodder Valley Linear Park, including:</p> <ul style="list-style-type: none"> <li>• Continued development of a walkway along the River Dodder and extension of the network of pedestrian footpaths;</li> <li>• Development of a heritage park located at Firhouse Weir, incorporating the historic weir, sluices, city watercourse and surrounding lands;</li> <li>• Restoration of the Old City Watercourse from Firhouse Weir and along its length within the Dodder Valley Park, returning to the River Dodder in the vicinity of the new bridge over the river near Spawell;</li> <li>• Enhancement of the waterfall and bridge at Oldbawn;</li> <li>• Development and expansion of the Dodder Valley Linear Park in association with the development of the adjoining convent lands;</li> <li>• Development and extension of the Dodder Valley Linear Park by securing public access along the river bank from Oldbawn to Bohernabreena and development of lands at Tymon South in the Dodder Valley for active and passive recreation;</li> <li>• Take appropriate measures to ensure to protect and preserve the biodiversity value and significant landscape character of lands within the Dodder Valley;</li> <li>• Provide for the regeneration of the natural habitat on the Dodder riverbank behind</li> </ul>	<p>B1 B2 HH1</p>		<p>B3 S2 W1 W2 W3 C2 CH1 CH2 L1</p>			

<p>Spawell House and investigate the provision of a natural or minimal intervention access to this area and</p> <ul style="list-style-type: none"> <li>• Provide an Ecoduct/Green Bridges at important locations to repair habitat fragmentation and to enhance the natural and human environment.</li> </ul>						
<p>Increased access to the river and the provision of a linear park should have an improvement on noise, and human health. <b>(SEO B3-L1)</b> Sections of the river, which runs into Dublin Bay SAC, are subject to biodiversity and heritage designations, in addition to providing a network of biodiversity habitats. Proposals to designate and develop the river and associated banks may have a positive effect on maintaining the river for public use, but great care must be given to ensuring habitats and networks are not unduly disrupted, nor that enhancement proposals do not unduly affect the character of protected structures, or the landscape.</p>						
<p><b>Policy LHA 29: Slade Valley Amenity</b> It is the policy of the Council to conserve the attractive rural environment of the Slade Valley area and to:</p> <ul style="list-style-type: none"> <li>• Recognise the Slade Valley as a place of special interest with an emphasis on its potential for tourism through the promotion of such activities as fishing, walking, pony trekking, art, nature studies and other-suitable activities and</li> <li>• Facilitate the development of a Heritage Trail through Slade Valley from Saggart Village using existing rights of way and in consultation with relevant landowners.</li> </ul>	<p><b>B1 B2 B3 HH1 W1 W2 W3 CH1 CH2 L1</b></p>			<p><b>C1 C2</b></p>		
<p>Recognition and strengthening of the Slade Valley would assist in the preservation of this protected area and its associated features. <b>(SEO C1 C2)</b> Areas of potential such as tourism ,walking, fishing should be encouraged to utilise public transport.</p>						
<p><b>Policy LHA 30: Green Structure</b> It is the policy of the Council to facilitate, where possible, the development of a Green Structure where heritage and landscape are afforded protection, management and enhancement and where there will be adequate opportunity for passive and active recreation.</p>	<p><b>B1 B2 B3 W1 W2 W3 S2 C1 C2 M1 M2 CH1 CH2</b></p>		<p><b>S1</b></p>			
<p>The provision of a Green Infrastructure strategy throughout the county would provide for preservation of habitats, sustaining resources and networks, preservation of soils, effective compliance with the requirements of the WFD through retention of rivers, streams and buffer zones, reduction in emissions through provision of localized networks of parks and community facilities, in addition to reduction in noise and air pollution through increased tree planting and use of open space for non-car based transport networks. <b>(SEO S1)</b> The creation and use of brownfield or left over sites for community gardens, allotments and other agrarian or open space uses, means such sites might not be developed, however, such sites may facilitate higher densities in the surrounding area.</p>						
<p><b>Policy LHA 31: Green Belts</b> It is the policy of the Council to retain the individual physical character of towns and development areas by the designation of green belt areas, where appropriate.</p>	<p><b>B1 B2 B3 W1 W2 W3 C1 C2 L1</b></p>		<p><b>S1 S2</b></p>			
<p><b>(SEO B1-L1)</b> Restriction of development in Greenbelt areas will have a widely beneficial effect for habitats in those zones. Other areas of the county which have a high amenity potential or which may benefit from development restrictions including the Dublin Mountain foothills could be proposed as Greenbelt or High Amenity Areas, creating effective protection for habitats, supporting resources, networks, river systems and densification of existing zoned lands. <b>(SEO S1-S2)</b> Designation of lands as green belt, where such lands are proximate to high quality public transport, may result in increased car based transport due to displaced development elsewhere</p>						
<p><b>Policy LHA 32: Tree Planting and Landscape Enhancement</b> It is the policy of the Council to improve areas of poor environmental quality with significant tree planting and to improve and enhance the visual appearance of small</p>	<p><b>B3 HH1 S1 W1 C1</b></p>		<p><b>S1</b></p>			



neglected areas with good quality landscaping.						
The provision additional tree planting throughout the county would provide for reduction in emissions in addition to a reduction in noise and air pollution through increased tree planting and use of pocket open spaces. <b>(SEO S1)</b> The use of left over sites for open space uses, means such sites might not be developed, however, such sites may facilitate higher densities in the surrounding area.						
<b>Policy LHA 33: Access to Forest and Woodland Areas</b> It is the policy of the Council to seek the co-operation of Coillte and other agencies and landowners where appropriate, in the establishment of access ways, bridle paths, nature trails and other recreational facilities within forest and woodland areas as part of a connected network of walking and cycling routes within the County.	<b>B1 B2 B3 W1 W2 CH1 L1 C1 C2</b>					
The policy allows for a connected network of walking and cycling paths, providing a usable alternative to car transport access to amenity facilities.						
<b>Policy LHA 34: Public Rights of Way</b> It is the policy of the Council to preserve and/or extend and enhance existing public rights-of way and to create new rights-of-way in the interest of amenity as opportunities or needs arise whilst also allowing for the extinguishment of certain urban public rights of way as provided for in Roads Legislation.	<b>B3 S2 L1</b>				<b>HH1 C1 C2</b>	
Maintenance and creation of rights of way facilitates pedestrian and cyclist permeability, reducing car trips.						
<b>Policy LHA 35: Trails, Hiking and Walking Routes</b> It is the policy of the Council to promote the development of regional and local networks of hiking and walking routes and way-marked trails.	<b>B3 HH1 S2 L1 C1 C2</b>					
Maintenance and creation of such trails allows for cross county and local non car based movement.						
<b>Policy LHA 36: Amenity/ Viewing lay-bys</b> It is the policy of the Council to secure or improve amenity/viewing lay-bys in areas of recreational amenity, at the commencement of rights-of-way and walking routes and where there are views and prospects of special interest.					<b>C1 C2</b>	
<b>(SEO C1 C2 B3)</b> Such proposals may facilitate car based movements, and potentially should be used as coach halts and bus stops.						

### Local Zoning Objectives

	Likely to Improve status of SEOs	Probable Conflict with status of SEOs- Unlikely to be mitigated	Potential Conflict with status of SEOs- likely to be mitigated	Uncertain interaction with status of SEOs	Neutral Interaction with status of SEOs	No Likely interaction with status of SEOs
<p><b>1. Cooldrinagh – Redevelopment of Former Co-Op Site</b> Facilitate the redevelopment of the portion of lands occupied by the former Tara Co-Op buildings with a replacement development of a scale, design and layout appropriate to its prominent location in a Green Belt Zone and in proximity to the Liffey Valley High Amenity Area, the M4 and the Lucan/ Leixlip urban areas.</p>			B3 L1	C1 C2 HH1		
The site is located in a Green Belt. Any development should respect the character of the local landscape and site features in order to retain the green belt character. The lands are not particularly proximate to Lucan Village, and are closer to Leixlip. Development should not encourage increase in car based movements.						
<p><b>2. Primrose Hill, Lucan – Sheltered Housing</b> Facilitate the provision of sheltered housing through development which has regard to the amenity and heritage importance of Primrose Hill House, a protected structure, and its gardens.</p>	C1 C2 HH1		CH1 CH2 B3 L1			
The LZO will provide for sheltered accommodate proximate to the urban centre of Lucan, reducing the need to travel to access facilities. The site is within the grounds of Primrose Hill, a protected structure. Careful assessment of the site should ensure the correct location of development, which allows for the retention of features of importance and reduces any negative effect on the character of the						
<p><b>3. Grange Castle Golf Course – Development</b> Provide for development including hotel, golf course activities, golf apartments, golf clubhouse, and associated residential units at Grange Castle Golf Course, integrated with Kilcarberry House.</p>			B3 S1 C1 C2 HH1			
The lands are not well serviced by public transport. Car based movements will increase as a result of development on these lands. The development of the lands may result in impacts on existing treelines and hedgerows within the site.						
<p><b>4. LUAS Depot, Ballymount – Development</b> Facilitate appropriate development in accordance with the Naas road framework plan incorporating the Luas Depot at Ballymount.</p>			W1			
Ensure that development on the site does not result in increased levels of water run-off.						
<p><b>5. Cuckoo’s Nest/Tymon Park – Residential Development</b> Facilitate high quality residential development, designed to complement and address Tymon Park, and including retention of theatre uses on site and providing for facility improvements in the park area.</p>	C1 C2 HH1		L1 B3			

The LZO will allow for mixed use development proximate to public transport, a district centre area and adjacent amenity. Impacts on the adjacent park landscape and tree and hedgerow site boundaries are to be minimized.						
<b>6. Greenogue, Newcastle – Office Use</b> Within the industrial zoned lands at Greenogue, Newcastle, designated as Zoning Objective ‘E’ on Development Plan Maps, the use classes Office-Based Industry and Offices shall not be permitted as stand alone developments independent of industrial/warehousing type uses. Office use of not more than 20% of total floor area which is wholly ancillary to industrial or warehousing uses will however generally be acceptable.	<b>HH1 C1 C2 S1</b>					
The LZO will restrict office use, which can generate significant additional car based traffic movements, from the lands at Greenogue, which are poorly served by public transport, and are identified to serve lower order industrial uses.						
<b>7. Rail corridor- Framework</b> Facilitate the preparation of a detailed framework plan for the identification of future development along the rail corridor from the city boundary to Adamstown including lands south to the Nangor road extension. This framework plan will consider future economic and enterprise, commercial, residential and amenity development.	<b>M1 M2 HH1 C1 C2</b>		<b>B3 CH1 CH2 L1</b>	<b>B1 B2 S1 W1 W2 W3</b>		
The LZO will investigate the potential for development along the Kildare-Dublin railway line, including the development of brown and Greenfield lands. In certain instances Greenfield lands may have biodiversity corridors which need to be identified and retained, in addition to other landscape features. Both brown and Greenfield development would need to take into account impacts upon the nearby Grand Canal, as well as other heritage structures and sites. Development alongside the railway line, and specifically proximate to stations will serve to reduce car based traffic.						

**Specific Local Objectives**

	Likely to Improve status of SEOs	Probable Conflict with status of SEOs- Unlikely to be mitigated	Potential Conflict with status of SEOs- likely to be mitigated	Uncertain interaction with status of SEOs	Neutral Interaction with status of SEOs	No Likely interaction with status of SEOs
<b>1. Liffey Valley- Amenity.</b> Provide for the amenity development of the Liffey Valley, including; Secure control over some of the lands in the area covered by the S.A.A.O. with a view to the development of a Regional Park with public access to the banks of the River Liffey.  Consult with the E.S.B. with a view to removing or altering power lines in order to	<b>B1 B2 W1 W3 C1 C2 CH1 CH2 L1</b>		<b>B3</b>			
	<b>HH1 CH1</b>					

<p>minimise their adverse effects on the visual amenity of the area.</p> <p>Consider in detail the need for additional car- parks in the area and in this regard to seek by negotiations with the owners the improvement of existing car-parks.</p> <p>Encourage the development of facilities for anglers and canoeists. The Council will consider possible conflicts which might arise between these sports and methods of overcoming these. •Provision of public rights of way and public footpaths in the Liffey Valley.</p> <p>Provision of public rights of way and public footpaths in the Liffey Valley.</p> <p>Take appropriate steps to ensure the protection of the flora and fauna of the Valley.</p> <p>Review the Management Plan for the area as necessary.</p>	<p><b>CH2 L1</b></p> <p><b>B2 CH1 CH2</b></p> <p><b>B1 C1 C2 L1</b></p> <p><b>C1 C2 HH1</b></p> <p><b>B1 B2 B3 W1 W3 CH1 CH2 L1</b></p>		<p><b>B3 W3 C1 C2 L1</b></p> <p><b>B2 B3</b></p>	<p><b>W1</b></p>		
<p>The development of the Liffey Valley as a Regional Park will generally have an improved effect upon habitats in the area, although increased access may result in disturbance of existing networks. Visually, the creation of the Regional Park would facilitate improvements in the visual character of the area, and allow for the retention of the land and associated heritage designations in an undeveloped state, which would also increase compliance with the requirements of the WFD. Increased access may also have a negative effect in the form of increased parking demand and provision. Facilitation of leisure needs may have knock on effects on flora, fauna and habitats in the area unless carefully managed.</p>						
<p><b>2. Liffey Valley -footpath and Cycleway.</b> Seek the construction of two pedestrian and cycleway routes across the River Liffey at Waterstown Park and Fonthill Park</p>	<p><b>C2</b></p>		<p><b>B1 B2 B3</b></p>			
<p>Such a proposal will have positive effects on connectivity and would encourage walking and cycling. Potential exists for development of bridges and associated pathways to have an impact on the Liffey pNHA and associated habitats.</p>						
<p><b>3. Liffey Valley – Extension of SAOA</b> Investigate the feasibility of extending the Special Amenity Area Order to include all of the lands at Lucan Demesne, the Embassy - owned lands, the area behind Lucan BNS, St Edmondsbury, Fonthill, Woodville, the Kings Hospital and Waterstown Park, extending from the River Liffey up to the N4 and bordered by the Leixlip-Lucan Slip Road, Lucan Village Road, the Lucan Hill Road, the Lucan Road from the Church Car Park to Woodies, the N4 onwards towards the Old Lucan Road and onwards as far as Waterstown Park.</p>	<p><b>B1 B2 B3 S1 W1 W2 W3 CH1 CH2 L1</b></p>					
<p><b>(SEO B1-L1)</b> The extension of the SAOA may lead to greater protection of the pNHA and associated biodiversity resources and networks. This may also protect archaeological sites and protected structures, and retain and improve the landscape feature associated with the valley. Retention of the undeveloped state of the lands will retain flood plain, which should assist in maintaining and improving water quality as required by the WFD.</p>						
<p><b>4. Liffey Valley – Regional Park</b> Investigate the provision of a Regional Park in the Liffey Valley as a public amenity on lands at St. Edmondsbury and Woodville.</p>	<p><b>B1 B2 B3 S1 W1 W2 W3 CH1</b></p>					

	<b>CH2 L1</b>					
Retention of the lands as a Regional Park would potentially have a number of beneficial affects relating to biodiversity and heritage considerations, as are noted above regarding the Extension of the Liffey Valley SAAO.						
<b>5. Lucan – Church of Ireland School</b> Facilitate expansion of the Church of Ireland school in Lucan.	<b>S1</b>		<b>CH1 CH2</b>	<b>C1 C2</b>		
<b>(SEO CH1-CH2)</b> While retention of use of the building as a school will facilitate upkeep, expansion of the protected building, which is within an archaeologically sensitive area must be carefully considered. <b>(SEO C1-C1)</b> Traffic management procedures should be required in order to reduce car traffic movements to and from the school.						
<b>6. River Liffey and Grand Canal – Strategy</b> Develop a sustainable strategy in conjunction with Waterways Ireland, National Parks and Wildlife Service and other relevant bodies, to promote the natural, historical, and amenity value of the Grand Canal and the River Liffey in South Dublin County (including the promotion of Lucan as a tourist destination for water – based activity).	<b>B1 B2 B3 S1 W1 W2 W3 CH1 CH2 L1 C1 C2 W1 W2</b>					
<b>(SEO B1-L1)</b> Promotion of the value of the River Liffey and Grand Canal should act to preserve the biodiversity and heritage designations of both waterbodies, which in turn will facilitate improvement on other SEOs relating to water resources. <b>(SEO C1-C2 W1-W2)</b> The development of car parking to facilitate users/tourists may result in increased emissions, however it is considered that a sustainable strategy will provide meaningful solutions to this issue.						
<b>7. Lucan – Lighting of Key Buildings</b> Encourage and facilitate the sensitive and selective lighting of key buildings and structures in Lucan Village such as Churches and the Liffey Bridge.		<b>B1</b>				
(Biodiversity) Some bat species hunt along rivers and canals, including the Liffey, and artificial lighting in these areas can affect hunting patterns. Any lighting proximate to the river and bridge should be subject to assessment to ascertain impact on bats.						
<b>8. Palmerstown – Waterstown Park</b> Continue to Investigate the acquisition of land adjoining Waterstown Park at Palmerstown (Coates land).	<b>B1 B2 B3 S1 CH1 CH2 L1 W1 W2 W3</b>					
<b>(SEO W1-W3)</b> Proposals for the laying out of lands for amenity purposes should take into account practice regarding compliance requirements with the WFD due to proximity to the River Liffey.						
<b>9. Palmerstown – Planning Study</b> To prepare a Local Planning Study for the Palmerstown area	<b>B1 B2 HH1 W1 W2 C1 C2 M1 M2</b>		<b>CH1 CH2 L1 B3 S1 W3</b>			
<b>(SEO CH1-L1)</b> Intensification and redevelopment may affect the existing heritage and landscape designations of the village. <b>(SEO B3-W3)</b> Further development may impact upon biodiversity networks and surface water issues. Greenfield sites proximate to the village are generally protected by the Liffey Valley SAAO, which may result in pressure on all forms of brownfield sites.						
<b>10. N4 – Pedestrian Bridge</b> Secure the provision of a high quality pedestrian bridge over the N4 to provide a spacious landscaped boulevard linking Liffey Valley Town Centre to the Liffey Valley High Amenity Area to the north.	<b>B1 B2 S1 HH1 W1 W2 C1 C2</b>		<b>B3 CH2 L1</b>			
<b>(SEO B3-L1)</b> Facilitation of access from the Town Centre, which is expected to have an increased amount of users and population of the course of the Proposed Plan, will allow for increased use of the Liffey Valley, improving health and reducing emissions. It is also noted that access may impact on the biodiversity networks within the Liffey Valley.						

Location of a large and substantial bridge has the potential to negatively affect protected structures and a noted Tree Preservation Order.						
<b>11. Libraries – Building Programme</b> Secure the provision of new public libraries in suitable locations in accordance with an agreed programme. The development of a library in Palmerstown, subject to the acquisition of a suitable site and to satisfying DEHLG criteria, is to be first priority of the Library Building Programme. The Programme will also include libraries in North Clondalkin and the Rathcoole / Newcastle area.	<b>M1 M2 W3 C1 C2 L1 CH1 CH2</b>		<b>S1 B3</b>			<b>B1 B2</b>
<b>(SEO S1-B3)</b> Libraries located within existing village, local or urban centres would impact less on the receiving environment.						
<b>12. Palmerstown – Approved Plan</b> To prepare an approved plan for the Palmerstown area, including measures to look at traffic in immediate Palmerstown area.	<b>HH1 C1 C2 S1</b>					
Such a plan would allow for appropriate development of brownfield sites.						
<b>13. Palmerstown – Traffic</b> Divert unnecessary heavy commercial traffic out of Kennelsfort Road and adjoining residential areas and construct either a fly-over or a traffic roundabout at the junction of Kennelsfort Road/Galway Road to accommodate local traffic between Palmerstown Village and the Greater Palmerstown Residential area subject to funding being available and this will be a priority of the Council.	<b>C1</b>		<b>C2 HH1</b>			
Providing for more efficient traffic movements will reduce emissions to air. Providing for increased vehicle movements, may also allow for faster public transport movements in this particular case.						
<b>14 Esker Hill Viewing Locations</b> To seek to develop the area at the top of Esker Hill as a Viewing Location for views over Lucan Village and the Liffey Valley	<b>L1</b>					
The SLO would allow for the preservation of views over Lucan Village and the Liffey Valley.						
<b>15 Newcastle Road – Parkland/Woodland</b> Enhance and promote the small area of parkland/woodland along the Newcastle Road on the Lucan village side of Vesey Park and the Moat House area.	<b>L1</b>					
This SLO would improve/preserve the local landscape.						
<b>16 Old and New Cemetery Lucan</b> Old and New Cemetery Lucan: Enhance both cemeteries by undertaking and implementing a landscape assessment and plan.	<b>L1</b>					
The SLO would improve the local landscape.						
<b>17. Mount Bellew Way – Road Safety.</b> Facilitate provisions to improve traffic safety at Lucan Educate Together, Mount Bellew Way.	<b>HH1 C1 C2</b>					
The SLO will allow for improved traffic safety, which will also allow for increased walking and cycling movements to schools.						
<b>18. Quarryvale Estate-Traffic Calming</b> Carry out traffic calming at the entrances to Quarryvale Estate	<b>HH1 C1 C2</b>					
No comment						



<b>19. Glenaulin Park – Improvements</b> Continue to improve Glenaulin Park as neighbourhood park for a wide range of both active and passive recreational activities; in particular take measures to enhance the entrances to the park and to provide for additional car parking.			C2 W3 HH1			
<b>SEO W3</b> Providing for additional car parking may facilitate car movements and dependency in addition to replacing green space with hard surface.						
<b>20 Airlie Heights - Traffic</b> To investigate traffic management measures to improve traffic flow in the vicinity of Scoil Mhurie, Airlie Heights.	C1					
The SLO will allow for improved traffic safety, which will also allow for increased walking and cycling movements to schools.						
<b>21 Esker Lane - Traffic</b> To facilitate provision of a safe drop-off and turning point, pre-school accommodation on existing footprint and pedestrian link to Esker Lane on lands adjacent to Gaelscoil Phadraig.	C1					
The SLO will allow for improved traffic safety, which will also allow for increased walking and cycling movements to schools.						
<b>22. Griffeen Valley Park – Swimming Pool</b> Actively seek the provision of a swimming pool beside Lucan Sports and Leisure Centre at Griffeen Valley Park.	HH1 C1 C2			W3		
<b>(SEO W3-C2)</b> The proposal appears to be located in a suitable position to be accessible by foot and cycle movements. Issues relating to surface water run off for parking and new development would need to be overcome due to the proximity of the Griffeen River.						
<b>23 Griffeen Valley Park – Biodiversity.</b> To continue to improve Griffeen Valley Park and to increase its biodiversity through appropriate measures including the provision of lakes and water features.	B2 B3 W1 W3 L1					
The SLO would improve Griffeen Valley Park and increase its biodiversity.						
<b>24. North Clondalkin Horse Project</b> Facilitate the development of a horse project In the North Clondalkin Area			C1 C2			
No comment						
<b>25 Bush Centre and Parochial House, Foxdene - Redevelopment</b> To redevelop lands at the Bush Centre & Parochial House at Foxdene in partnership with the Parish of South Lucan, to include delivery of a new community centre for the Balgaddy/South Lucan area.	C1 C2 HH1 S1					
The SLO will allow for more efficient re-use of a brownfield site						
<b>26. Cloverhill – Connection to M50 Motorway</b> Provide a connection to the M50 Motorway at Cloverhill to serve the industrial and residential areas of North Clondalkin by providing a roads infrastructure to: a) Maintain a southern connection from Palmerstown Woods Estate to Clondalkin Village; b) Divert heavy commercial traffic out of Clondalkin Village, via the Cloverhill Motorway Interchange.	S1 C1	B3 HH1 C2				
The provision of a motorway interchange should effect greater efficiency in terms of emissions to air, and may facilitate redevelopment of large brownfield lands to the south and						

east. <b>(SEO B3 HH1 C2)</b> The creation of a motorway interchange would have a negative effect on existing trees along the Cloverhill Road in addition to increasing traffic movements into this area.						
<b>27. Cloverhill Road - Development of lands</b> Development on lands at Cloverhill Road shall (a) be subject to an area plan (b) be low rise (no more than three storeys in height) (c) be two storeys in height backing onto Moorfield and Palmerstown Woods (d) not have a density greater than 37 dwellings per hectare (15 dwellings per acre) (e) incorporate the preparation of a full traffic study to ensure that any upgrading of roads or bridges is carried out prior to any development.	<b>M1 M2 C1 C2 S1</b>		<b>CH2</b>			
<b>(SEO CH2)</b> Development of the lands could have a negative effect on Coolevin House, a protected structure.						
<b>28. 12th Lock Canal Bridge.</b> Retain and protect the character of the 12th Lock Canal Bridge	<b>W1 CH2</b>		<b>C1 C2</b>		<b>B1 B2 B3</b>	
Retention of the 12 <sup>th</sup> Lock Bridge (A protected structure) will maintain the existing status of the Grand Canal pNHA and supporting features, although no improvement may be possible due to the land uses proximate to the bridge. Maintaining the bridge, which is narrow by modern standards will reduce traffic flow and increase emissions. This may also have a negative effect on car dependency due to congestion and lack of attractiveness of the roadway to public transport.						
<b>29. Clondalkin – Theatre.</b> Provide for a theatre in conjunction with future development at Clondalkin.	<b>S1 C1 C2 CH1 CH2</b>					
No comment.						
<b>30. Grange Castle Business Park.</b> Provide for high quality developments, which are entirely appropriate to and fully compatible with the development of the Grange Castle Business Park.	<b>M1 M2</b>		<b>B2 B3 W1 W3 C1 C2 S1</b>			
<b>(SEO B3-S1)</b> The development type in the business park should not be compatible with town centres or brownfield sites, due to demand for land. Certain uses within Grange Castle are personell intensive, however Grange Castle is not currently served by any high quality public transport. The low site coverage and campus style of development may allow for effective amelioration of surface water run-off issues by way of SuDS and retention ponds.						
<b>31. Clondalkin Town Centre – Plan.</b> Prepare a Plan for the proposed Clondalkin Town Centre area, specifically with a view to improving amenities and transport while, at the same time, ensuring that new developments respect the amenity of existing developments.	<b>B1 B2 B3 HH1 C1 C2 M1 M2 L1 S1 CH1 CH2</b>		<b>W1</b>	<b>W3</b>		
<b>(SEO B1-B3)</b> That development within the town centre may have a beneficial effect on the Camac and Grand Canal as amenity resources, resulting in improved biodiversity. <b>(SEO CH1-W1)</b> Clondalkin Town Centre is an ancient ecclesiastical site with many protected structures. Appropriate development of the Town will involve protection of these structures and monuments. In addition, the Camac River runs through the town, care must be taken to ensure that increased development does not effect the river, either in terms of run off or morphology. <b>(SEO W3)</b> Cumulative potential for flooding due to increased development should be considered.						
<b>32 Clondalkin - Round Tower.</b> Provide for an integrated cultural facility, e.g Museum on lands at the Round Tower, Tower Road, Clondalkin in sympathy with, and complementary to the adjacent National Monument and including linkages to other community facilities.	<b>S1 CH1 CH2</b>					
No comment.						
<b>33. Western Road</b>					<b>B1 B2 B3</b>	

The western north south road shall be the subject of a sustainability assessment of the need for this route and an Environmental Impact Assessment which will also examine alternative alignments with particular emphasis on potential impacts on the Grand Canal.				<b>S1 W1 W2 W3 CH1 CH2 L1</b>		
The proposed road will have significant impacts upon biodiversity networks, the landscape, and the setting and biodiversity value of the Grand Canal. Mitigation of these issues will be required. First, an assessment of the need for the road in terms of the sustainable development of South Dublin must be undertaken. Further to this assessment, route selection must be undertaken, paying particular attention to the Grand Canal, and its historical and landscape character, the locations of areas of biodiversity importance. Issues such as impact on receiving environments such as rivers, the rural landscape and biodiversity corridors must also be assessed.						
<b>34. Peamount Hospital</b> To facilitate the development of Peamount as a centre of excellence in the provision of a range of high quality rehabilitation and continuing care services. To facilitate the development of a state of the art Continuing Care Facility and Rehabilitation Unit and associated ancillary facilities to serve the expanding population of its catchment area	<b>M1 M2</b>		<b>B3 S3 W1 W3 C1 C2 HH1 S1</b>	<b>CH2</b>		
<b>(SEO B3-S2)</b> Development of greenfields will result in habitat loss. Important networks should be identified and retained, with appropriate buffers. Uses allowed on these lands are important. Allowing for uses which could be accommodated in urban centres or brownfield lands would conflict with numerous SEOs. If, however, the lands were to accommodate low intensity uses, which would allow for more sustainable development to take place within the urban area, then overall, the SLO would be synergistically positive.						
<b>35. West of County – Regional Park</b> Consider the provision of a regional park in the western sector of the County.	<b>B1 B2 B3 HH1 W1 W2 W3 CH1 CH2 L1</b>			<b>C1 C2</b>		
<b>(SEO C1-C2)</b> The location of such a park in the western section of the county, which is not served by frequent public transport, may encourage a high proportion of car based trips.						
<b>36. Enterprise lands – Framework Plan</b> That prior to the commencement of development on the land zoned for enterprise and industrial development to west of the R120 and south of the Nangor Road extension shall be the subject of a framework plan that will set out the format of development having regard to mitigating and ameliorating environmental constraints	<b>B3 W1 W2 W3 HH1 C1 C2 CH1 CH2 L1</b>					
<b>B3-L1</b> The framework plan will allow for the retention of features and habitats of importance.						
<b>37. Grange Castle Golf Course – Adjoining lands</b> Development on the eastern boundary of lands adjoining Grange Castle Golf Course shall be of high quality siting, design and finish, and shall have regard to the location of the Golf Course.	<b>M1 M2</b>		<b>CH2 C1 C2 B3 S1</b>			
<b>(SEO CH2-B3)</b> Additional car movements may be generated, existing hedgerows and features which have been maintained by the use of the golf course may be removed, while any development must take into account the character of Kilcarbery House, a protected structure.						
<b>38 Corkagh Park – Sporting Centre</b> To promote Corkagh Park as a sporting centre of excellence for the County to further complement its existing facilities such as the sports and leisure centre, swimming pool, all weather pitches, tennis courts, grass pitches, fishing lakes,						

baseball ground, etc.						
No comment.						
<b>39. Corkagh – Cultural/Heritage/Folk Park</b> Develop a cultural/heritage/folk park at the former Gun Powder Mills and Oldmills, Corkagh and that this facility be an exemplar of sustainable development"	<b>CH2</b>		<b>B2 B3 W1 W2 W3 C1 C2</b>			
<b>(SEO B2-CH2)</b> Potential affects of development on the Camac River are to be considered, as the river is considered to be seriously polluted and under pressure (WFD). Creation of a facility may involve increased surface parking and impermeable surfaces. The development may allow for preservation and maintenance of the associated protected structures.						
<b>40 Cherryfield/Beechfield Community Centre</b> Cherryfield/Beechfield Community Centre: Investigate the provision of a community centre in the Cherryfield/Beechfield area of Dublin 12 in consultation with local residents.	<b>C1 C2 HH1</b>					
No comment						
<b>41. St. James' Road, Greenhills - Redevelopment</b> Promote and facilitate appropriate development at the former McHugh's Shopping Arcade site on St. James' Road, Greenhills to provide for both community and commercial services for local residents.	<b>C1 C2 HH1 S1</b>					
The SLO would allow for appropriate redevelopment of a brownfield site.						
<b>42. Former Burmah Garage, Wellington Lane - Redevelopment</b> Ensure the appropriate development of the former Burmah Garage site on Wellington Lane, Dublin 6W, and the surrounding area adjoining the River Poddle. Such development will ensure that the river remains overground and will provide an attractive vista towards Tymon Park for nearby residents and passers by.	<b>C1 C2 HH1 S1 W1 B3</b>					
The SLO would allow for appropriate redevelopment of a brownfield site, while maintaining a biodiversity corridor and maintaining access to the river.						
<b>43. Newcastle – Burgage Plots.</b> Where possible, preserve and articulate the planimetric layout of surviving burgage plots on lands in the environs of Newcastle – Lyons village	<b>B3 S2 C1 CH1 CH2 L1</b>		<b>CH1</b>			
<b>(SEO B3-L1)</b> Retention of the planimetric layout of the burgage plots would maintain the fabric of the older medieval manor village layout <b>(SEO CH1)</b> The development of the burgage plots may retain the general outline of the plots, but may also involve significant development in an area of archaeological interest.						
<b>44. Greenogue – Completion of New Road.</b> "It is an objective of the Council to provide at the earliest possible date, a new link road between the Peamount Road and Aylmer Road to facilitate the development of zoned industrial lands and to divert through traffic away from Newcastle Village Centre".	<b>C1</b>	<b>C2</b>	<b>B3 W1 W1 L1 HH1</b>	<b>S1</b>		
<b>(SEO C1)</b> Development of the road will divert traffic away from Newcastle Village. <b>(SEO C2)</b> Ease of movement may increased car based trips. <b>(SEO B3-W1)</b> <b>(SEO W1/L1)</b> Potential development as a result of the road may have a negative effect on surface water quality and landscape impact. The Griffeen River will be intersected by the proposed road, at a number of sections, and may be negatively affected by road junction locations. These junctions should be considered in detail. <b>(SEO HH1)</b> While noise and emissions within Newcastle Village may be reduced, additional traffic using the improved route will create additional noise and emissions.						
<b>45. Tymon – Retirement Village.</b>	<b>S1 S3 M1</b>			<b>B3</b>		

"Advance the provision of a retirement village with a six year objective on the lands bordering Tymon Road North, Tymon North Grove and St. Aongus Grove" (Housing)	<b>M2 C1 C2</b>					
No comment.						
<b>46. Templeogue – Residential Development</b> Provide that 20 residential units shall be constructed on the site in conjunction with the ceding into public ownership of that part of the lands required to implement the Council's objective to develop the Dodder Valley Linear Park and that the ceding of the portion of the lands for a walkway along the Dodder be agreed previously in consultation with Parks and Planning Departments.	<b>S1 C1 C2 M1 M2</b>	<b>W1 W3 L1</b>	<b>B1 B2 B3</b>			
<b>(SEO W1-L1)</b> Development adjacent to the River Dodder at a constrained location may result in morphological changes to the riverbanks in order to avoid the risk of flooding. Development may also have a visual impact on the Dodder Valley. <b>(SEO B1-B3)</b> Morphological changes to the riverbank and development in the floodplain may have effects on the river and associated habitats.						
<b>47. Rathfarnham Castle – Tourist Amenity</b> Facilitate the development of Rathfarnham Castle as a tourist amenity, including redevelopment of the courtyards and walled gardens in Rathfarnham Castle Park	<b>CH2 C1 C2 L1</b>					
No comment.						
<b>48 Barney's Lane – Pedestrian Bridge</b> To provide for a pedestrian bridge across the N7 at the Barney's Lane Junction to facilitate people using the Saggart Luas extension when it is constructed.	<b>HH1 C1 C2</b>					
The bridge will facilitate easier pedestrian access to public transport.						
<b>49. Brookfield Road – Local Centre</b> Facilitate the expansion of the local centre at Brookfield Road, incorporating mixed uses including micro-enterprise and housing, having regard to the amenity of adjoining residential properties. (Sites opposite Rossfield shops).	<b>HH1 C1 C2 W1 S1</b>					<b>B1 B2 B3 W3</b>
The provision of mixed uses and micro enterprises in this area should reduce car based movements and offer employment opportunities in proximity to places of residence.						
<b>50 Springfield, Tallaght – Environmental Amenity.</b> In view of the visual and negative impact of large scale building on residents living in the Springfield area of Tallaght the plan will promote and encourage enhanced environmental provisions be implemented during the lifetime of the plan for residents living in the shadow of many of these buildings.	<b>HH1</b>			<b>S1</b>		
<b>(HH1)</b> The living conditions of people resident proximate to proposed buildings will have their existing quality of life maintained or ameliorated. <b>(S1)</b> Ensuring maintenance of existing amenities may result in lower densities of development of brownfield town centre sites.						
<b>51. Tallaght - Institute of Technology</b> Facilitate the expansion of the Institute of Technology campus (in particular frontage development along the Belgard Road and the Old Blessington Road).	<b>S1 C1 C2</b>		<b>B3 CH1</b>			
Development of these undeveloped lands, proximate to high quality public transport is more appropriate than out of town locations unserved by public transport. <b>(SEO B3 CH1)</b> Development may impact upon some habitats and networks, especially when the cumulative area of the land and the Priory are taken into account. The land is partially within an area of archaeological interest.						

<p><b>52. Balrothery Estate-Residential Development</b> Ensure that the density of any future developments on the private lands at the South West side of Balrothery Estate (two cottages) shall be limited to the density already in Balrothery.</p>			<b>B3 C1 C2</b>			
<p><b>(SEO B3-C2)</b> Development may impact on any networks on the site. The lower density does not appear to fully utilize public transport in the area.</p>						
<p><b>53. Tallaght Town Centre – Upgrading and Traffic Calming</b> Prepare and implement a plan for major environmental upgrading and traffic calming of the N81 between the junctions at Greenhills Road extension and Old Blessington Road, maintaining existing vehicular traffic flows, to link the Town Centre with the residential lands/ Sean Walsh Park/and employment zones to the south. The plan to include gateway features at appropriate road junctions, a reduced road carriageway, and a landscaped pedestrian boulevard</p>	<b>C1 C2 HH1</b>					
<p><b>(SEO C1-HH1).</b> Reduced speed limits are noted to reduce congestion. Reduced congestion will have a positive impact on noise and air emissions. Improved public realm features and reduced traffic speeds will encourage greater pedestrian movements.</p>						
<p><b>54. Tallaght Town Centre – Speed Limits</b> Introduce reduced speed limits within and adjoining the gateways to Tallaght Town Centre for the purpose of creating a pedestrian friendly town centre area. Speed limits to include 30kph, 50kph zone within the gateways, and 60 mph zone on the external approaches to the gateways.</p>	<b>C1 C2 HH1</b>					
<p><b>(SEO C1-HH1).</b> Reduced speed limits are noted to reduce congestion. Reduced congestion will have a positive impact on noise and air emissions.</p>						
<p><b>55. Bolbrook Enterprise Centre</b> Facilitate training facilities and micro- enterprise at Bolbrook Enterprise Centre.</p>				<b>B2 L1</b>		
<p><b>(SEO B2-L1)</b> Development may impact on the sustaining resources of the Dodder and may have a cumulatively negative impact on the landscape of the river valley. Development would require a significant buffer strip between it and the river escarpment. This could be used to soften the impact of development.</p>						
<p><b>56. Firhouse - Former Carmelite Convent</b> Provide for residential development on approximately 2 hectares of land in the vicinity of the former Carmelite Convent, Firhouse in conjunction with the bringing into public ownership of part of the Dodder Valley lands as public open space</p>			<b>W1 W2 W3 L1 B1 B2 B3</b>			
<p><b>(SEO B1-L1)</b> Development may impact on the Dodder and its sustaining resources. If the development were to impinge on the flood plain of the river it may have negative impacts morphologically and under the requirements of the WFD. Development would impact upon the open valley landscape at this location, and may impact on future amenity use of the Dodder Valley.</p>						
<p><b>57. Knocklyon – Credit Union.</b> Provide for the development of a Credit Union in the Knocklyon Area on land excluding amenity or residential areas.</p>	<b>C1 C2</b>					
<p>Provision of a credit union in the area will reduce car borne movements in the area.</p>						
<p><b>58. Enterprise lands- Framework Plan</b> That prior to the commencement of development on the lands zoned for enterprise and industrial development to between the R120 and Tay Lane shall be the subject of a framework plan that will set out the format of development having regard to</p>	<b>B3 W1 W2 W3 HH1 C1 C2 CH1 CH2 L1</b>					



mitigating and ameliorating environmental constraints. The development of these lands shall be contingent on the opening of a new road link between the R120 and Alymer road to public vehicular traffic.						
<b>B3-L1</b> The framework plan will allow for the retention of features and habitats of importance. A number of archaeological sites are located on the site. Tay Lane is recognized as having a picturesque rural character.						
<b>59. N7 (Naas Road)/ Tay Lane Junction Improvement</b> To provide for an easy-flow exit from the N7 (Naas Road) at its junction with Tay Lane in the interest of supporting the significant social and economic services that Tay Lane provides to the Newcastle/Rathcoole and Saggart areas.	<b>C1</b>			<b>B3 HH1 C2</b> <b>L1 CH1</b> <b>CH2</b>		
Increased access to Tay Lane may increase pressure for development on lands adjacent, resulting in significant impact on heritage and biodiversity sites as well as on the rural landscape.						
<b>60. Rathcoole – Keating’s Park – Interchange</b> Examine the feasibility of providing an interchange on the N7 at Keating’s Park, following the construction of the Rathcoole Relief Road and in the context of the operation of the Steelstown Interchange. Any such feasibility study will include an aeronautical study with regard to the operation of Casement Aerodrome, including consultations with the Department of Defence. The design of any street lighting shall be shielded to avoid interference with overflying aircraft.	<b>C1</b>		<b>B3</b>	<b>C2 S1 HH1</b> <b>L1 CH1</b> <b>CH2</b>		
<b>(SEO S1 S2)</b> The interchange would be constructed on greenfield sites, and as a secondary effect may result in further expansion of rezoning around the interchange in order to avail of access to the N7. <b>(SEO C2)</b> Providing for additional junctions and access onto the N7 or to Steelstown will facilitate increased car based movements. <b>(SEO B3)</b> Potential impacts on habitat networks, including streams and wet ditches in the area are currently uncertain.						
<b>61. Rathcoole – Kilteel Road – Height Restrictions.</b> Development on these lands shall not exceed 10 metres in height, with possible additional height restrictions depending on ground elevation, and shall provide for noise insulation where appropriate.	<b>L1</b>					
No comment.						
<b>62. Rathcoole – Distributor Road</b> The proposed new Local Distributor road to the south of Rathcoole to be constructed in one phase	<b>C1</b>		<b>B3</b>	<b>HH1 C2 S1</b>		
<b>(SEO B3)</b> Roads development will sever many field boundaries and habitat networks. Important networks should be retained, or ameliorated <b>(SEO S1)</b> The road will facilitate development to the north and potentially south of the distributor road which will affect further Greenfield sites.						
<b>63. Enterprise lands- Kilinarden</b> That the development of these lands shall be sited and designed to respect the residential amenity of dwellings along the northern boundary.			<b>B3 L1</b>	<b>HH1 C1 C2</b>		
The design and layout of development on these lands will result in reduced effect on residential lands to the south. The lands appear to be in an elevated area, which may impact on the landscape character of the surrounding foothills of the Dublin Mountains. Careful assessment of existing site features would be required, with retention of existing trees and softening features such as hedgerows being of importance.						
<b>64. Lands at Kilinarden- Access</b> Ensure that vehicular access to the zoned lands shall be substantially removed from	<b>B3 C1</b>			<b>HH1 C2</b>		

<p>the southern edge of the already zoned lands and be from the east and west respectively. This objective will not result in the opening up of Deerpark Estate to further vehicular access.</p>						
<p><b>(SEO HH1-C2)</b> The road will facilitate the development of the Kiltipper LAP lands. The location of the roads, as two separate entities within the central area of the LAP will serve the LAP lands without serving more sensitive elevated lands to the south <b>(SEO B3)</b>.</p>						
<p><b>65. Thomas Davis GAA Club – Residential Development</b> Development of land for residential purposes on the Thomas Davis GAA Club lands at Kiltipper shall be carried out in association with the provision of all-weather playing pitches and a full-sized GAA pitch, and shall be to the same standard and density as the adjoining residential development of Ellensborough.</p>			<p><b>L1 B2 B3 W1 W2 C1 C2</b></p>			
<p><b>(SEO L1-C2)</b> Development of this site will impact on a Greenfield site and potentially impact on views of the Dodder Valley. <b>(SEO B2-C2)</b> Development may impact upon the sustaining resources of the river Dodder, and through surface water issues. Careful mitigation of any development will be required in order to avoid any conflict with the requirements of the WFD and the need to improve the water quality of the river. Development would be located at the outer urban edge of the county and substantial car based movements may be probable.</p>						
<p><b>66. Oldcourt, Kiltipper- Bridge</b> Proposals for bridging the Dodder valley at Oldcourt/ Kiltipper shall ensure that negative biodiversity impacts be remediated, amenity and accessibility to the river be improved and that the character of the bridge respect the Dodder valley landscape.</p>			<p><b>B2 B3 L1 W1</b></p>			
<p>The bridge over the Dodder has potential to impact significantly on the Dodder Valley landscape, and on the river, associated riparian zones, and the biodiversity value of the Dodder River habitats. Careful consideration must be given to the design of the bridge, both in visual terms, and the footprint of the bridge on the Dodder Valley habitats.</p>						
<p><b>67. Oldcourt – Conditions on Development</b> Apply the following conditions to development at Oldcourt: a). Access through the existing residential developments of Oldcourt Cottages and Ely Manor Estate will not be permitted. b).The proposed access road to serve the development to be located contiguous to the existing residential development of Oldcourt Cottages. c).The public open space to serve the scheme to be located to the east of the proposed access road. The public open space must be easily accessible to and must serve as public open space for Oldcourt Cottages. d) In any such development, single storey dwellings only will be permitted in the area of the site(s) facing existing residential development. e) Protection and preservation of the biodiversity value and significant landscape character of lands within the Dodder Valley and on the lands at Oldcourt/Kiltipper which are subject to a Local Area Plan by means of requiring a landscape assessment to be submitted for development proposals, including the design and improvement of roads and bridge infrastructure to serve said lands. The assessments shall take into account existing treelines, significant hedgerows, landscape features, remediation of negative biodiversity impacts, improved amenity</p>	<p><b>HH1 C1 C2 L1 B1 B2 B3</b></p>					

and accessibility to the river. The proposed bridge design and development shall respect the Dodder Valley landscape. f) That all appropriate road upgrading and improvements in relation to capacity and safety be completed prior to any further development of the area.						
<b>(SEO HH1)</b> The proposed conditions appear to protect existing householders in Oldcourt Cottages from noise and emissions issues and allow for transport provision to be integrated into the development from the outset. <b>(SEO L1-B3)</b> The conditions will require the assessment and identification of important landscape and biodiversity issues, as well as indicating retention or amelioration of such features, resulting in a more acceptable form of development on these visually elevated lands.						
<b>68. Ballycullen/Stocking Lane Distributor Road</b> Ensure the provision of a cycle track and bus bays along the proposed Ballycullen - Stocking Lane distributor road.	<b>C1 C2 HH1</b>					
The development of the cycle track and bus bays will allow for more efficient movements of sustainable transport						
<b>69. Owendoher River – Linear Park.</b> Provide for the development of a linear park along the Owendoher River and provide or facilitate the provision of access to and along the river banks, and where appropriate or a suitable crossing of the river and seek to re- open the bridges over the Owendoher River at Ballyboden Road to encourage use of the River as an amenity.	<b>HH1 C1 C2</b>		<b>B2-B3 W1 W2 W3</b>			
<b>(SEO B2-W3)</b> The Owendoher is a tributary of the Dodder, which is a sustaining river of the Liffey Transitional Waters feeding directly into Dublin Bay SAC. Maintaining the river and associated banks in a manner which improves water quality, flood plains and associated riparian zones is of high importance.						
<b>70. Edmondstown Mill – Development</b> Facilitate sensitive development within the site of Edmondstown Mill that would retain and protect the architectural and technical importance of the protected structure.	<b>B2-B3 CH2</b>		<b>W1 W2 W3</b>			
<b>(SEO W1-W3)</b> The Owendoher is a tributary of the Dodder, which is a sustaining river of the Liffey Transitional Waters feeding directly into Dublin Bay SAC. Maintaining the river and associated banks in a manner which improves water quality, flood plains and associated riparian zones is of high importance as is the avoidance of any negative effects of development within the mill site. Management plans may be required for such an objective.						
<b>71. Edmondstown – Residential Development</b> Facilitate the development of the lands at Edmondstown, north of the M50 boundary, for high quality (not more than 4 houses per acre) low density residential development having regard to access and location and to the boundaries with, and the protection of the existing amenity and function of, Edmondstown Golf Course		<b>C1 C2</b>	<b>B2 B3 W1 W3 L1</b>	<b>M1 M2</b>		
<b>(SEO C1 C2)</b> The lands are considered too distant for significant movement to occur by way of public transport. In addition, community facilities are also distant. <b>(SEO B2-L1)</b> The land in question is Greenfield. The Whitechurch River, a main tributary of the Dodder runs along the eastern section of the land. The impacts of development upon the river and its riparian zone must be considered. The land is elevated, at points above the 120m contour, with mature field boundaries. Development would impact on the landscape, and may be highly visible, due to the site elevation.						
<b>72. Tallaght – Public Golf Course</b> Facilitate the provision of a public golf course facility to serve the Tallaght area.	<b>S2</b>		<b>C1 C2</b>	<b>B1 B2 B3 W1 W2 W3 CH1 CH2 L1</b>		

<b>(SEO B1-L1)</b> Lack of a specific location does not allow for detailed assessment. Such a facility should be carefully located in order to avoid negative consequences for the SEOs noted above.						
<b>73. Brittas Village – Planning Study</b> To carry out a planning study of the Brittas Village area, having regard to the implications of the proposed Natural Heritage Area designations on the area.			<b>B1 B2 B3 S1 W1 W2 W3 L1</b>	<b>HH1 C1 C2</b>		
Brittas is located in the sensitive Dublin Mountain Area. A pNHA is proximate to the area, and there is evidence that lands surrounding Brittas are used as feeding grounds by protected species utilising Blessington Lakes. A planning study for Brittas should consider impacts of development on sensitive biodiversity sites, effects upon water resources such as lakes, rivers and groundwater as well as the effect of additional development upon the sensitive landscape of the area. Brittas is located in the southernmost section of the county and is distant from many services and centres. Development in the area could generate sprawl and would be serviced by car based transport.						

## Appendix II Natura 2000 Site Synopsis

### Special Areas of Conservation

#### SITE NAME: GLENASMOLE VALLEY

#### SITE CODE: 001209

Glenasmole Valley in south Co. Dublin lies on the edge of the Wicklow uplands, approximately 5 km from Tallaght. The River Dodder flows through the valley and has been impounded here to form two reservoirs which supply water to south Dublin. The non-calcareous bedrock of the Glenasmole Valley has been overlain by deep drift deposits which now line the valley sides. They are partly covered by scrub and woodland, and on the less precipitous parts, by a herb-rich grassland.

There is much seepage through the deposits, which brings to the surface water rich in bases, which induces local patches of calcareous fen and, in places, petrifying springs, a priority habitat listed on Annex I of the EU Habitats Directive. Examples of calcareous fen and flush areas occur between the two reservoirs, where sedges (*Carex flacca* and *Carex panicea*) are joined by such species as Grass-of-parnassus (*Parnassia palustris*), Few-flowered Spike-rush (*Eleocharis quinqueflora*), Zig-zag clover (*Trifolium medium*) and the scarce Fen Bedstraw (*Galium uliginosum*). Orchid-rich grassland occurs in the drier parts of this site and in places grades into *Molinia* meadow, both of these habitats are listed on Annex I of the EU Habitats Directive. Species recorded in these habitats include Frog Orchid (*Coeloglossum viride*), Northern Marsh-orchid (*Dactylorhiza purpurella*), Fragrant Orchid (*Gymnadenia conopsea*), Marsh Helleborine (*Epipactis palustris*), Early-purple Orchid (*Orchis mascula*) and Greater Butterfly Orchid (*Platanthera chlorantha*).

Two Red Data Book species have also been found here, Green-winged Orchid (*Orchis morio*) and Small-white Orchid (*Pseudorchis albida*). The sward includes Sweet Vernal-grass (*Anthoxanthum odoratum*), Creeping Bent (*Agrostis stolonifera*) and Crested Dog's-tail (*Cynosurus cristatus*). Other species which occur are Common Bird's-foot-trefoil (*Lotus corniculatus*), Kidney Vetch (*Anthyllis vulneraria*), Common Restharrow (*Ononis repens*), Yellow-wort (*Blackstonia perfoliata*) and Autumn Gentian (*Gentianella amarella*).

Woodland occurs in patches around the site. On the east side of the valley, below the northern lake, a Hazel (*Corylus avellana*) wood has developed on the unstable calcareous slopes and includes Ash (*Fraxinus excelsior*), Downy Birch (*Betula pubescens*), Goat Willow (*Salix caprea*) and (Irish) Whitebeam (*Sorbus hibernica*). Spring Wood-rush (*Luzula pilosa*), Wood Speedwell (*Veronica montana*) and Brambles (*Rubus fruticosus* agg.) are included in the ground flora. Wet semi-natural broad-leaved woodland is also found around the reservoirs and includes Alder (*Alnus glutinosa*) and Willow (*Salix* spp.) with Yellow Iris (*Iris pseudacorus*), Horsetail (*Equisetum* spp.), Brambles and localised patches of Japanese Knotweed (*Reynoutria japonica*), an introduced species.

The lake shore vegetation is not well developed, which is typical of a reservoir. There are occasional patches of Canary-grass (*Phalaris arundinacea*) and Purple-loosestrife (*Lythrum salicaria*), which are more extensive around the western shore of the northern lake, along with Common Marsh-bedstraw (*Galium palustre*) and Water Mint (*Mentha aquatica*). Other vegetation includes Shoreweed (*Littorella uniflora*) and the scarce Water Sedge (*Carex aquatilis*). As well as the Green-winged Orchid and Small-white Orchid, two other threatened species which are listed in the Irish Red Data Book also occur in the site, Yellow Archangel (*Lamiastrum galeobdolon*) and Yellow Bird's-nest (*Monotropa hypopitys*). The site provides excellent habitat for bat species, with at least four species recorded: Pipistrelle, Leisler's, Daubenton's and Brown Long-eared Bat. Otter occurs along the river and reservoirs. These habitats also support Kingfisher, an Annex I species under the EU Birds Directive. Glenasmole Valley contains a high diversity of habitats and plant communities, including three habitats listed on Annex I of the EU Habitats Directive. The presence of four Red Data Book plant

species further enhances the value of the site as does the presence of populations of several mammal and bird species of conservation interest.

03.09.2001

## **SITE SYNOPSIS**

**SITE NAME: WICKLOW MOUNTAINS**

**SITE CODE: 002122**

This site is a complex of upland areas in Counties Wicklow and Dublin, flanked by Blessington Reservoir to the west and Vartry Reservoir in the east, Cruagh Mt. in the north and Lybagh Mt. in the south. Most of the site is over 300m, with much ground over 600m and the highest peak of Lugnaquilla at 925m. The Wicklow Uplands comprise a core of granites flanked by Ordovician schists, mudstones and volcanics. The form of the Wicklow Glens is due to glacial erosion. The Wicklow Mountains are drained by several major rivers including the Dargle, Liffey, Dodder, Slaney and Avonmore. The river water in the mountain areas is often peaty, especially during floods. The topography is typical of a mountain chain, showing the effects of more than one cycle of erosion. The massive granite has weathered characteristically into broad domes. Most of the western part of the site consists of an elevated moorland, covered by peat. The surrounding schists have assumed more diverse outlines, forming prominent peaks and rocky foothills with deep glens. The dominant topographical features are the products of glaciation. High corrie lakes, deep valleys and moraines are common features of this area. The substrate over much of the area is peat, usually less than 2m deep. Poor mineral soil covers the slopes and rock outcrops are frequent. The vegetation over most of the site is a mosaic of heath, blanket bog and upland grassland (mostly on peaty soil, though some on mineral soil), with stands of dense Bracken (*Pteridium aquilinum*) and small woodlands mainly along the rivers. Mountain loughs and corrie lakes are scattered throughout the site. The site supports many habitats that are listed on Annex I of the E.U. Habitats Directive.

The two dominant vegetation communities in the area are heath and blanket bog. Heath vegetation, with both wet and dry heath well represented, occurs in association with blanket bog, upland acid grassland and rocky habitats. The wet heath is characterised by species such as Ling (*Calluna vulgaris*), Cross-leaved Heath (*Erica tetralix*), Cottongrasses (*Eriophorum* spp.), Tormentil (*Potentilla erecta*), Mat-grass (*Nardus stricta*), Bent grasses (*Agrostis* spp.) and bog mosses (*Sphagnum* spp.). In places the wet heath occurs in conjunction with flush communities and streamside vegetation, and here species such as Heath Rush (*Juncus squarrosus*) and *Carex* spp. are found.

Dry heath at this site is confined to shallow peaty soils on steep slopes where drainage is better and particularly in sheltered conditions. It is characterised by species such as Ling, Gorse (*Ulex* spp.), Bell Heather (*Erica cinerea*), Bilberry (*Vaccinium myrtillus*), Purple Moor-grass (*Molinia caerulea*) and lichens (*Cladonia* spp.). In places the heath grades into upland grassland on mineral soil, some examples of which correspond to the E.U. Habitats Directive Annex I priority habitat species-rich *Nardus* grassland. Blanket bog is usually dominated by Cottongrasses, Ling and bog mosses (*Sphagnum* spp.). On steeper slopes there is some flushing and here Purple Moor-grass, Heath Rush, and certain *Sphagnum* species become more common. The Liffey Head blanket bog is among the best of its kind in eastern Ireland, with deep peat formations and an extensive system of dystrophic pools developed among the hummocks and hollows on the bog surface. The vegetation is largely dominated by Ling and Cross-leaved Heath, with Cottongrasses (*Eriophorum vaginatum* and *E. angustifolium*), Deergrass (*Scirpus cespitosus*) and Bog Asphodel (*Narthecium ossifragum*). In drier areas, Bilberry and Cowberry (*Vaccinium vitis-idaea*) are common, while the scarce Bog Rosemary (*Andromeda polifolia*) is also found. Blanket bog occurs over extensive areas of deeper peat on the plateau and also on gentle slopes at high altitudes. Peat erosion is frequent on the peaks - this may be a natural process, but is likely to be accelerated by activities such as grazing.



Due to the underlying rock strata, the water of the rivers and streams tends towards acidity. The water is generally oligotrophic and free from enrichment. The lakes within the area range from the high altitude lakes of Lough Firrib and Three Lakes, to the lower pater-noster lakes of Glendalough, Lough Tay and Lough Dan. Spectacular corrie lakes (such as Loughs Bray (Upper and Lower), Ouler, Cleevaun, Arts, Kellys and Nahanagan) exhibit fine sequences of moraine stages. The deep lakes are characteristically species poor, but hold some interesting plants including an unusual form of Quillwort (*Isoetes lacustris* var. *morei*), a Stonewort (*Nitella* sp.) and Floating Bur-reed (*Sparganium angustifolium*).

The Red Data Book fish species Arctic Char has been recorded from Lough Dan, but this population may now have died out. Alpine vegetation occurs on some of the mountain tops, notably in the Lugnaquilla area, and also on exposed cliffs and scree slopes elsewhere in the site. Here alpine heath vegetation is represented with species such as Crowberry (*Empetrum nigrum*), Cowberry, Dwarf Willow (*Salix herbacea*), the grey-green moss *Racomitrium lanuginosum* and scarce species such as Mountain Clubmoss (*Diphasiastrum alpinum*), Firmoss (*Huperzia selago*), and Starry Saxifrage (*Saxifraga stellaris*). Some rare arctic-alpine species have been recorded, including Alpine Lady's-mantle (*Alchemilla alpina*) and Alpine Saw-wort (*Saussurea alpina*). Small areas of old oakwood (Blechno-Quercetum petraeae type) occur on the slopes of Glendalough and Glenmalure, near L. Tay and L. Dan, with native Sessile Oak (*Quercus petraea*) 100-120 years old. On wetter areas, wet broadleaved semi-natural woodlands occur, which are dominated by Downy Birch (*Betula pubescens*). Mixed woodland with non-native tree species also occurs.

The site supports a range of rare plant species, which are listed in the Irish Red Data Book: Parsley Fern (*Cryptogramma crispera*), Marsh Clubmoss (*Lycopodiella inundata*), Greater Broom-rape (*Orobancha rapum-genistae*), Alpine Lady's-mantle, Alpine Saw-wort, Lanceolate Spleenwort (*Asplenium billotii*), Small White Orchid (*Pseudorchis albida*) and Bog Orchid (*Hammarbya paludosa*). The latter three species are legally protected under the Flora (Protection) Order, 1999. The rare Myxomycete fungus, *Echinostelium colliculosum*, has been recorded from the Military Road. Mammals and birds which occur are typical of the uplands. Deer are abundant, mainly hybrids between Red and Sika Deer. Other mammals include Hare, Badger and Otter, the latter being a species listed on Annex II of the E.U. Habitats Directive. Pine Marten has recently been confirmed as occurring within the site. Among the birds, Meadow Pipit, Skylark, Raven and Red Grouse are resident throughout the site. Wheatear, Whinchat and the scarce Ring Ouzel are summer visitors. Wood Warbler and Redstarts are rare breeding species of the woodlands. Dipper and Grey Wagtail are typical riparian species. Merlin and Peregrine Falcon, both Annex I species of the EU Birds Directive, breed within the site. Recently, Goosander has become established as a breeding species.

Large areas of the site are owned by NPWS, and managed for nature conservation based on traditional landuses for the uplands. The most common landuse is traditional sheep grazing. Other land uses include turf-cutting, mostly hand-cutting but some machine-cutting occurs. These activities are largely confined to the Military Road, where there is easy access. Large areas which had been previously hand-cut and are now abandoned, are regenerating. In the last 40 years, forestry has become an important landuse in the uplands, and has affected both the wildlife and the hydrology of the area. Amenity use is very high, with Dublin city close to the site. Wicklow Mountains is important as a complex, extensive upland site. It shows great diversity from a geomorphological and a topographical point of view. The vegetation provides examples of the typical upland habitats with heath, blanket bog and upland grassland covering large, relatively undisturbed areas. In all ten habitats listed on Annex I of the EU Habitats Directive are found within the site. Several rare, protected plant and animal species occur.

12.10.2001

## Proposed Natural Heritage Areas

**SITE NAME: LIFFEY VALLEY**

**SITE CODE: 000128**

The Liffey Valley site is situated along the River Liffey between Leixlip Bridge on the Kildare-Dublin border and downstream of the weir at Glenaulin, Palmerstown, Co. Dublin. The river meanders through low hills for much of its course through the site and forms the focus for the site itself. The Mill Race between Palmerstown and the weir at the Wren's Nest Public House is also included in the site.

The river is a Salmon river and there are a series of weirs along the river between Palmerstown and Leixlip. The water level in the Mill Race has dropped and the channel has been filled with vegetation in a number of areas as a result.

The main terrestrial habitat included within the site is mixed deciduous woodland on fertile, limey alluvium and boulder clay, in which Beech (*Fagus sylvatica*) is dominant in some areas. Elsewhere Ash (*Fraxinus excelsior*) and Willow species (*Salix* spp.) are common and there are also some stands of Larch (*Larix*) and Scot's Pine (*Pinus sylvestris*). Toothwort (*Lathraea squamaria*) has been recorded on a number of tree species.

The ground flora commonly includes Ivy (*Hedera helix*), Primrose (*Primula vulgaris*), Violet species (*Viola* spp.), Lords-and-ladies (*Arum maculatum*) and Hart's-Tongue Fern (*Phyllitis scolopendrium*). These woodlands occur on both sides of the river and normally consist of old estate woodlands.

A wet marsh occurs on the strip of land between the Mill Race and the river east of the metal bridge and west of the paint factory. This marsh is fed by seepage from the Mill Race and plant species such as Bulrush (*Typha latifolia*), Marsh-marigold (*Caltha palustris*) and Sweet-grass (*Glyceria* spp.) occur here. This strip of land also has rough grassland which is not regularly grazed. Much of the river bank and the banks of the Mill Race are fringed with Willow (*Salix* spp.) and Alder (*Alnus glutinosa*).

The threatened Green Figwort (*Scrophularia umbrosa*), a species listed in the Irish Red Data Book, is recorded from a number of stations along the river within the site. This stretch of the river Liffey has the greatest number of recently recorded populations of this species in Ireland. The Rare and legally protected Hairy St. John's-Wort (*Hypericum hirsutum*) (Flora Protection Order 1987) has been recorded from woodlands in this site. This species has only been recorded in Kildare and Dublin, at sites on the river Liffey, since 1970. The threatened Yellow Archangel (*Lamiastrum galeobdolon*), listed in the Irish Red Data Book, is also recorded from these woodlands.

The section of river within the site is used by canoeists. The West Link bridge spans the valley west of Palmerstown. Recent management of woodlands at Brooklawn and Quarryvale has cleared a lot of Laurel and undergrowth. Some mature Beech have been removed in this area.

This site is part of the Liffey Valley Special Amenity Areas Order 1990. The site is important because of the diversity of the habitats within the site, ranging from aquatic to terrestrial. A number of rare and threatened plant species have been recorded from the site.

**SITE NAME: GRAND CANAL**  
**SITE CODE: 002104**

The Grand Canal is a man-made waterway linking the River Liffey at Dublin with the Shannon at Shannon Harbour and the Barrow at Athy. The Grand Canal Natural Heritage Area (NHA) comprises the canal channel and the banks on either side of it. The canal system is made up of a number of branches - the Main Line from Dublin to the Shannon, the Barrow Line from Lowtown to Athy, the Edenderry Branch, the Naas and Corbally Branch and the Milltown Feeder. The Kilbeggan Branch is dry at present, but it is hoped to restore it in the near future. Water is fed into the summit level of the canal at Lowtown from Pollardstown Fen, itself an NHA.

A number of different habitats are found within the canal boundaries - hedgerow, tall herbs, calcareous grassland, reed fringe, open water, scrub and woodland.

The hedgerow, although diverse, is dominated by Hawthorn (*Crataegus monogyna*). On the limestone soils of the midlands Spindle (*Euonymus europaeus*) and Guelder-rose (*Viburnum opulus*) are present.

The vegetation of the towpath is usually dominated by grass species. Where the canal was built through a bog, soil (usually calcareous) was brought in to make the banks. The contrast between the calcicolous species of the towpath and the calcifuge species of the bog is very striking. The diversity of the water channel is particularly high in the eastern section of the Main Line - between the Summit level at Lowtown and Inchicore. Arrowhead (*Sagittaria sagittifolia*) and Watercress (*Nasturtium officinale*) are more common in this stretch than on the rest of the system. All sites for Hemlock Water-dropwort (*Oenanthe crocata*) on the Grand Canal system are within this stretch.

The aquatic flora of the Corbally Extension of the Naas Branch of the canal is also very diverse, with a similar range of species to the eastern Main Line.

Otter spraints are found along the towpath, particularly where the canal passes over a river or stream. The Common Newt breeds in the ponds on the bank at Gollierstown in Co. Dublin.

The Rare and legally protected Opposite-leaved Pondweed (*Groenlandia densa*) (Flora Protection Order 1987) is present at a number of sites in the eastern section of the Main Line, between Lowtown and Ringsend Basin in Dublin.

The ecological value of the canal lies more in the diversity of species it supports along its linear habitats than in the presence of rare species. It crosses through agricultural land and therefore provides a refuge for species threatened by modern farming methods.

**SITE NAME: DODDER VALLEY**  
**SITE CODE: 000991**

This stretch of the River Dodder extends for about 2 kilometres between Firhouse bridge and Oldbawn bridge in the south-west of Dublin city.

The vegetation consists of woodland scrub mainly of Willow (*Salix* spp.), but up to 13 species of tree have been recorded. Understorey vegetation contains Early Purple Orchid (*Orchis mascula*) and Bugle (*Ajuga reptans*). Along the banks there are wild flower meadows with a good diversity of plant species. There is also a pond in the river bed at Firville which has flourished greatly since the floods of 1986.

Forty-eight species of bird have been recorded recently in the area including Little Grebe, Kingfisher, Dipper and Grey Wagtail. Part of the river bank supports a Sand Martin colony of up to 100 pairs.

This site represents the last remaining stretch of natural river bank vegetation of the Dodder in the built up Greater Dublin Area.

**SITE NAME: LUGMORE GLEN**  
**SITE CODE: 001212**

This small wooded glen is located about 2 km south-east of Saggart in Co Dublin. It is quite a narrow valley cut in glacial drift. A small stream winds through the valley.

The wood is mainly of dense Hazel (*Corylus avellana*) but also contains Ash (*Fraxinus excelsior*), Elder (*Sambucus nigra*) and Blackthorn (*Prunus spinosa*). The herb layer is quite rich, especially towards the stream, with species such as Wood-sorrel (*Oxalis acetosella*), Bugle (*Ajuga reptans*), Primrose (*Primula vulgaris*), Honeysuckle (*Lonicera periclymenum*), Bluebells (*Hyacinthoides non-scripta*), Ivy (*Hedera helix*), Wood Sedge (*Carex sylvatica*), Woodruff (*Galium odoratum*) and Wood Speedwell (*Veronica montana*). The Soft Shield-fern (*Polystichum setiferum*) and Broad Buckler-fern (*Dryopteris dilatata*) also occur.

The rare Yellow Archangel (*Lamiastrum galeobdolon*) occurs at this site and was recorded as being frequent in 1991.

The site is not managed or used for any purpose and does not appear to have changed much in recent years. It is surrounded by golf-links.

The importance of this site is that it is a fine example of a wooded glen with a good representation of woodland plants. This type of semi-natural habitat is now scarce in Co Dublin. The presence of a rare plant species adds to the interest of the site.

**SITE NAME: SLADE OF SAGGART AND CROOKSLING GLEN**  
**SITE CODE: 000211**

This site is located in the south-west of the county and stretches from Brittas northwards to approximately 2 km south of Saggart. The northern half of the site comprises a river valley with steep tree-covered sides, while the southern side is flatter and contains two small lakes, the Brittas Ponds.

The trees are mostly of planted origin with fine specimens of Beech (*Fagus sylvatica*), Ash (*Fraxinus excelsior*), Oak (*Quercus* spp.) and Birch (*Betula* spp.) occurring. The ground flora is well developed with Common Dog-violet (*Viola riviniana*), Wood Sanicle (*Sanicula europaea*), Wood Sorrel (*Oxalis acetosella*), Bluebell (*Hyacinthoides non-scripta*) and Three-nerved Sandwort (*Moehringia trinervia*). The marshy edges of the stream have Brooklime (*Veronica beccabunga*) and Marsh Speedwell (*Veronica scutellata*). Marsh Orchid (*Dactylorhiza incarnata*) occurs in one place.

Higher up the valley, in Crooksling Glen the vegetation becomes more natural and shrubs and trees such as Guelder Rose (*Viburnum opulus*), Whitebeam (*Sorbus hibernica*) and Goat Willow (*Salix caprea*) appear. The herbaceous layer includes Red Campion (*Silene dioica*), Wood Speedwell (*Veronica montana*) and Lady's Mantle (*Alchemilla glabra* and *A. filicaulis* subsp. *vestita*). Yellow Archangel (*Lamiastrum galeobdolon*), a Red Data Book species, has been recorded from this site.

The chalcid *Halticoptera patellana* (Hymenoptera) was recorded from the site in 1981, the only Irish record for this species up to at least 1989.

South of Crooksling Glen are Brittas Ponds, a Wildfowl Sanctuary, that supports a variety of wildfowl, including Teal, Mallard, Pochard and Tufted Duck. The ponds themselves are of interest for the aquatic plants they support (including Shoreweed (*Littorella uniflora*), a rare plant in Dublin) and the marginal areas of freshwater marsh and wet grassland vegetation found.

The site includes a good example of a wooded river valley and a small wetland system. The presence of a Rare plant, a Rare invertebrate and a variety of wildfowl species adds to the interest of the site.

## Appendix III Relevant Policies, Plans, Programmes and Guidelines

Topic	Strategic Action	Relevant Objectives
<b>Biodiversity</b>	UN Convention of Biological Diversity (1992)	Maintain and enhance biodiversity.
	EU Biodiversity Strategy (1998)	Prevent and eliminate the causes of biodiversity loss and maintain and enhance current levels of biodiversity.
	European Union Habitats Directive (92/42/EEC)	Lists certain habitats and species that must be given protection.
	EU Birds Directive (79409/EEC) 1979	Designation of Special Protection Areas for birds.
	National Bio-diversity Plan 2002	To secure the conservation, including where possible the enhancement and sustainable use, of biological diversity in Ireland
<b>Human Health</b>	WHO Air Quality Guidelines (1999) and Guidelines for Europe (1987) Non Statutory	Seeks to eliminate or minimise certain airborne pollutants for the protection of human health.
	The EU CAFÉ Programme Commission communication of 4 May 2001 "The Clean Air for Europe (CAFE) Programme: Towards a Thematic Strategy for Air Quality".	Seeks to prevent and reduce air pollution and impacts on human health from air pollution.
	The EU Environment and Health Strategy 2004-2010	Seeks to prevent and reduce the impacts pollution on human health
<b>Water</b>	EU Water Framework Directive (2000/60/EC) 2000	Aims to prevent any deterioration in the status of any waters and to achieve at least "good status" in all waters by 2015
	The Nitrates Directive (91/676/EEC) 1991	Seeks the protection of waters against pollution caused by nitrates from agricultural sources
	The Groundwater Directive (1980/68/EC) 1980	Seeks to maintain and enhance the quality of all ground waters in the EU.
	EU Urban Waste water treatment directive (91/271/EEC) 1991	Sets targets dates for the provision of specified waste water treatment infrastructure and services.
	The Local Government (Water Pollution) Act, 1977 (Water Quality Standards for Phosphorous) Regulations, 1998	Rivers of good quality to be retained as such, rivers of poor quality to be improved
<b>Climate / Air</b>	Kyoto Protocol (1997)	Aim of the UN Protocol is to combat climate change. Industrialised countries will have to reduce their combined greenhouse gas emissions by a minimum of 5% by 2012.
	Second European Climate Change Programme (ECCP II) 2005	Seeks to develop the necessary elements of a strategy to implement the Kyoto protocol
	White Paper on 'European transport policy for 2010', COM (2001) 370	Seeks to develop a modern sustainable transport system.
	"The IPPC Directive" Directive 96/61/EC concerning integrated pollution, prevention and control	Seeks to minimise pollution and maximize resource efficiency in industry through licensing and guidance.
	"Air Framework Directive" Directive on Air Quality Assessment and Management (Framework Directive) (1996/62/EC)	Seeks the prevention and/or reduction of airborne pollutants for the protection of human health and environment.
	Directive on national emission ceilings for certain atmospheric pollutants (2001/81/EC)	Seeks to limit the national emissions of certain airborne pollutants for the protection of human health and the environment.
	National Climate Change Strategy 2007-2012	Established measures by which Ireland can meet its 2008-2012



		targets in respect to green house gas emissions
<b>Cultural Heritage (Landscape Architecture Archaeology)</b>	European Landscape Convention 2000	Encourages public authorities to adopt policies at local, national and international level to protect and manage landscapes
	Granada Convention for protection of the Architectural Heritage of Europe 1985	Established common principles and strategy, informed Part IV of the 2000 Planning and Development Act 2000-2004
	European Convention on protection of the Archaeological Heritage 1992	Requires that appropriate consideration be given to archaeological issues at all stages of the planning and development Process
	Architectural Heritage Protection-Guidelines for Planning Authorities 2004	The protection of structures, or parts of structures, which are of special architectural, historical, archaeological, artistic, cultural, scientific, social, or technical interest, and; the preservation of the character of architectural conservation areas
<b>Sustainable Development</b>	Agenda 21 (1992). Action for Sustainable Development	Aims to promote sustainable development at a local and regional level by taking into account environmental protection in the development process
	"The Gothenburg Strategy" Communication from the Commission on Sustainable Europe for a Better World" 2001	Seeks to make the future development of the EU more sustainable
	The Sixth Environmental Action Programme (EAP) of the European Community 2002- 2012 Statutory	Seeks to make the future development of the EU more sustainable
	Guidelines for Planning Authorities on Sustainable Rural Housing 2005	To address the issue of sustainable rural housing
	Wind Energy Guidelines 2004	To ensure a consistency of approach in the identification of suitable locations for wind farm development and the treatment of planning applications
	Sustainable development- a strategy for Ireland 1997	To promote the consideration of sustainable principles in drafting and implementation of County Development plan policy
	Making Ireland's Development Sustainable 2002	Linking economic, social and environmental objectives whilst considering long term consequences in drafting policy
<b>Waste</b>	The Waste Framework Directive" Council Directive 75/442/EEC of 15 July 1975 on waste "the Waste Framework Directive" and amending acts.	Seeks to minimise the quantities of waste production in the EU, reduce the environmental impacts from the management of these wastes and defines what constitutes a waste or hazardous waste
	"The Landfill Directive" Council Directive 99/31/EC of 26 April 1999 on the landfill of waste	Seeks to reduce the environmental impact from the landfilling of waste & divert certain quantities and types of waste from European landfills
	"The WEEE Directive" Directive 2002/96/EC of 27 January 2003 on waste electrical and electronic equipment	Seek more environmentally sensitive management of waste electric and electronic equipment
<b>Major Accidents</b>	EU Major Accident (Seveso) Directive (96/82/EC) 1996	Seeks to avoid and minimize the effects of major accidents

Orange Background: International Strategies.

White Background: European Strategies.

Grey Background: National/Regional Strategies.

### **Guidelines for Planning Authorities**

The Minister for the Environment, Heritage and Local Government (DOEH&LG) has issued the following guidelines to planning authorities regarding any of their functions:

- The Planning System and Flood Risk Management - Draft Guidelines for Consultation (Oct 2008)
- The Provision of Schools and the Planning System - A Code of Practice (Oct 2008)
- Sustainable Residential Development in Urban Areas (Feb 2008)
- Sustainable Urban Housing- Design Standards for New Apartments (Oct 2007)
- Urban Design Manual - A best practice guide (Feb 2008)
- Development Management Guidelines (Jun 2007)
- Quality Housing for Sustainable Communities (April 2007)
- Development Plan Guidelines (Jun 2007)
- Redevelopment of Certain lands in the Dublin Area primarily for Affordable housing (Aug 2006)
- Best practice guidelines on Waste Management plans for Construction & Demolition Projects (Aug 2006)
- Wind Energy Development Guidelines (June 2006)
- Sustainable Rural Housing (Apr 2005)
- Implementing Regional Planning Guidelines - Best Practice guidelines (Mar 2005)
- Retail Planning Guidelines (Jan 2005)
- Strategic Environmental Assessment - Guidelines for Planning and Regional Authorities (Dec 2004)
- Telecommunications Antennae and Support Structures Guidelines for Planning Authorities (Jul 2004)
- Childcare Facilities - Guidelines for Planning Authorities on Childcare Facilities (May 2004)
- Draft Landscape Assessment Guidelines (May 2004)
- Quarries and Ancillary Activities (May 2004)
- Part V housing supply guidelines (2000) (May 2004)
- NPWS 1-07 Guidance on compliance with Regulation 23 of the Habitats Regulations 1997 (March 2008)
- PD1-08 Taking in Charge (Feb 2008)
- SP 5-03 Groundwater protection and the Planning system (May 2004)

## Appendix IV APPROACH TO ASSESSING THE PLAN'S POLICIES AND PROPOSALS<sup>102</sup>

While all the potential effects have to be considered, the report should reflect the Directive's requirement for the assessment to report on "the likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors" ([Annex I](#) (f)). In accordance with [Annex I](#) the assessment should include any likely significant "secondary, cumulative, synergistic, short, medium and long-term, permanent and temporary, positive and negative effects" on the environment (as listed in the [footnote to Annex I](#)).

1) In this part of the assessment, the object is to assess each policy in the plan if it is likely to have significant effects on the environment. These may, of course, be either positive or negative effects. Equally, many policies will have no effects on the environment or only a benign or neutral effect.

In many cases there may be uncertainty about the effects, for example because there is insufficient information or understanding about the likely effects, or about the environmental resource, or because the effects may depend on how the policy is implemented.

2) However, it is again emphasised that the assessment should focus on the significant effects likely to be generated by the plan and under planning control. It is not possible, or necessary, for the assessment to try to assess every conceivable environmental effect.

3) Whilst all the potential effects must at least be considered it is only significant effects that need to be fully assessed and recorded, that is, effects that are significant in the context of the development plan. It is probable that an initial consideration will identify policies which are unlikely to have significant effects.

4) Also, to be practical, the assessment can only consider likely effects that, reasonably, may be predicted. There is little point spending a lot of effort considering obscure, highly uncertain or unpredictable effects.

5) It is to be expected that almost all policies in the plan will be consistent with environmental objectives and criteria. Rows of symbols indicating compliance with environmental objectives will not be surprising, given the traditional regard planning authorities have for the environment in drawing up their plans. Most development plans will be strongly consistent with the principles of environmental sustainability.

6) It is counter-productive to apply the criteria unrealistically severely. It should be assumed that all policies would be applied consistently with the obvious intent and thrust of the policy (see below). The assessment should not seek to exploit every possible loophole in policy wording, but only draw attention to obvious ambiguity or inadequacy where policies are inconsistent.

### Example of applying the plan policies in an integrated way

A policy may potentially adversely affect a locally designated wildlife site, but if the effects could be avoided or reduced to insignificant levels, as a result of the application of nature conservation policies which require effects on such sites to be avoided, or where unavoidable

<sup>102</sup> Scottish Executive Development Department; Environmental Assessment of Development Plans, Interim Planning Advice August 2003, p39.

to be minimised by mitigation, then it should be assumed that that policy was relied upon in making the assessment - i.e. cross compliance.

7) Policy conflicts should not be created unnecessarily because it obscures those policies that really need to have attention drawn to them.

#### ASSESSING THE PLAN'S PROPOSALS

This step involves the assessment of the effects on the environment of the plan's site or location specific proposals. The level of detail in the assessment will depend on the nature of the plan, the nature, scale and locations of the development proposals and the information available. However, all proposals should be assessed for significant effects and included in the environmental report.

This stage may be the only opportunity to assess the likely effects on the environment of housing, employment, retail and other development proposals, which will not be subject to any other form of assessment until an application for planning permission is received. Thus, an analysis of the proposals assessment matrix may show a number of symbols indicating uncertainty or potential adverse effects in respect of either particular types of development (eg housing) or in respect of particular environmental criteria. These will also indicate cumulative pressures arising from the plan implementation.

## **Appendix V Non-Technical Summary**

**Please see front of Environmental Report.**