



South Dublin County Council

Development Plan 2016 – 2022

A VISION FOR SOUTH DUBLIN'S FUTURE

Proposed Variation No. 1

Zoning Objective Amendment on Lands at Grangecastle West

Strategic Environmental Assessment (SEA)

Screening and Scoping Reports

February 2018

Strategic Environmental Assessment Screening Report-
Proposed Variation No. 1 to South Dublin County
Development Plan 2016-2022

Prepared under the Planning and
Development (Strategic Environmental
Assessment) Regulations 2004.
(S.I. 436/2004) and (S.I. 201/2011)

Minogue and Associates

31/10/2017

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

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

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1.1 INTRODUCTION

South Dublin County Council intends to initiate the procedures for making a Variation to the County Development Plan under Section 13 of the Planning and Development Act 2000 (as amended). The proposed variation provides for the following:

“ To ensure the sustainable and orderly development of Grangecastle, this Council proposes to initiate a variation to the South Dublin County Development Plan 2016-2022 to change the zoning of 193 hectares of land at Grangecastle from Objective RU: To Protect and Improve Rural Amenity to Objective EE: To provide for Enterprise and Employment.”

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

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

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

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

Therefore, as Strategic Environmental Assessment (SEA) is not a mandatory requirement for a variation to a Development Plan, this report comprises a screening of the requirement for SEA for the proposed variation associated with the proposed rezoning of lands at Grange West.

1.1.1 PROPOSED VARIATION TO THE SOUTH DUBLIN COUNTY DEVELOPMENT PLAN 2016-2022

It is proposed to extend Grange Castle Business Park by rezoning an area of 193.47 hectares west of the existing Business Park which is operated by South Dublin County Council in partnership with the Industrial Development Authority (IDA). This rezoning, will form a variation to the existing South Dublin County Development Plan 2016-2022 (SDCDP). This plan came into effect in June 2016 and established the framework for the development over a six year period for the County. The SDCDP was subject to Strategic Environmental Assessment and Habitats Directive Assessment. Within the hierarchy of landuse plans, the proposed variation should be compliant with the policies, objectives of the SDCDP, as well as national and regional plans and guideline

1.2 SEA SCREENING

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

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

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

1.3 APPROPRIATE ASSESSMENT

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

An Appropriate Assessment Screening Report accompanies this document.

This Screening report is structured as follows:

Section Two provides an overview of the Grange West lands and of the existing known environmental baseline in and around the plan area. Section Three of this report assesses these against the criteria contained in Schedule 2A of the Regulations.

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

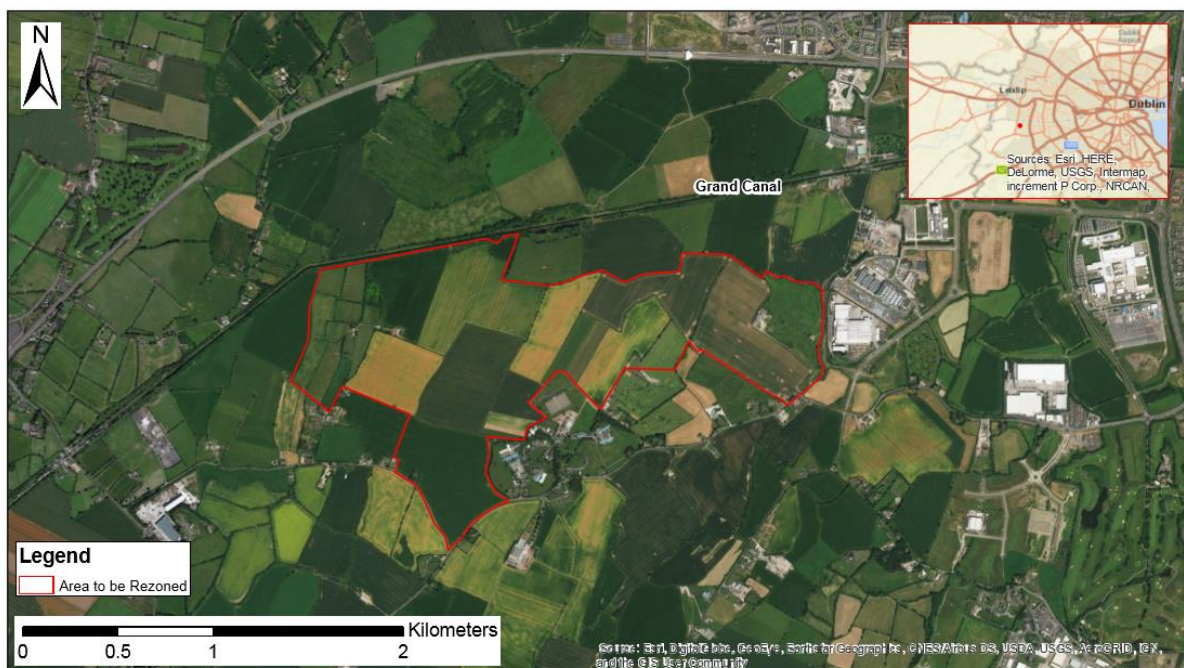
2 PROPOSED VARIATION NO. 1

2.1 INTRODUCTION

The purpose of this proposed variation to change the land use zoning objective of these lands is to facilitate the extension of the existing Grange Castle Business Park and to increase the land use zoning designation for this area. It is envisaged that a masterplan will be prepared that will provide more detail on the layout etc of the lands but the initial, first step is to propose the land use change zoning from ***RU: To Protect and Improve rural Amenity*** to ***EE: To provide for Enterprise and Employment***.

The area comprises a greenfield site of approximately 193.47 hectares, located west of the existing Grange Castle Business Park and adjoining the southern boundary of the Grand Canal. It includes the parts of the townlands of Milltown, Loughtown Upper and Peamount. Figure 1 below shows the lands and site boundary.

FIGURE 1 BOUNDARY OF LANDS

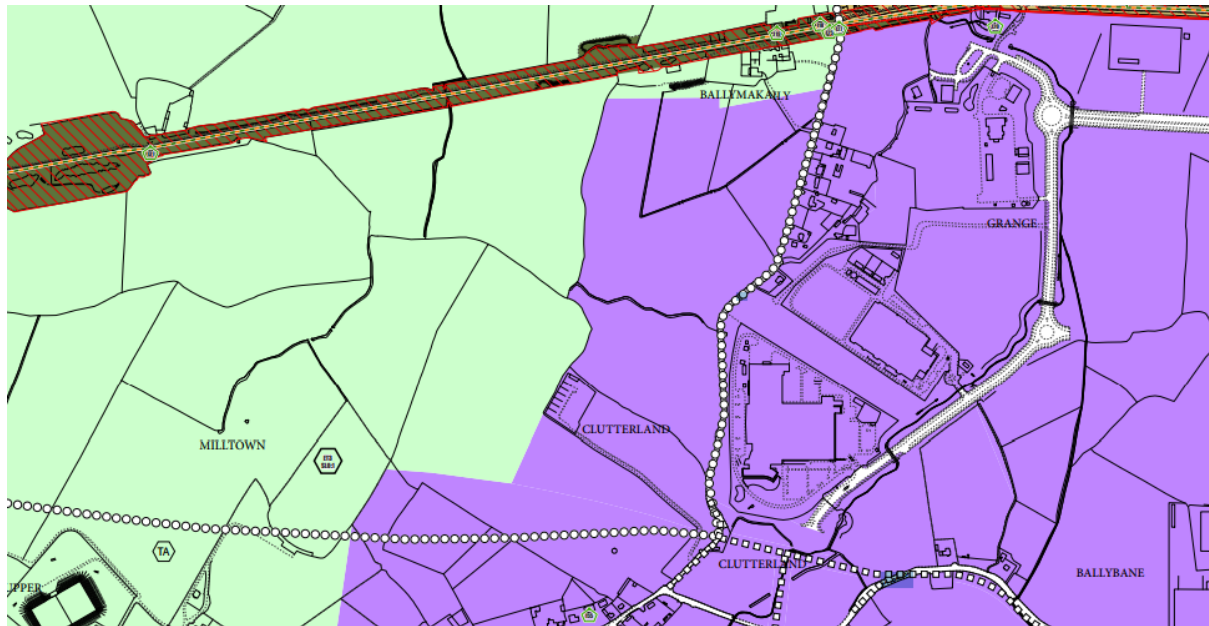


Note: Drawing is for illustrative purposes only; Do not scale

2.2 POLICY AND LANDUSE FRAMEWORK

The lands are currently zoned RU: To protect and improve rural amenity and to provide for the development of agriculture. It is proposed to rezone these to EE: To provide for Employment and Enterprise (as is the case with the existing Grange Castle Business Parks shown in purple below). Figure 2 below shows the landuse zoning in and around the subject lands.

FIGURE 2 SOUTH DUBLIN COUNTY DEVELOPMENT PLAN 2016-2022 EXISTING LANDUSE ZONING



3 SEA SCREENING ASSESSMENT

3.1 INTRODUCTION

The following section presents the SEA screening assessment of the proposed variation to the County Development Plan 2016-2022 against the criteria provided in Schedule 2A of the Planning and Development (Strategic Environmental Assessment) Regulations 2004-2011 which details the criteria for determining whether a plan or programme is likely to have significant effects on the environment. The Screening assessment should be read in conjunction with the Habitats Directive Screening report.

TABLE 1 SCHEDULE 2 A SCREENING ASSESSMENT

Criteria for determining whether the Proposed Variation is likely to have significant effects on the environment
1. The characteristics of the plan having regard, in particular, to:
<i>the degree to which the plan sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources,</i>
<p>This proposal aims to rezone an area currently identified for protection and amenity of agricultural land.</p> <p>It is understood that a masterplan will be prepared for the lands, should rezoning proceed, and this would represent a framework for the development of these lands and represent a considerable change from existing agricultural to enterprise and employment uses.</p>
<i>the degree to which the plan influences other plans, including those in a hierarchy,</i>
<p>The proposed rezoning would be subject to all relevant requirements of the South Dublin County Development Plan 2016-2022 and would represent a proposed variation to the CDP through this rezoning. The lands sit within a hierarchy of national, regional and county planning considerations.</p> <p>It will ultimately inform the development of the detailed Masterplan for these lands.</p>
<i>the relevance of the plan in the integration of environmental considerations in particular with a view to promoting sustainable development,</i>
<p>At this juncture, the lands are proposed for rezoning and existing environmental considerations and requirements in the South Dublin CDP 2016-2022 would apply.</p>
<i>Environmental problems relevant to the plan</i>
<p>In terms of environmental problems relevant to the lands, key issues include traffic and transport, facilitating the potential development of activities associated with the change in landuse which will likely represent an intensification of development on these lands.</p> <p>At a broader level, the surface water is bad within the area so ensuring there is no further deterioration to the Lower Camac in terms of potential surface water run off or excessive soil sealing associated with rezoning would be an important consideration. Ensuring that the lands are serviced in advance of development including water and wastewater services is another important issue.</p>

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

The rezoning proposal would be required to be consistent with existing national and regional policy documents which includes policies relating to environmental protection, water supply, water quality, ground water, waste management, landscape and cultural heritage in compliance with EU legislation. These include the *Water Framework Directive, Groundwater Directive, Habitats Directive* and *Birds Directive*.

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

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

Key environmental effects relate to soil sealing and loss of soil associated with built development.

the cumulative nature of the effects,

At this juncture potential cumulative effects are considered in terms of increased landuse impacts associated with the plan area; The potential for cumulative effects in terms of potential impacts on the Grand Canal pNHA and its function as an ecological corridor within the wider area is of significance also.

the transboundary nature of the effects

It is considered that with proper regard and consistency with the environmental protection policies and objectives contained in South Dublin County Development Plan 2016-2022 and the completion of appropriate environmental assessments and planning process for any proposed development arising from the rezoning, no negative transboundary environmental effects are predicted.

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

Given the protective policies and objectives contained in the South Dublin CDP 2016-2022 it is not identified at this stage as giving rise to effects that would present as risks to human health or the environment.

the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected).

The proposed rezoning relates to 193.57 hectares as outlined and as such this represents the immediate site footprint of the area. Any more detailed assessment will be required to investigate land use activities permitted in principle or open to consideration under this landuse zoning change from RU to EE.

the value and vulnerability of the area likely to be affected due to:

(a) special natural characteristics or cultural heritage

the plan area is not subject to any particular natural or cultural heritage designations; notwithstanding that there is a responsibility to sustainably manage this plan area. An

archaeological impact assessment of the proposed variation, as well as an ecological impact assessment are understood to have been commissioned and would inform any further assessment.

(b) exceeded environmental quality standards or limit values,

Any landuse activities will be required to be compliant with relevant standards, policies and objectives of the current South Dublin CDP 2016-2022. The status of the surface water of the Lower Camac Water Unit is a key consideration as well as capacity issues around water supply and wastewater treatment.

(c) intensive land-use,

The change in zoning does represent a change in landuse and potentially permitted activities, so there will be an intensification of land use ultimately at these lands associated with the zoning to provide for Enterprise and Employment development.

(d) the effects on areas or landscapes which have a recognised national, European Union or international protection status..

A Habitats Directive Screening Statement has been prepared in tandem with this SEA Screening to assess if likely significant effects arise in relation to conservation management objectives of European Sites and the proposed variation to rezone the lands at Grangecastle...

It is not considered that any significant effects will arise in relation to landscapes of national, EU or International protection status.

3.2 SCREENING DECISION

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

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

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

The proposed variation of the County Development Plan to change the zoning objective of these lands will alter potential landuse activities permitted on these lands. At strategic level, this will set a framework for future permitted landuse activities subject to compliance with the SDCDP and preparation of a masterplan at a future date.

Discussions with South Dublin County Council forward planners have recommended that this proposed variation will require full SEA, therefore reflecting this recommendation, it is determined that full SEA is required for this proposed variation.

SOUTH DUBLIN COUNTY COUNCIL

Strategic Environmental Assessment Scoping Report-
Proposed Variation No. 1 to South Dublin County
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6/12/2017

Updated 24/01/2018

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

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1.0 INTRODUCTION

1.1 PURPOSE

South Dublin County Council intends to initiate the procedures for making a Variation to the County Development Plan under Section 13 of the Planning and Development Act 2000 (as amended). The proposed variation provides for the following:

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

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

A SEA Screening report was prepared and in line with recommendations from South Dublin County Council, it was determined that this proposed variation to the County Development Plan 2016-2022 will require full SEA. Therefore, the purpose of this Scoping Report is to ensure that the relevant environmental issues are identified so that they can be addressed appropriately in the Environmental Report of the proposed variation to rezone lands at Grange Castle West, South Dublin.

The Environmental Report is required to include information that may be reasonably required, taking into account the following:

- Current knowledge and methods of assessment;
- Contents and level of detail in the proposed variation to the South Dublin County Development Plan 2016-2022;
- Stage of the proposed variation in the decision-making process, and
- The extent to which certain matters are more appropriately assessed at different levels in the decision-making process in order to avoid duplication of environmental assessment.

1.2 SCALE, NATURE AND LOCATION OF DEVELOPMENT

It is proposed to extend Grange Castle Business Park by rezoning an area of 193.47 hectares west of the existing Business Park which is operated by South Dublin County Council in partnership with the Industrial Development Authority (IDA). This proposed rezoning, will form a proposed variation to the existing South Dublin County Development Plan 2016-2022 (SDCDP). This plan came into effect in June 2016 and established the framework for the development over a six year period for the county. The SDCDP was subject to Strategic Environmental Assessment and Habitats Directive Assessment. Within the hierarchy of

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

The purpose of this proposed rezoning is to facilitate the extension of the existing Grange Castle Business Park and to increase the landuse zoning designation for this area. It is envisaged that a masterplan will be prepared that will provide more detail on the layout etc of the lands but the initial, first step is to propose the landuse change zoning from *RU: To Protect and Improve Rural Amenity* to *EE: To provide for Enterprise and Employment*.

A specific objective is also included in the South Dublin County Development Plan 2016-2022 for the area proposed for rezoning as follows:

ET3 SLO 1:

To conduct a review of the zoning of lands south of the Grand Canal and west and north of the R120, including lands adjoining Peamount Healthcare, with a view to preparing a long term plan for the expansion of the Grange Castle Economic and Enterprise Zone to this area, to accommodate strategic investment in the future, while also seeking to provide public open space along the Canal, including a natural heritage area in the vicinity of the historic canal quarries at Gollierstown.

The area comprises a greenfield site of approximately 193.47 hectares, located west of the existing Grange Castle Business Park and adjoining the southern boundary of the Grand Canal. It includes the parts of the townlands of Milltown, Loughtown Upper and Peamount. Figure 1 below shows the lands and site boundary.

FIGURE 1 Lands proposed for rezoning



Note: Drawing is for illustrative purposes only; Do not scale

The remainder of this report is structured as follows:

Section 2: Policy Framework

Section 3: Key Environmental Resources and Issues

Section 4: Proposed approaches to the Strategic Environmental Assessment.

Appendix A: Review of relevant Plans and Programmes.

2 RELATIONSHIP TO RELEVANT PLANS AND PROGRAMMES

Under the SEA Directive, the relationship between the proposed variation and other relevant plans and programmes must be taken into account. A review of the relevant plans and programmes can be found in Appendix A of this Scoping Report.

The preparation of the proposed variation must be considered within the context of a hierarchy of policies, plans and strategies which include international, national, regional and local level policy documents. These documents set the policy framework within which the proposed variation will operate.

The South Dublin County Development Plan 2016-2022 (CDP) was adopted in June 2016. This operates as the primary land use framework for the county and as such, key policies/objectives and environmental protective objectives and policies of the CDP will be applied during plan implementation stage. A list of the key relevant international, national, regional and county policies included in the review are provided below in Sections 2.2 to 2.4; Section 2.5 identifies key principles that will inform the SEA process arising from this review.

2.1 INTERNATIONAL

- UN Convention of Biological Diversity, 1992
- The Convention on Wetlands of International Importance (The Ramsar Convention) 1971 and subsequent amendments
- EU Environmental Action Programme to 2020
- SEA Directive - Assessment of the effects of certain plans and programmes on the Environment, (2001/42/EC) 2001
- Environmental Impact Assessment Directive (85/337/EEC) (97/11/EC), 1985
- EU Biodiversity Strategy to 2020
- EU Directive on the Conservation of Wild Birds, (2009/147/EC) 1979. Known as the Birds Directive
- EU Directive on the Conservation of Natural Habitats and of Wild Flora and Fauna, (92/43/EEC), 1992 known as the Habitats Directive
- European Communities (Birds and Natural Habitats) Regulations 2011
- Green Infrastructure Strategy (EU 2013)
- The Stockholm Convention
- EU Soil Thematic Strategy
- Water Framework Directive (2000/60/EC) as amended
- Floods Directive (2007/60/EC)
- The Drinking Water Directive (DWD), (98/83/EC) 1998
- Groundwater Directive, (2006/118/EC) 2006
- EC Bathing Water Quality Directive, (2006/7/EC) 2006
- Kyoto Protocol
- The Ambient Air Quality and Cleaner Air for Europe (CAFE) Directive
- EU Directive on Waste, (2006/12/EC), 2006
- EU Directive on Waste (2008/98/EC), 2008
- EU Urban Waste Water Treatment Directive (91/271/EEC), 1991

- Directive 2009/28/EC on the promotion of the use of energy from renewable sources
- Paris Climate Change agreement
- The World Heritage Convention
- European Convention on the Protection of the Archaeological Heritage, 1992 (The Valletta Convention)
- Convention for the Protection of the Architectural Heritage of Europe, 1985 (Granada Convention)
- The European Landscape Convention 2000
- The Aarhus Convention
- Environmental Liability Directive 2004/35/EC

2.2 NATIONAL

- Our Sustainable Future A framework for sustainable development in Ireland
- The National Spatial Strategy 2002 -2020
- Ireland 2040: Draft National Planning Framework, 2017
- Actions for Biodiversity 2011 – 2016, Ireland’s 2nd National Biodiversity Plan
- Wildlife (Amendment) Act 2000
- National Heritage Plan (2002)
- Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (Cities, Towns & Villages) (2009)
- Geological Heritage Sites Designation (under the Wildlife Amendment Act 2000)
- River Basin District Management Plan (2nd Plan 2018-2021)
- Water Services Act (2007)
- Water Services (Amendment) Act (2014))
- Irish Water Services Strategic Plan SEA and AA
- Waterways Ireland Heritage Plan 2014-2020
- The Planning System and Flood Risk Management Guidelines (and Technical Appendices) for Planning Authorities (DoEHLG, OPW), 2009
- National Climate Change Strategy (2007-2012)
- Review of Ireland’s climate change policy and Climate Action and Low Carbon Bill 2013
- Smarter Travel, A Sustainable Transport Future, A New Transport Policy for Ireland 2009-2020
- National Monuments Act 1930 with subsequent amendments
- Architectural Heritage Protection - Guidelines for Planning Authorities (2011)
- National Inventory of Architectural Heritage (NIAH)
- A National Landscape Strategy for Ireland –2015
- Draft Landscape and Landscape Assessment Guidelines, (2000)
- Planning and Development Act 2000 (as amended).
- Planning Policy Statement, 2015
- Urban Regeneration and Housing Act 2015
- The National Mitigation Plan,
- Draft National Adaptation Framework
- 3rd National Biodiversity Action Plan 2017-2021

- Irish Water’s Capital Investment Plan and
- National Clean Air Strategy (to commence)

2.3 REGIONAL AND COUNTY

- Regional Planning Guidelines 2010-2020- to be replaced by Regional Economic and Spatial Strategies
- Greater Dublin Area Transport Strategy 2016-2035
- South Dublin County Development Plan 2016-2022
- South Dublin County Council Interim Housing Strategy 2016
- South Dublin County Local Economic and Community Plan 2016 -2021
- South Dublin County Heritage Plan 2010-2015

2.4 KEY IMPLICATIONS AND PRINCIPLES ARISING FROM THE PLAN, POLICY AND PROGRAMME REVIEW.

Arising from the review, a number of key principles and implications for the SEA ER can be distilled. It is the intention that these principles will be considered through the SEA process and will serve to inform the assessment. Many of these principles are already included in the Strategic Environmental Objectives developed for the South Dublin County Development Plan 2016-2022 and these will be used in the assessment process where possible.

TABLE 1 Key principles and implications for the SEA of the proposed variation from the plan, policy and programme review.

SEA Topic	Principles/Implications	Links to EPA State of the Environment 2016 Key Action Areas
Biodiversity, Flora and Fauna		
	<ul style="list-style-type: none"> • Conserve and enhance biodiversity at all levels • Avoid and minimise effects on nationally and internationally rare and threatened species and habitats through sensitive design and consultation, recognising ecological connectivity • Facilitate species and habitat adaption to climate change • Avoid and minimise habitat fragmentation and seek opportunities to improve habitat connectivity • Ensure careful consideration of non-native invasive and alien species issues particularly as they relate to waterbodies 	<ul style="list-style-type: none"> Nature and Wild Places Restore and Protect Water Quality Implementation of Legislation Climate change
Population and Human Health		
	<ul style="list-style-type: none"> • Provide for sustainable communities with key services • A high quality environment to live, work and play in 	<ul style="list-style-type: none"> Environment, Health and Well-being Sustainable Economic Activities

SEA Topic	Principles/Implications	Links to EPA State of the Environment 2016 Key Action Areas
	<ul style="list-style-type: none"> • Avoid pollution and environmental health impacts through mitigation and design 	Restore and Protect Water Quality Implementation of Legislation Climate Change
Water		
	<ul style="list-style-type: none"> • Maintain and improve water quality • Avoid and minimise effects on natural processes, particularly natural flood management and catchment processes through sensitive design and consultation • Adapt and improve resilience to the effects of climate change, particularly flood risks associated with extreme weather • Minimise water consumption/ abstractions • Design SUDS to facilitate ecological improvement/ enhancement where possible 	Restore and Protect Water Quality Nature and Wild Places Implementation of Legislation Climate Change
Soil and Geology		
	<ul style="list-style-type: none"> • Conserve soil resources where possible and avoid waste of soil resources • Maintain hydrological integrity of wetlands • Maintain productive capacity and prevent erosion of soils • Ensure careful consideration of non-native invasive and alien species issues 	Nature and Wild Places Implementation of Legislation
Material Assets		
	<ul style="list-style-type: none"> • Avoid and minimise waste generation • Maximise re-use of material resources and use of recycled materials • Minimise energy consumption and encourage use of renewable energy • Promote sustainable transport patterns and modes where possible. 	Implementation of Legislation Climate Change
Air Quality and Climate and Noise		
	<ul style="list-style-type: none"> • Adapt and improve resilience to the effects of climate change • Encourage reduction in greenhouse gases through transport, energy, built development. • Address Air Quality impacts from transport • Minimise and reduce noise impacts 	Implementation of Legislation Climate Change Environment, Health and Well-being
Cultural Heritage		
	<ul style="list-style-type: none"> • Conserve, preserve and record architectural and archaeological heritage 	Environment, Health and Well-being Sustainable Economic Activities

SEA Topic	Principles/Implications	Links to EPA State of the Environment 2016 Key Action Areas
	<ul style="list-style-type: none"> • Avoid and minimise effects on historic environment features through sensitive design and consultation 	Implementation of Legislation
	Landscape	
	<ul style="list-style-type: none"> • Enhance the landscape character of the area through design • Integrate green infrastructure considerations • Improve landscape connectivity to surrounding area 	Environment, Health and Well-being Sustainable Economic Activities Climate Change
	Climate change and sustainability	
	<ul style="list-style-type: none"> • Adapt and improve resilience to the effects of climate change • Promote local/ sustainable sourcing of materials – Promote sustainable design and innovation to reduce material consumption 	Environment, Health and Well-being Sustainable Economic Activities Climate Change Implementation of Legislation
	Inter-relationships	
	<ul style="list-style-type: none"> • Maintain and improve the health of people, ecosystems and natural processes • Minimise effects on landscape and historic environment features • Adapt and improve resilience to climate change and extreme weather events 	Environment, Health and Well-being Sustainable Economic Activities Climate Change Implementation of Legislation Restore and Protect Water Quality Nature and Wild Places

3 KEY ENVIRONMENTAL RESOURCES

3.1 INTRODUCTION

The purpose of this section is to provide a summary of the main environmental resources and issues with the proposed variation. At national level the 2016 publication Ireland's Environment 2016 –an assessment (EPA 2016) identifies seven key actions to underpin the environment; these can be used to help inform and consider the variation process as and have been linked in Table 1 previously.

As part of the environmental assessment process, the following research will be undertaken:

- Ecology survey to include habitat survey
- Archaeological impact assessment
- Noise assessment
- Traffic and transport assessment.

A brief summary of current understanding of SEA topics is provided below:

3.1.1 BIODIVERSITY, FLORA AND FAUNA.

As part of the analysis of the proposed variation, all European sites (SACs and SPAs) within the zone of influence of the boundary will be identified and assessed through the Habitats Directive Assessment process. Other designated sites including Natural Heritage Areas (NHAs) and proposed Natural Heritage Areas (pNHAs) will be identified and described. Whilst NHAs and other designated sites do not form part of the Natura 2000 network they contribute to the network in a supporting role, often by providing stepping stones and ecological connectivity for mobile species in particular. The closest pNHA to the lands proposed for rezoning is the Grand Canal pNHA which forms part of the northern boundary of the lands.

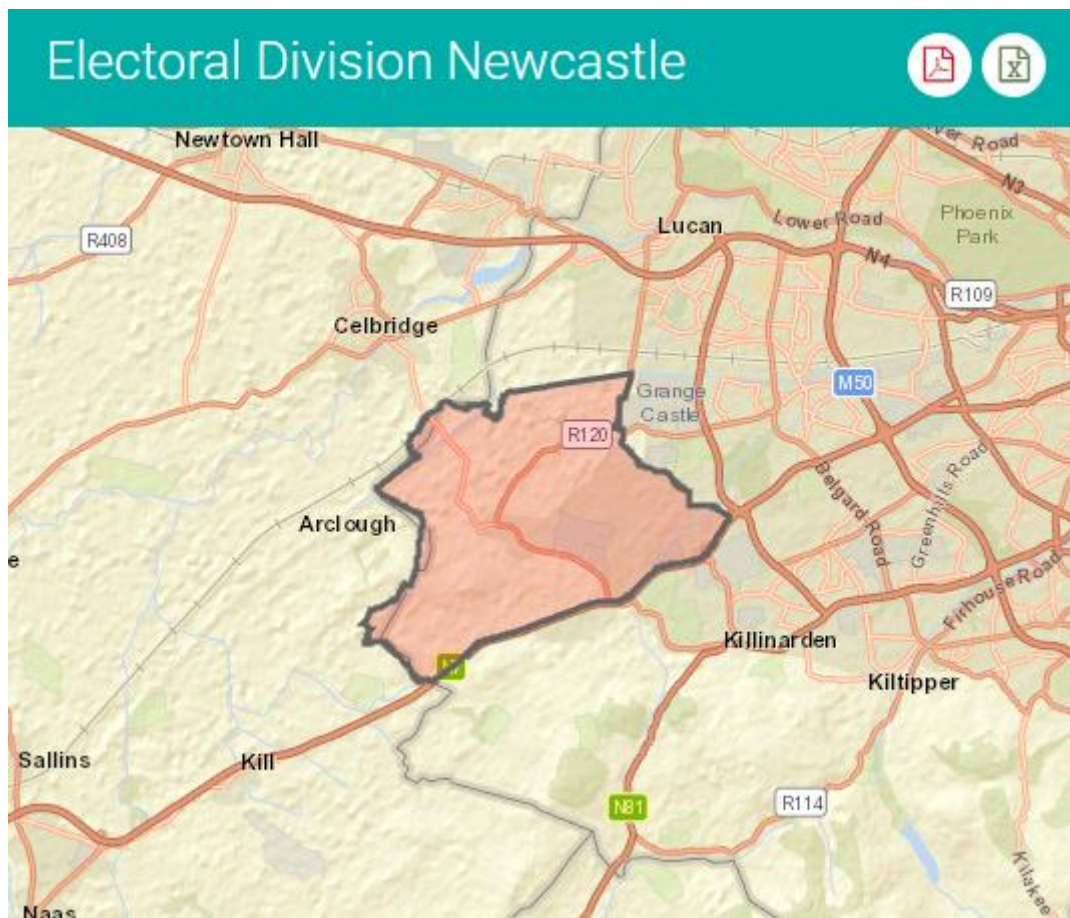
The lands proposed for rezoning are currently primarily agricultural with hedgerow boundaries. Therefore there will be effects relating to the conversion of these lands over time to development activities associated with the Employment and Enterprise rezoning. Potential impacts include:

- Reducing and avoiding where possible disturbance to bird and bat species associated with the Grand Canal
- Retention of ecological corridors and enhancing green infrastructure both within the lands and surrounding areas
- Managing and controlling alien invasive plant species
- Extreme weather events particularly precipitation and storms and their impact on biodiversity
- Provision of appropriate buffer zones around key wildlife areas where possible
- Minimising soil sealing and sustainable use of soil and water resources.

3.1.2 POPULATION AND HUMAN HEALTH

The lands are situated within the Newcastle Electoral Division, with the following information now available from Census 2016: The total population in this Electoral District (ED) designated as 03018 was 4,257, of which Males numbered 2,139 and Females were 2,118. The total housing stock was 1,493, of which vacant households (excluding holiday homes) numbered 76. Figure 3 shows this electoral division with subject lands indicated.

FIGURE 2 ELECTORAL DIVISION AND SUBJECT LANDS.



In terms of human health, where people live has a profound effect on their health. Built environment, travel choices, design of buildings and public space can enhance or detract from individual and community health. Air quality, light and noise pollution as well as anti-social behaviour also impact on human health. Residential development is not envisaged under this rezoning but employment and enterprise landuses, therefore potential issues in relation to population and human health relate primarily to traffic and transport, design, material assets.

3.1.3 WATER RESOURCES

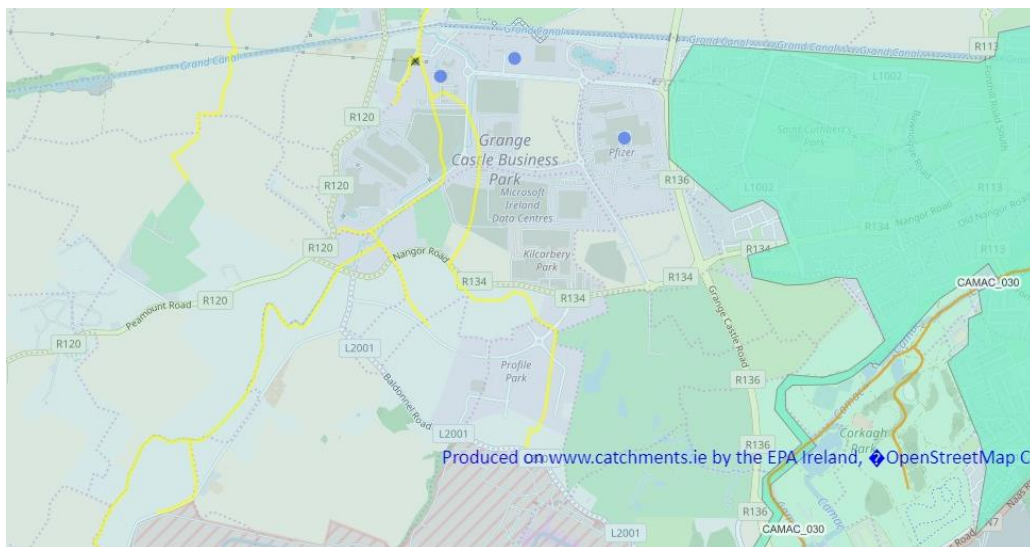
The subject lands lie within the Dublin Bay and Liffey Catchment. Groundwater status is good under the monitoring under the Water Framework Directive 2010-2015. The Grand Canal is classified as an artificial water body under the WFD and there is limited data available currently on water quality in the Canal along the subject lands. A tributary of the River Liffey (code

Liffey 170) is classified as Moderate. The River Camac which flows southeast of the subject lands and is classified as poor quality under the WFD. Surface waters from the plan area ultimately drain to Dublin Bay 15km to the east via the Camac River and River Liffey. Figure 4 below shows the information on the wider area including blue dots indicating existing licensed emission activities carried out east at the existing Grange Business Park.

Issues that will be considered include the following:

- Maintaining and enhancing water quality-both surface water and groundwater
- Ensuring no further deterioration in surface water associated with proposed variation
- Avoiding the spread of alien and invasive species

FIGURE 3 WATER QUALITY AND LICENSED EMISSION ACTIVITIES



Flood risk considerations will also be described in the SEA ER, Figure 5 below shows an extract from the Draft Catchment Flood Risk Assessment and Management Plans (CFRAM) with the blue shading showing 1 in 100 year flood event associated with fluvial flooding.

FIGURE 4 DRAFT CFRAMS MAP FOR WIDER AREA([HTTP://WWW.CFRAM.IE/PFRA/INTERACTIVE-MAPPING](http://www.cfram.ie/pfra/interactive-mapping)).



3.1.4 SOIL AND GEOLOGY

The subject land comprise primarily the Straffan Soil series, these are fine loamy drifts with limestones. The bedrock also comprises limestone. The proposed rezoning will likely see direct impacts on soil associated with conversion from grasslands to employment and enterprise related developments. Key issues the SEA ER will consider include:

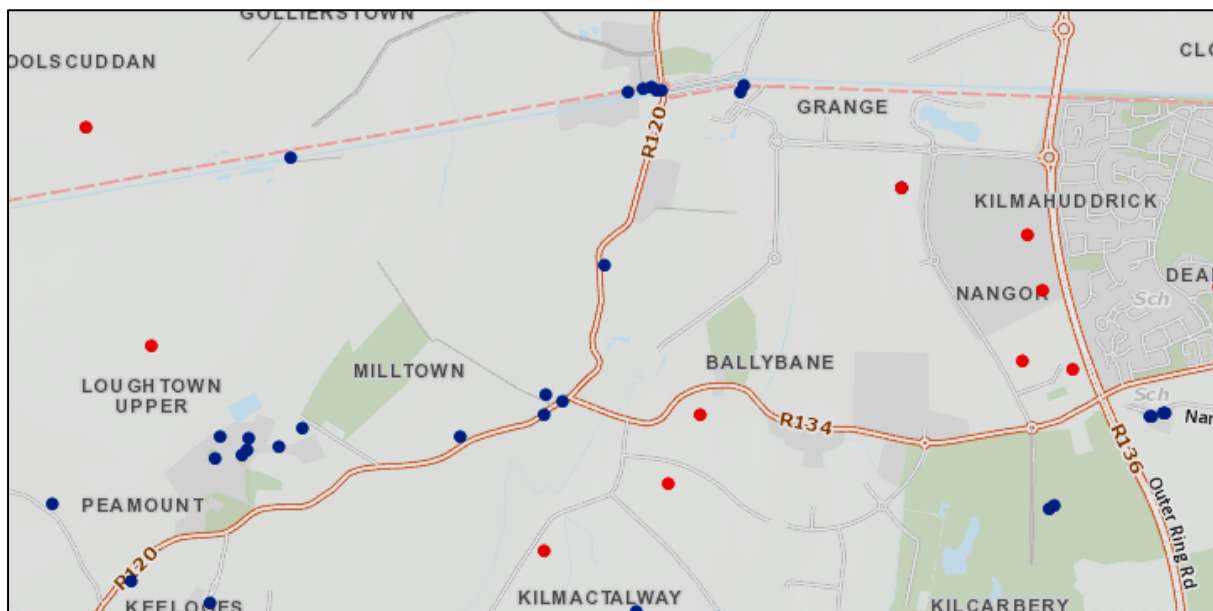
- Maintaining and enhancing soil function and its carbon storage role where possible
- Retention of areas of greenfield in terms of open space, green infrastructure and biodiversity considerations
- Sustainable management and use of soil and geology on site during construction processes.

3.1.5 CULTURAL HERITAGE

An archaeological assessment is being prepared as part of the proposed variation process and results will inform the SEA ER.

A review of the historic environment viewer for the area indicates only one recorded archaeological features, an enclosure in the tilled fields around Loughtown Upper. Other recorded features of architectural heritage are mostly related to features associated with the Grand Canal including locks, bridges etc. The figure below shows an extract from this viewer, blue dots indicate features listed on the National Inventory of Architectural Heritage; red dots, features recorded on the national monuments service.

FIGURE 5 HISTORIC ENVIRONMENT VIEWER



3.1.6 LANDSCAPE

The plan area is primarily agricultural land with a hedgerow network, however the area has a more suburban character given the surrounding land uses and busy road network particularly to the west and south. The lands are quite flat and the Grand Canal represents the most sensitive landscape feature within the area. Site visits will confirm this commentary.

3.1.7 AIR QUALITY, NOISE AND CLIMATE CHANGE

The Air Quality Index for health (EPA) provides air quality information with health advice for both the general public and people sensitive to air pollution. The index is displayed on a colour-coded map, updated hourly. The index is based on information from monitoring instruments at representative locations in each region. South Dublin is located with the 'Dublin City' region. As of 8/11/2017 air quality is good for Dublin City region.

Strategic Noise Mapping is required for the four Local authorities within the agglomeration of Dublin. The noise mapping indicated that traffic congestion and movement were the issues of concern regarding noise pollution and that the majority of noise occurs along the national, regional and distributor road network. The closest noise monitoring location is that at Deansrath Depot some distance from the subject lands. Sources of environmental noise include traffic on New Nangor Road and the R136 route.

A noise assessment will be undertaken as part of the proposed variation process and will inform the SEA ER.

Climate Change – adaption to climate change will be considered through the proposed variation process and will be guided by the Local Authority Adaptation Strategy Development Guidelines (EPA, 2016) as well as Integrating Climate Change into SEA (EPA 2015).

3.1.8 MATERIAL ASSETS

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

The Greater Dublin Drainage Scheme will represent a significant wastewater infrastructure development for the Greater Dublin Regional area which will allow for an underground orbital sewer and two pumping stations, a new wastewater treatment plant at Clonsilla (in Fingal County) and an outfall pipe located 6km out to sea from Baldoyle Bay. This project is subject to technical studies with a view to submitting a planning application accompanied by an Environmental Impact Statement (EIS) and Natura Impact Statement (NIS) in 2017.

The potable and foul water will be described and assessed in more detail through the SEA process.

4 APPROACH TO THE ASSESSMENT

4.0 APPROACH TO STRATEGIC ENVIRONMENTAL ASSESSMENT

4.1 INTRODUCTION AND APPROACH

The overall aim of the SEA is to facilitate environmental protection and to allow the integration of environmental considerations into the proposed variation to the South Dublin CDP 2016-2022.

To that end, the SEA process assesses the proposed variation as it evolves in terms of its environmental impacts, positive, negative, neutral, cumulative and synergistic and also in terms of duration i.e.: short, medium, long term, temporary, permanent, and secondary effects. This process highlights how improvements can be integrated into the plan to increase its environmental performance and maintain environmental resources. Note at this stage, the purpose of the proposed variation is to change the land use zoning from rural and agricultural use (RU) to enterprise and employment use (EE). Therefore the key land use changes will be associated with those land use activities permitted under the existing and the proposed zoning. Table 2 below lists these:

TABLE 2 EXISTING AND PROPOSED LAND USE ZONINGS.

Existing Land use Zoning		Proposed Land use zoning	
Rural and Agricultural: <i>To protect and improve rural amenity and to provide for the development of agriculture</i>		Enterprise and Employment: <i>To provide for enterprise and employment related uses</i>	
Permitted in Principle	Open for Consideration	Permitted in principle	Open for Consideration
Aerodrome/Airfield, Agriculture, Allotments, Cemetery, Concrete/Asphalt Plant in or adjacent to a Quarry, Home Based Economic Activitiesa, Industry-Extractive, Open Space, Public Services, Rural Industry-Food	Abattoir, Bed & Breakfast, Boarding Kennels, Camp Site, Car Park, Childcare Facilitiesb, Community Centre, Crematorium, Cultural Use, Doctor/Dentist, Education, Embassy, Enterprise Centre, Fuel Depot, Funeral Home, Garden Centre, Guest House, Health Centre, Heavy Vehicle Park, Hotel/Hostel, Offices less than 100 sq.m, Petrol Station, Place of Worship, Primary Health Care Centre, Public House,	Abattoir, Advertisements and Advertising Structures, Boarding Kennels, Enterprise Centre, Fuel Depot, Heavy Vehicle Park, Home Based Economic Activities, Industry-General, Industry-Light, Industry-Special, Office-Based Industry, Office less than 100 sq.m, Open Space, Petrol Station, Public Services, Recycling Facility, Refuse Transfer Station, Science and Technology Based Enterprises, Scrap Yard, Service	Agriculture, Allotments, Car Park, Childcare Facilities, Concrete/Asphalt Plant in or adjacent to a Quarry, Garden Centre, Hotel/Hostel, Industry-Extractive, Motor Sales Outlet, Nightclub, Offices 100 sq.m - 1,000 sq.m, Offices over 1,000 sq.mi, Public House, Refuse Landfill/Tip, Restaurant/Café, Retail Warehouse, Social Club, Sports Club/Facility,

	Recreational-Facility, Recycling Facility, Refuse Landfill/Tip, Residential, Restaurant/Café, Service Garage, Shop-Local, Social Club, Sports Club/Facility, Stadium, Traveller Accommodation, Veterinary Surgery	Garage, Shop-Local, Transport Depot, Traveller Accommodation, Warehousing, Wholesale Outlet	Stadium, Veterinary Surgery.
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The following guidelines will be used in this SEA:

- Integrating Climate Change into Strategic Environmental Assessment in Ireland – A Guidance Note,(EPA, 2015)
- Developing and assessing alternatives in Strategic Environmental Assessment, (EPA, 2015)
- Development of Strategic Environmental Assessment (SEA) Methodologies for Plans and Programmes in Ireland –Synthesis report (EPA, 2003)
- Implementation of SEA Directive 92001/42/EC): Assessment of the Effects of Certain Plans and Programmes on the Environment –Guidelines for Local Authorities and Planning Authorities” (DEHLG, 2004).

The likely significant effects on the environment will be described in the SEA Environmental report and measures will be identified to avoid, reduce or mitigate any significant effects of the plan.

4.2 GEOGRAPHICAL INFORMATION SYSTEMS

The SEA will also use a Geographical Information System (GIS) in the following ways:

- To provide baseline information on a range of environmental parameters
- To assist in assessment of alternatives
- To help assess in-combination or cumulative impacts
- To provide baseline maps for the Habitats Directive Assessment, and
- To provide maps to illustrate environmental parameters in the SEA Environmental Report.

It is proposed to develop a more focused environmental constraints and sensitivity map early in the SEA and plan preparation process; this will use the same methodology developed for the County Development Plan but will be augmented by the additional primary research undertaken such as the habitat surveys.

4.3 STRATEGIC ENVIRONMENTAL OBJECTIVES

The purpose of the SEA Objectives is to ensure that the assessment process is transparent and robust and that the proposed variation considers and addresses potential environmental

effects. SEA Objectives have been set for each of the ten environmental topics outlined in Section 3.

These objectives are derived from the principles identified through the plan, policy and programme review and align where possible with the SEOs developed for the South Dublin County Development Plan 2016-2022. The results of this will be summarised in a table, called an evaluation matrix.

The Strategic Environmental Objectives are as follows:

TABLE 3 STRATEGIC ENVIRONMENTAL OBJECTIVES

SEA Topic		Strategic Environmental Objectives
Biodiversity Flora and Fauna	BFF1	To avoid loss of habitats, geological features, species or their sustaining resources in designated ecological sites.
	BFF2	To avoid significant adverse impacts, including direct, cumulative and indirect impacts, to habitats, geological features, species or their sustaining resources in designated ecological sites by development within or adjacent to these sites.
	BFF3	To sustain, enhance or - where relevant - prevent the loss of ecological networks or parts thereof which provide significant connectivity between areas of local biodiversity.
Population and human health Noise	PHH1	To protect human health from hazards or nuisances arising from traffic and incompatible landuses specifically noise, air pollution and water pollution.
Water	W1	To maintain and improve, where possible, the quality of rivers, lakes and surface water.
	W2	To prevent pollution and contamination of ground water.
	W3	To prevent development on lands which pose - or are likely to pose in the future – a significant flood risk.
Soil and Geology	SG1	To conserve soil resources where possible.
Material Assets	M1	To maintain and improve the quality of drinking water supplies.
	M2	To serve new development under the CDP with appropriate waste water treatment.
	M3	To reduce car dependency 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.
	M4	To minimise waste production and reduce the volume of waste to landfill and to operate sustainable waste management practices.
Climate Change, Air Quality and Noise (Population and Human	CC1	To minimise increases in travel related greenhouse emissions to air.

SEA Topic	Strategic Environmental Objectives	
Health SEO address noise and air quality)	CC2	To integrate climate change adaptation to the Variation
Cultural Heritage	CH1	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.
	CH2	To preserve and protect the special interest and character of architectural heritage with regard to entries to the Record of Protected Structures, Architectural Conservation Areas, and their context within the surrounding landscape where relevant.
Landscape	L1	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 Mountains Area, and the Liffey and Dodder Valleys.
Climate change adaptation	CC1	<i>To integrate climate change adaptation to the Variation</i>

4.4 SCOPING OF ENVIRONMENTAL ISSUE

The following environmental parameters are listed in the SEA Regulations. Each parameter has been considered with an overarching question of significance:

- Is this an issue that will change/affect the physical proposals of the plan and policy framework?

Where the answer was yes, the parameter is scoped in. Table 3 below presents this information along with proposed data sources.

TABLE 4 SEA PARAMETERS –SCOPING IN OR OUT.

Topic	Scoped in	Data sources
Biodiversity, Flora and Fauna	Yes	Ecological Survey 2015 (FERS) NPWS and SDCC datasets Consultation with statutory bodies
Population and Human Health	Yes	SDCC data Census 2016 Data SDCC Socio-Economic Statement (prepared as part of County Local Economic and Community Plan) Institute of Public health HSE
Water Resources	Yes	SDCC Irish Water Inland Fisheries

Topic	Scoped in	Data sources
		Waterways Ireland Water Framework Directive Data Consultation with statutory bodies
Soil and geology	Yes	Geological Survey of Ireland Historical mapping HSE
Material Assets	Yes	SDCC Irish Water Transport Infrastructure Ireland
Climate Change, Air Quality and Noise	Yes	EPA South Dublin monitoring data.
Cultural Assets	Yes	Historic Environment Viewer Consultation with statutory bodies
Landscape	Yes	County LCA Primary research –local landscape character assessment

5 CONSULTATION AND TIMING FOR SEA SCOPING

The Draft SEA Scoping Report will be available for comment over the next four weeks from 8th December 2017 to 15th January 2018.

In making submissions, the following questions may be useful and will assist in the scoping and full environmental assessment of the proposed variation.

1. Are there particular environmental sensitivities' that are not listed/included in Section 3 of this scoping report?
2. Are there other projects in and around the lands that you consider relevant and merit inclusion?
3. Are there any reports or data of particular relevance to the listed environmental parameters?

In the meantime, if there are any additional issues or further comments to be made on the scope of the SEA, please address comments to the following contact:

Brian Keaney

Senior Planner

Land Use, Planning & Transportation Department

County Hall

Tallaght, Dublin 24.

5.1 UPDATE ON SCOPING

The SEA Screening and Scoping Reports were issued to:

- Department of Housing, Planning and Local Government (DHPLG);
- Environmental Protection Agency (EPA)

Response received only from EPA. A summary of the response from the EPA is provided in the SEA Environmental Report.

APPENDIX A REVIEW OF PLANS, POLICIES AND PROGRAMMES

Title	Summary
Sustainable Development	
EU Environmental Action Programme to 2020	<p>The 7th EU Environmental Action Programme is more strategic in nature and identifies three main areas to guide EU environmental policy and research. The three thematic priority objectives are intended to:</p> <ul style="list-style-type: none"> • Protect nature and strengthen ecological resilience • Boost sustainable resource-efficient low-carbon growth, and • Effectively address environment-related threats to health.
Environmental Assessment	
SEA Directive - Assessment of the effects of certain plans and programmes on the Environment, (2001/42/EC) 2001	<p>This Directive requires plan-makers to carry out an assessment of the likely significant environmental effects of implementing a plan or programme before the plan or programme is adopted.</p>
Environmental Impact Assessment Directive (85/337/EEC) .	<p>The EIA Directive (85/337/EEC) came into force in 1985 and applies to a wide range of defined public and private projects, which are defined in Annexes I and II of the Directive. This has been amended with Directive 2011/92/EU and the 2014 Directive (see below).</p>
Environmental Impact Assessment Directive (2014/52/EC)	<p>It is necessary to amend Directive 2011/92/EU in order to strengthen the quality of the environmental impact assessment procedure, align that procedure with the principles of smart regulation and enhance coherence and synergies with other Union legislation and policies, as well as strategies and policies developed by Member States in areas of national competence. The Directive will apply for all EIS from 2017 but should be considered when preparing EIS currently.</p>
Biodiversity, Flora and Fauna	
UN Convention of Biological Diversity, 1992	<p>The Convention on Biological Diversity (CBD) entered into force in December 1993. It has 3 main objectives:</p> <ol style="list-style-type: none"> 1. The conservation of biological diversity. 2. The sustainable use of the components of biological diversity. 3. The fair and equitable sharing of the benefits arising out of the utilisation of genetic resources.
The Convention on Wetlands of International Importance (The Ramsar Convention) 1971 and subsequent amendments	<p>Protection and conservation of wetlands and habitats of importance to waterfowl</p>
EU Biodiversity Strategy to 2020	<p>In 2011 the European Commission adopted a new strategy to halt the loss of biodiversity and ecosystem services in the EU by 2020. There are six main targets, and 20 actions to help Europe reach its goal. The six targets cover:</p> <ul style="list-style-type: none"> · Full implementation of EU nature legislation to protect biodiversity. · Better protection for ecosystems, and more use of green infrastructure. · More sustainable agriculture and forestry. · Better management of fish stocks. · Tighter controls on invasive alien species.

Title	Summary
EU Directive on the Conservation of Wild Birds, (2009/147/EC) 1979. Known as the Birds Directive	<p>A bigger EU contribution to averting global biodiversity loss.</p> <p>This Directive ensures far-reaching protection for all of Europe's wild birds, identifying 194 species and sub-species among them as particularly threatened and in need of special conservation measures. Member States are required to designate Special Protection Areas (SPAs) for 194 particularly threatened species and all migratory bird species. SPAs are scientifically identified areas critical for the survival of the targeted species, such as wetlands. They are part of the Natura 2000 ecological network established under the Habitats Directive 92/43/EEC.</p>
EU Directive on the Conservation of Natural Habitats and of Wild Flora and Fauna, (92/43/EEC), 1992 known as the Habitats Directive	<p>The main goal of the Directive is to promote the maintenance of biodiversity by requiring Member States to take measures to maintain, protect or restore natural habitats, animal and plant species to a favourable conservation status, introducing robust protection for those habitats and species of European importance. For Ireland, these habitats include raised bogs, active blanket bogs, turloughs, sand dunes, machair (flat sandy plains on the north and west coasts), heaths, lakes, rivers, woodlands, estuaries and sea inlets. The Directive provides for a network of protected sites known as The Natura 2000 network, which limits the extent and nature of development which may have a detrimental effect on the flora or fauna identified therein.</p>
European Communities (Birds and Natural Habitats) Regulations 2011	<p>These regulations consolidate the European Communities (Natural Habitats) Regulations 1997 to 2005 and the European Communities (Birds and Natural Habitats)(Control of Recreational Activities) Regulations 2010, as well as addressing transposition failures identified in the CJEU judgements. Articles 6(1) and (2) of the Regulations require Member States to take appropriate conservation measures to maintain and restore habitats and species, for which a site has been designated, to a favourable conservation status. Furthermore the Regulations require Member States to avoid damaging activities that could significantly disturb these species or deteriorate the habitats of the protected species or habitat types. Under these regulations any plan or project likely to have a significant effect on a Natura 2000 site, either individually or in combination with other plans or projects, shall undergo an Appropriate Assessment to determine its implications for the site. The competent authorities can only agree to the plan or project after having ascertained that it will not adversely affect the integrity of the site concerned. In exceptional circumstances, a plan or project may still be allowed to go ahead, in spite of a negative assessment, provided there are no alternative solutions and the plan or project is considered to be of overriding public interest.</p>
Green Infrastructure Strategy	<p>The European Commission in May 2013 adopted a Green Infrastructure Strategy, '<i>to promote the deployment of green infrastructure in the EU in urban and rural areas</i>'. This is a key step in implementing the EU 2020 Biodiversity Strategy and specifically Target 2 that requires that 'by 2020, ecosystems and their services are maintained and enhanced by establishing green infrastructure and restoring at least 15% of degraded ecosystems'. Green Infrastructure (GI) is contributing to all other targets of the EU Biodiversity strategy – in particular the full implementation of the Birds and Habitats Directive (target 1) – and to maintain and enhance biodiversity in the wider countryside and the marine environment (targets 3 and 4).</p>
Population and Human Health	
The Stockholm Convention	<p>The Stockholm Convention on Persistent Organic Pollutants is a global treaty to protect human health and the environment from chemicals that remain</p>

Title	Summary
	intact in the environment for long periods, become widely distributed geographically, accumulate in the fatty tissue of humans and wildlife, and have adverse effects to human health or to the environment.
Several environmental parameters interact and impact on human health including water quality, infrastructure, air quality, soil, cultural heritage and landscape; the plans, policies and programmes associated with these are presented under thematic headings as appropriate.	
Geology and Soil	
EU Soil Thematic Strategy	In September 2006, the European Commission published the final Thematic Strategy for Soil Protection (COM(2006)231 final) and a proposal for a Directive establishing a framework for the protection of soil across the EU (COM(2006)232). The objective of the strategy is to protect and ensure the sustainable use of soil, based on the guiding principles of preserving soil functions, preventing further degradation and restoring degraded soils to a level of functionality consistent with current and intended use. Once adopted the European Soil Thematic Strategy will guide and frame Ireland's approach to developing its own soil protection strategy.
Water Resources	
Water Framework Directive (2000/60/EC) as amended	The Water Framework Directive (WFD) was adopted in 2000 in an effort to establish a framework for the protection of waterbodies within the EU including: inland surface waters; groundwater; transitional waters; and coastal waters. The key aims of the WFD are: expanding the scope of water protection to all waters, surface waters and groundwater; achieving "good status" for all waters by a set deadline water management based on river basins; "combined approach" of emission limit values and quality standards. getting the prices right; getting the citizen involved more closely, and streamlining legislation. Its ultimate objective is to achieve "good ecological and chemical status" for all Community waters by 2015.
Floods Directive (2007/60/EC)	The Directive aims to establish a common framework for assessing and reducing the risk that floods within the European Union pose to human health, the environment, property and economic activity.
The Drinking Water Directive (DWD), (98/83/EC) 1998	This Directive is intended to protect human health by laying down healthiness and purity requirements which must be met by drinking water within the Community.
Groundwater Directive, (2006/118/EC) 2006	This directive establishes a regime which sets underground water quality standards and introduces measures to prevent or limit inputs of pollutants into groundwater.
EC Bathing Water Quality Directive, (2006/7/EC) 2006	This Directive strengthens the rules guaranteeing bathing water quality It supplements Directive 2000/60/EC on water protection and management. Each year, the Member States are required to identify the bathing waters in their territory and define the length of the bathing season. They shall establish monitoring at the location most used by bathers or where the risk of pollution is greatest.
Climate and Air Quality	
Kyoto Protocol	The Protocol was initially adopted on 11 December 1997 in Kyoto, Japan, and entered into force on 16 February 2005. To date 191 states have signed

Title	Summary
	and ratified the protocol. Following the Conference of Parties to the Climate Change Convention (COP) meeting in Copenhagen 2009, the EU revised its commitment to reducing greenhouse gases by increasing the target to 20% reduction on 1990 levels by 2020.
The Ambient Air Quality and Cleaner Air for Europe (CAFE) Directive	The EU objective in relation to air quality is 'to achieve levels of air quality that do not result in unacceptable impacts on, and risks to, human health and the environment'.
Material Assets	
EU Directive on Waste, (2006/12/EC), 2006	This Directive requires EU States to publish waste management plans. It requires a system of permits and registrations to be put in place to authorise all waste management infrastructure, as well as setting down the basic requirements that need to be satisfied for these statutory authorisations to be issued.
EU Directive on Waste (2008/98/EC), 2008	This Directive establishes a legal framework for the treatment of waste within the Community. It aims at protecting the environment and human health through the prevention of the harmful effects of waste generation and waste management. The Directive requires Member States to take measures for the treatment of their waste in line with the following hierarchy which is listed in order of priority:· prevention;· preparing for reuse;· recycling;· other recovery, notably energy recovery;· disposal.
EU Urban Waste Water Treatment Directive (91/271/EEC), 1991	The aim of the Urban Waste Water Directive is to protect inland surface waters from the adverse effects of discharges of urban wastewater and discharge of certain biodegradable industrial waste water (particularly from the agro-food industry).
Directive 2009/28/EC on the promotion of the use of energy from renewable sources	Directive 2009/28/EC on the promotion of the use of energy from renewable sources establishes the basis for the achievement of the EU's 20% renewable energy target by 2020. Under the terms of the Directive, each Member State is set an individually binding renewable energy target, which will contribute to the achievement of the overall EU goal. Each Member State is required to adopt a national renewable energy action plan.
Cultural Heritage Archaeology and Built Heritage	
European Convention on the Protection of the Archaeological Heritage, 1992 (The Valletta Convention)	This Convention was ratified by Ireland in 1997 and as such the Planning Authority is legally bound by it. The aim of the Convention is to 'protect the archaeological heritage as a source of the European collective memory and as an instrument for historical and scientific study'. It requires that appropriate consideration be given to archaeological issues at all stages of the planning and development process.
Convention for the Protection of the Architectural Heritage of Europe, 1985 (Granada Convention)	Ratified by Ireland in 1997, the 1985 Convention for the Protection of the Architectural Heritage of Europe is intended to reinforce and promote policies for the conservation and enhancement of Europe's heritage. The Convention is dual purpose, involving the promotion of architectural heritage policies while fostering European-wide co-operation measures. Covering monuments, groups of buildings and sites of importance, the Convention requires a national inventory of architectural heritage to be developed. Legal protection measures must be established, with a system of formal authorisation required for works affecting protected sites and structures. Architectural heritage conservation considerations are required to feature in the Convention signatories' town and Regional planning processes.
Landscape	

Title	Summary
The European Landscape Convention 2000	The 2000 European Landscape Convention, adopted in Florence (and was ratified by Ireland in 2002), requires a commitment to introduce policies on landscape protection and management. It promotes the protection, management and planning of EU landscapes as a response to European-wide concerns that the quality and diversity of landscapes were deteriorating. The underlying purpose of the Convention is to encourage public authorities to adopt policies and measures at local, Regional, National and International level to protect and manage landscapes throughout Europe.
Other relevant conventions, plans, policies and programmes	
The Aarhus Convention	The Aarhus Convention establishes a number of rights of the public (individuals and their associations) with regard to the environment. The Parties to the Convention are required to make the necessary provisions so that public authorities (at national, regional or local level) will contribute to these rights to become effective.
Environmental Liability Directive 2004/35/EC	The overall objective of the Directive and the Regulations is to prevent and remedy environmental damage by holding operators whose activities have caused environmental damage financially liable for remedying the damage. The Environmental Liability Regulations 2008 define environmental damage under three categories: Damage to natural habitats and protected species - any damage that has significant adverse effects on reaching or maintaining the favourable conservation status of European designated habitats or species (i.e. those covered by the Habitats Directive (92/43/EEC) and Birds Directive (79/409/EEC)). Water damage - damage which significantly adversely affects the ecological, chemical and/or quantitative status and/or ecological potential of waters covered in the Water Framework Directive (2000/60/EC). Land damage - any contamination that creates a significant risk of human health being adversely affected as a result of the direct or indirect introduction in or under the land of substances, preparations, organisms or micro-organisms.

Title	Summary
Sustainable Development	
Our Sustainable Future A framework for sustainable development in Ireland	Our Sustainable Future timeframe is to 2020 to tie in with other national and international frameworks, but a longer-term horizon to 2050 is also taken where appropriate, to provide a framework for guiding and reporting on long-term broad development trends such as on climate change.
The National Spatial Strategy 2002 -2020	The National Spatial Strategy (NSS) 2002-2020 is the national strategic planning framework to achieve a better balance of social, economic and physical development across Ireland, supported by more effective planning. It recognises that regions of the country have different roles and seeks to organise and coordinate these roles in a complementary way making all regions more competitive according to their strengths. It seeks also to promote a high quality urban environment, as well as vibrant rural areas. A review of same was announced in 2012 but the current NSS remains in place for now.
Biodiversity, Flora and Fauna	

Title	Summary
Actions for Biodiversity 2011 – 2016, Ireland's 2nd National Biodiversity Plan	The National Biodiversity Plan is intended to play a central part in Ireland's efforts to halt biodiversity loss and was developed as in line with the EU and International Biodiversity strategies and policies. It sets out the strategic objectives of the government in relation to biodiversity
Wildlife (Amendment) Act 2000	The Wildlife Act is Ireland's primary national legislation for the protection of wildlife. It covers a broad range of issues, from the designation of nature reserves, the protection of species, regulation of hunting and controls in wildlife trading. It is implemented by a series of regulations. The Act provides strict protection for nearly all birds, 22 other animal species, and 86 plant species. These species are protected from injury, or from disturbance / damage to their breeding or resting place wherever these occur. The 2000 Act was amended in 2010.
National Heritage Plan (2002)	The Department of Arts Heritage Gaeltacht and the Islands published the National Heritage Plan in April 2002. The plan sets out a vision for the management of the heritage of Ireland. A key element of the process of formulating the National Heritage Plan is the requirement to prepare Local Heritage Plans at County and City level.
Population and Human Health	
Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (Cities, Towns & Villages) (2009)	The aim of these guidelines is to set out the key planning principles which should be reflected in development plans and local area plans, and which should guide the preparation and assessment of planning applications for residential development in urban areas.
Geology and Soil	
Geological Heritage Sites Designation (under the Wildlife Amendment Act 2000)	The Wildlife (Amendment) Act 2000 provides for designation of Natural Heritage Areas (NHAs) which will include geological sites. Until actually designated, there is no real protection for any important sites identified by GSI and recommended for NHA status. However, a number of geological features are protected because they are the underlying reason for a biological or ecological site protected as a National Nature Reserve, National Park or as a Special Area of Conservation (SAC). In addition many local authorities have scheduled County Geological Sites within their County Development Plans.
Water Resources	
Eastern River Basin District Management Plan (2010)	<p>The key objectives of the Water Framework Directive for the Eastern River Basin District (IRBD) are aimed at:</p> <ul style="list-style-type: none"> • maintaining "high status" of waters where it exists; • preventing any deterioration in the existing status of waters and; • achieving at least "good status" in relation to all waters by 2015. <p>The Management Plan presents a series of measures to achieve these.</p>
Water Services Act (2007)	The Act sets down a comprehensive modern legislative code governing functions, standards, obligations and practice in relation to the planning, management, and delivery of water supply and waste water collection and treatment services. The Act focuses on management of water "in the pipe", as distinct from broader water resources issues such as river water quality, etc.
Water Services (Amendment) Act (2012)	The 2012 Act amends the 2007 Water Services Act in order to comply with a European Court of Justice ruling against Ireland in October 2009. The Court found that Ireland had failed to fulfil its obligations under the Waste Directive (75/442/EEC) regarding domestic waste waters disposed of through septic tanks and other individual waste water treatment systems. The new Part 4A

Title	Summary
	requires each water services authority to establish and maintain a register of domestic waste water treatment systems situated within their functional area.
Irish Water Services Strategic Plan SEA and AA 2015	<p>The 25 year plan for strategic delivery of water services was subject to full SEA and AA and was adopted in 2015. Six key themes are addressed in this plan:</p> <ul style="list-style-type: none"> Customer service Clean safe drinking water Effective management of wastewater Protect and enhance the environment Supporting social and economic growth Investing in our future
The Planning System and Flood Risk Management Guidelines (and Technical Appendices) for Planning Authorities (DoEHLG, OPW), 2009	<p>In relation to planning at the County level the guidelines require planning authorities to:</p> <ul style="list-style-type: none"> • introduce flood risk assessment as an integral and leading element of their development planning functions at the earliest practicable opportunity. • Align strategic flood risk assessment (SFRA) with the SEA process. • Establish flood risk assessment requirements as part of the preparation of the County Development Plan. • Assess planning applications against the guidance set out in the Guidelines. • Ensure development is not permitted in areas of flood risk except where there are no suitable alternative sites.
Climate and Air Quality	
National Climate Change Strategy (2007-2012)	The National Climate Change Strategy 2007 - 2012 sets out a range of measures, building on those already in place under the first National Climate Change Strategy (2000) to ensure Ireland reaches its target under the Kyoto Protocol. The Strategy provides a framework for action to reduce Ireland's greenhouse gas emissions
Climate Action and Low Carbon Act 2015.	<p>The act provides for the making of:</p> <ul style="list-style-type: none"> • five-yearly National Mitigation Plans to specify the policy measures to reduce greenhouse gas emissions • a National Adaptation Framework to specify the national strategy for the application of adaptation measures in different sectors and by local authorities to reduce the vulnerability of the State to the negative effects of climate change. <p>The Act also establishes the Climate Change Advisory Council to advise ministers and the government on climate change matters.</p>
The National Mitigation Plan	<p>The National Mitigation Plan, the primary objective of which will be to track implementation of measures already underway and identify additional measures in the longer term to reduce greenhouse gas emissions and progress the overall national low carbon transition agenda to 2050. The first iteration will focus on measures upto 2020 and thereafter to 2015.</p> <p>The Plan will incorporate sectoral mitigation measures to reduce greenhouse gases, to be adopted by relevant Ministers with responsibility for key sectors, including agriculture, transport, energy and the built environment.</p>
National Climate Change Adaptation Framework (2012).	Ireland's first National Climate Change Adaptation Framework(NCCAF) , which was published in December 2012, aims to ensure that adaptation actions are taken across key sectors and also at local level to reduce Ireland's vulnerability to climate change.
Material Assets	

Title	Summary
Smarter Travel, A Sustainable Transport Future, A New Transport Policy for Ireland 2009-2020	Smarter Travel is the transport policy for Ireland that sets out how the vision of a sustainable travel and transport system can be achieved.
Cultural Heritage Archaeology and Built Heritage	
National Monuments Act 1930 with subsequent amendments	This is the primary legal protection to archaeology in Ireland and has been amended a number of times, most recently 2004.
Architectural Heritage Protection - Guidelines for Planning Authorities (2011)	The 2004 guidelines were reissued in 2011 following the transfer of architectural heritage protection functions to the Department of Arts, Heritage and the Gaeltacht. Part IV of the Planning and Development Acts 2000 – 2015 sets out the legislative provisions for the protection and conservation of our architectural heritage
National Inventory of Architectural Heritage (NIAH)	The National Inventory of Architectural Heritage (NIAH) is a state initiative under the administration of the Department of Arts, Heritage and the Gaeltacht. The purpose of the NIAH 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. NIAH surveys provide the basis for the recommendations of the Minister to the planning authorities for the inclusion of particular structures in their Record of Protected Structures (RPS).
Landscape	
A National Landscape Strategy for Ireland –2015	The Department of Arts, Heritage and the Gaeltacht has issued A National Landscape Strategy for Ireland which sets out objectives and principles in the context of a proposed National Landscape Strategy for Ireland.
Draft Landscape and Landscape Assessment Guidelines, (2000)	These Guidelines attempt to approach landscape appraisal in a systematic manner and recommend Landscape Character Assessment (LCA) as the method for assessment. LCA involves the characterisation of landscape based primarily on landcover (trees, vegetation, water etc.) and secondly on the value (i.e. historical, cultural, etc.). LCA is intended to aid the development management process as it gives indicators of development types which would be suited to certain locations using certain design criteria and consequently the character of the landscape remains intact
<p>Planning and Development Act 2000 (as amended).</p> <p>This Act consolidated all planning legislation from 1963 to 1999 and remains the basis for the Irish planning code, setting out the detail of regional planning guidelines, development plans and local area plans as well as the basic framework of the development management and consent system. Among other things, it provides the statutory basis for protecting our natural and architectural heritage, the carrying out of Environmental Impact Statements and the provision of social and affordable housing.</p> <p>There have been a number of changes to the legislation since 2000, the most significant of which are set out in The Planning and Development (Amendment) Act 2002 and the Housing (Miscellaneous Provisions) Act 2004, which made substantial changes to Part V of the Act.</p> <p>The Act was amended further with the Planning and Development (Amendment) Act 2015. Section 2 amends section 28 of the Planning and Development Act, 2000, relating to the issuing of Ministerial planning guidelines to planning authorities. Section 28 provides that planning authorities shall have regard to Ministerial guidelines in the performance of their planning functions, such as in the adoption of development plans and the determination of planning applications. The amendment introduces a new power whereby the Minister may, within the Section 28 guidelines, expressly state specific planning policy requirements to be applied by planning authorities, or An Bord Pleanála, as appropriate, in the exercise of their planning</p>	

Title	Summary
	<p>functions. Therefore, the content of guidelines will distinguish between advisory or general commentary, on the one hand, and specific requirements that must be mandatorily applied by planning authorities.</p> <p>In addition, a suite of new planning policies are being prepared most notably the National Planning Framework due to be finalised first quarter of 2017 which will replace the National Spatial Strategy. Prior to this a non-statutory Planning Policy Statement was issued in 2015 establishing then key principles including the following:</p> <ul style="list-style-type: none"> - No. 8. Planning will conserve and enhance the rich qualities of natural and cultural heritage of Ireland - - No. 9. Planning will support the protection and enhancement of environmental quality.

Title	Summary
Regional Planning Guidelines 2010-2020- to be replaced by Regional Economic and Spatial Strategies	<p>The aim of the Regional Planning Guidelines (RPGs) is to provide a framework for long term strategic development of the Greater Dublin Region for the period 2010 – 2022 which is consistent with the National Spatial Strategy (NSS) 2002 – 2020 and which ensures the successful implementation of the NSS at regional, county and local level.</p> <p>A key aspect of the RPGs is integrating sustainable economic development with the protection and enhancement of the environment. The RPGs are influenced by a wide range of international, national and regional level plans, programmes and legislation and also establish a framework for other lower level plans and programmes.</p>
South Dublin County Development Plan 2016-2022	<p>This plan sets out on a statutory basis the development framework for South Dublin County. The main sections relate to core strategy, housing, community infrastructure, economic development, urban centres and retailing, transport and mobility, infrastructure and environmental quality, green infrastructure, heritage, conservation and landscapes, energy and implementation.</p>
South Dublin Local Economic and Community Plan 2016	<p>The socio-economic framework centres around 6 key themes and goals which underpin the LECP. These themes and goals contribute to realising the overall vision. They include</p> <ul style="list-style-type: none"> Infrastructure, Enterprise and Employment Health and Well being Environment Poverty and Inclusion Education and Training Citizenship and Participation
South Dublin Heritage Plan 2010-2015	<p>South Dublin County Council intends to review and update the current County Heritage Plan 2010-2015.</p> <p>In tandem with this review, SDCC is also in the process of preparing the County's first Biodiversity Action Plan.</p> <p>A joint consultation process took place in April 2016 and two plans will be forthcoming: an Updated County Heritage Plan 2016-2022 and the first County Biodiversity Plan 2016-2022.</p>



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9th January 2018

Our Ref: SCP 171201.1

Re. Proposed Variation No 1 (a) to the South Dublin County Council Development Plan 2016-22

Dear Mr Keaney,

The Environmental Protection Agency (EPA) acknowledges your notice, dated the 8th December 2017, re the Proposed Variation No. 1 (a) to the South Dublin County Council Development Plan 2016-22, to extend the Grange Castle Business Park by rezoning 194ha of lands currently designated 'Rural and Agriculture' to 'Enterprise and Employment' (the Variation), and notes its contents.

SEA Determination

We note your position with regards to the need for Strategic Environmental Assessment (SEA) of the Variation. The attached SEA integration guidance document sets out the key environmental issues to be taken into account, as relevant and appropriate, in preparing the SEA and Plan. In addition, a number of specific comments on the Variation are included below and further comment may be provided at the next statutory consultation phase of the SEA Process.

Specific Comments on the Variation

The proposal to rezone c.194 hectares of greenfield lands currently classified as 'Rural and Agriculture' to 'Employment and Enterprise Lands' in order to extend the Grange Castle Business Park, is noted. Any proposed development arising from the Variation should be carried out in a manner that is consistent with the County Core Strategy and with the principles of sustainable development. You should ensure that any development is supported by adequate and appropriate critical infrastructure provision.

We acknowledge the attached Scoping Report, in particular, *Chapter 3-Key Environmental Resources*, along with the commitments to addressing environmental considerations identified such as water quality, flood risk, noise, traffic and transportation, green infrastructure and invasive species.

We note *Section 3.1.1 Biodiversity, Flora and Fauna* of the Scoping Report, which includes a commitment to the retention of ecological corridors and the enhancement of green infrastructure within the lands and surrounding areas. If not already undertaken, there is merit

to considering habitat mapping for the Variation lands, in order to strengthen those commitments for retaining/enhancing green infrastructure.

The Scoping Report identifies significant water quality issues relating to the Grand Canal which forms part of the boundary to the Variation lands. The EPA, in collaboration the DHPLG and the Local Authority Waters and Communities Office (LAWCO), has launched a website '[Catchments.ie](http://catchments.ie)' which provides detailed information on water quality assessments and trends for catchments, sub-catchments and water bodies nationally. Further in-depth water quality information, based on the characterisation work undertaken as part of the second cycle of River Basin Management planning, is also available via the WFD Application on EDEN (<https://wfd.edenireland.ie/>). The WFD Application provides a single point of access to catchment data useful for a range of catchment science and management purposes.

Scoping Process Guidance

Guidance on the SEA Scoping Process, including an SEA Pack, Integration Guidance, SEA Checklist, SEA Spatial Information Sources and guidance on Integrating Climate Change into SEA, is available on the EPA website and should be considered in the preparation of the SEA. This can be consulted at the following address: <http://www.epa.ie/pubs/advice/ea/>

Guidance on *Developing and Assessing Alternatives in SEA* (EPA, 2015) is also available at: <http://www.epa.ie/pubs/advice/ea/developingandassessingalternativesinsea.html>

Future Modifications to the Variation

Where changes to the Variation are made prior to finalisation, or where modifications to the Plan are proposed following its adoption, these should be screened for potential for likely significant effects in accordance with the criteria as set out in *SEA Regulations Schedule 2A Criteria (S.I. No. 436 of 2004)*.

Environmental Authorities

Under the SEA Regulations *S.I. No. 436 of 2004*), as amended by *S.I. No. 201 of 2011*, notice should also be given to the following:

- The Minister for Housing, Planning and Local Government
- The Minister for Agriculture, Food and the Marine and the Minister for Communications, Climate Action and Environment, where it appears to the planning authority that the plan or programme, or modification of the plan or programme, might have significant effects on fisheries or the marine environment.
- where it appears to the competent authority that the plan or programme, or amendment to a plan or programme, might have significant effects in relation to the architectural or archaeological heritage or to nature conservation, the Minister for Culture, Heritage and the Gaeltacht, and
- any adjoining planning authority whose area is contiguous to the area of a planning authority which prepared a draft plan, proposed variation or local area plan.

A copy of your decision regarding the determination, including, as appropriate, the reasons for not requiring an environmental assessment, should be made available for public inspection at your offices, local authority website and should also be notified to any Environmental Authorities already consulted.

Should you have any queries or require further information in relation to the above please contact the undersigned. I would be grateful if an acknowledgement of receipt of this submission could be sent electronically to the following address: sea@epa.ie.

Yours sincerely,

A handwritten signature in black ink that reads "David Galvin". The signature is written in a cursive style with a large initial 'D' and 'G'.

David Galvin
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