

South Dublin County Development Plan 2022-2028

Strategic Environmental Assessment (SEA) Non-
Technical Summary (Volume 1)

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Environmental Assessment **Built Environment**

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1 Non-Technical Summary (NTS)

1.1 Introduction

This is the Non-Technical Summary (NTS) of the Strategic Environmental Assessment (SEA) for the South Dublin County Development Plan (CDP) (2022-2028) ('the Plan') which was adopted on the 22 June 2022 and is effective from the 3 August 2022.

The Plan is a strategic document setting the vision and direction for the future development of South Dublin County for the benefit of all its citizens up to 2028.

The preparation of the Plan is required to undergo a Strategic Environmental Assessment (SEA), including the preparation of an SEA Environmental Report and SEA Statement, in accordance with Directive 2001/42/EC and associated implementing national legislation on the Assessment of the Effects of Certain Plans and Programmes on the Environment¹ (known as the SEA Directive).

The purpose of the Environmental Report is to evaluate the *likely environmental effects* of the Plan, and to have their significance evaluated with regard to the environmental baseline. This provides stakeholders and the public with a clear understanding of the likely environmental consequences of implementing the Plan.

The preparing of the Non-Technical Summary (NTS) (Volume 1) and the Strategic Environmental Assessment (SEA) (Volume 2) and SEA Statement has been undertaken by Brady Shipman Martin, Environmental, Landscape and Planning Consultants on behalf of South Dublin County Council.

1.1.1 What is included in the SEA Environmental Report?

- A description of the environment and the key environmental issues.
- A description and assessment of alternatives for the Plan.
- An assessment of the provisions of the Plan.
- Mitigation measures, which will avoid / reduce the environmental effects of implementing the Plan and will contribute towards compliance with important environmental protection legislation.

¹ EC (2001). DIRECTIVE 2001/42/EC

2 Strategic Environmental Assessment (SEA) Process

2.1 What is SEA?

Strategic Environmental Assessment (SEA) is the process by which environmental considerations are required to be fully integrated into the preparation of plans and programmes prior to their final adoption. The objectives of SEA are to provide for a high level of protection of the environment and to promote sustainable development².

SEA enables the planning authority to direct development towards robust, well-serviced and connected areas in the County, thereby facilitating the general avoidance of incompatible areas in the most sensitive, least well-serviced and least well-connected areas.

SEA provides greater certainty to the public and to developers. Plans are more likely to be adopted without delays or challenges and planning applications are more likely to be granted permission.

2.2 Steps in the SEA Process

Table 2.1 highlights the four key stages in the SEA process and the progress made to date.

Table 2.1: Key Stages in SEA

Stage	Description	Status
1. Screening	Screening will determine if SEA is required.	Completed ✓
2. Scoping	Determines the spatial and temporal scope of the SEA in consultation with the designated statutory consultees.	Completed ✓
3. Environmental Report	Formal and transparent assessment of the likely significant impacts on the environment due to implementation of a Plan / Programme including all reasonable alternatives. The output from this stage is an Environmental Report which is required to go on public display along with the Plan / Programme.	Completed ✓
4. SEA Statement	Summarises the process undertaken and identifies how environmental considerations and consultations have been integrated into the final Plan / Programme.	Current Stage

² Environmental Protection Agency (EPA) (2021). *Strategic Environmental Assessment*.

2.3 Screening (Stage 1)

In accordance with Article 13(B)(a), SEA for the Plan is mandatory as *‘the population or target population of the area of the planning authority is 10,000 persons or more’*. The Plan was subject to screening for the requirement for Appropriate Assessment (AA) (see Section 3.7) and to screening for the requirement for SEA in accordance with Article 13(B) of S.I. No. 436 of 2004, as amended by S.I. No. 201 of 2011, and the criteria set out in Schedule 1 of the Regulations.

The Plan is subject to SEA and a SEA Environmental Report (this report) has been prepared; to Appropriate Assessment and a Natura Impact Report (NIR) has been prepared; and to Flood Risk Assessment and a Strategic Flood Risk Assessment (SFRA) has been prepared.

2.4 Scoping (Stage 2)

The Scoping Stage (Stage 2) ensures that the SEA is focused on the relevant environmental issues and examines issues at the appropriate level of detail. Scoping also includes consultation with the Environmental Authorities, and allows for the incorporation of the views of the Environmental Authorities within the Plan / Programme and the SEA Environmental Report.

2.5 SEA Environmental Report (Stage 3)

The SEA Environmental Report is the main assessment and written output of the SEA process. Consultation submissions received the SEA Scoping Stage, are considered in the Plan and the assessment process.

The SEA Environmental Report (Volume 2) predicts and evaluates the *likely significant effects* of the Plan and the plan alternatives. The Environmental Report provides SDCC, stakeholders and the public with a clear understanding of the likely environmental consequences of implementing the Plan. The SEA Environmental Report considers all of the following in accordance with the requirements of the SEA Directive:

1. Biodiversity (Flora & Fauna);
2. Population & Human Health;
3. Soil and Geology;
4. Water Quality;
5. Air, Noise and Climate;
6. Landscape;

7. Material Assets;
8. Cultural Heritage; and
9. Interaction and Cumulative Impacts.

Table 2.2 summarises the content of the SEA Environmental Report (Volume 2). In the first instance, the SEA Environmental Report details the current condition of the environment of the study area under each of the sub-headings set out above. The SEA Environmental Report also summarised the significant environmental pressures that may affect each of the environmental topics and the current (baseline) condition of the environment.

Table 2.2: Content of the SEA Environmental Report

No.	Chapter	Description
1	Introduction	A brief introduction to the SEA Environmental Report.
2	South Dublin County Development Plan 2022-2028	A description of the County Development Plan (Plan) and a summary of its key policies and objectives.
3	Methodology	The steps taken in preparation of the SEA, including the methods used and technical difficulties encountered.
4	Review of relevant Policies, Plans and Programmes	The relationship of the Plan to other relevant plans and programmes is highlighted.
5	Environmental Baseline	A description of the current environment of the area of the Plan is given, highlighting any existing environmental problems. This exercise results in a baseline against which the likely effects of implementing the Plan can be examined.
6	SEA Objectives, Targets & Indicators	A number of environmental protection objectives which have been established at international, EU or national Level and are relevant to the Plan are listed. Following this, a description of how the objectives and any environmental considerations have been taken into account in the preparation of the Plan is given.
7	Description of Alternatives	An assessment of the proposed alternatives to the Plan are considered at this stage.
8	SEA: South Dublin County Development Plan	An examination of the Plan policies and objectives in terms of their potential effects on the various environmental parameters.
9	Mitigation Measures	Should potentially significant effects be discovered, measures to avoid, reduce or offset these effects are proposed and integrated into the Plan.
10	Monitoring Programme	Proposals for monitoring the significant effects of the Plan on the environment are put forward. A number of indicators of change and targets are identified and existing monitoring arrangements are utilised.

No.	Chapter	Description
11	Conclusion	A conclusion with regard to the overall potential impact on the environment resulting from the implementation of the Plan.

2.6 SEA Statement (Stage 4)

A SEA Statement has been prepared and is published alongside the d South Dublin County Development Plan 2022-2028, (together with an updated SEA Environmental Report and NTS (this report) and Natura Impact Report (NIR)) setting out how the SEA and any consultation responses have influenced the Plan.

The SEA Statement also includes the measures decided upon to *monitor the significant environmental effects* of implementing of the Plan.

2.7 Appropriate Assessment (AA)

A Screening Stage for ‘*Appropriate Assessment*’ (AA) (Stage 1) has been undertaken for the Plan. The need for Appropriate Assessment arises out of the Habitats Directive³ (on the conservation of natural habitats and of wild fauna and flora), which requires that proposed plans and programmes⁴ undergo a screening test for *likely or potential effects* on European Sites (also known as the Natura 2000 network) arising from their implementation.

Therefore, a Stage 2 Appropriate Assessment is required and a Natura Impact Report (NIR) has been prepared in parallel with the preparation of the Plan and the SEA.

2.8 Strategic Flood Risk Assessment (SFRA)

A Strategic Flood Risk Assessment (SFRA) has been undertaken for the preparation of the Plan. The requirement for SFRA is provided under ‘*The Planning System and Flood Risk Management Guidelines for Planning Authorities*’.

The preparation of the Plan, Strategic Flood Risk Assessment, Strategic Environmental Assessment and Appropriate Assessment have taken place concurrently and the findings have informed both the Plan and the SEA.

³ 92/43/EEC

⁴ including amendments or variations to Plans and programmes

2.9 Consultation

SDCC gave notice of its intention to review the existing Development Plan (2016-2022) and to prepare a new Plan for the period 2022-2028 on Friday 31 July 2020. A *Strategic Issues Paper* was prepared to help identify the issues relevant to South Dublin.

Pre-draft public consultation was undertaken over an eight week period from 31 July to 28 September 2020. A dedicated website was setup to facilitate public engagement and a submissions portal provided for online submissions. The *Strategic Issues Paper* addressed the following topics and each topic had a set of prompting questions to stimulate thinking about policy responses:

- Built Environment and Place-making.
- Climate Action and Energy.
- Population Growth and Housing.
- Sustainable Movement.
- Community Services.
- Economic Development and Employment.
- Natural Heritage and Biodiversity.
- Infrastructure and Utilities.
- Your Neighbourhood.
- Environmental Assessments (including SEA).

A total of 227 no. submissions were received in relation to the pre-draft Plan. These submissions were summarised in the Chief Executive's Report (19 November 2020) and informed the drafting of the Plan and SEA Scoping with the Environmental Authorities.

In December 2020, the SEA Scoping Report was issued to the specified Environmental Authorities, which includes the EPA, various governmental departments and surrounding local authorities. Observations / submissions were received from the EPA and Geological Survey Ireland (GSI).

The Draft South Dublin County Development Plan 2022-2028 was placed on public display for consultation from the 7 July 2021 to 15 September 2021. During this period 302 submissions and observations were received, including on the SEA from the Office of the Planning Regulator, GSI, An Taisce, Eastern and Midland Regional Assembly (EMRA) and EPA. The Chief Executive prepared a report (CE's Report, December 2021) on the submissions and observations identifying 820 broad issues. The CE's Report was circulated to the Elected Members of South Dublin County Council.

Thereafter, the CE's Report was reviewed with the Elected Members and proposed amendments to the Draft Plan, including material amendments, were agreed.

The Proposed Material Alterations (PMA), SEA Environmental Report and NIR were placed on public display from 29 March 2022 to 26 April 2022 during which a further 84 submissions and observations were received on the PMA. The submissions and observations were addressed in the Chief Executive's Report of 23 May 2022 and the Members of South Dublin County Council formally adopted the new South Dublin County Development Plan 2022-2028 at a special meeting on the 22 June 2022. The Development Plan comes into effect on the 3 August 2022.

3 The Plan

3.1 Introduction

South Dublin County Council (SDCC) has prepared the South Dublin County Development Plan 2022-2028 ('the Plan'). The Plan will shape the future development of the county and will set out the strategy for the proper planning and sustainable development over the period 2022 to 2028.

3.1.1 Geographical Area of the Plan

South Dublin County is one of four Local Authority areas in the Dublin region. The Plan covers the administrative area of South Dublin County, which is 223 square kilometres (sq.km.) in extent. The county comprises consolidation areas, metropolitan consolidation towns and small towns / villages, and is bounded by adjoining counties of Wicklow, Kildare, Dublin City, Fingal and Dun Laoghaire. The county is bound by the River Liffey to the north and rural lands to the west and by the Dublin Mountains to the south.

3.2 Content of the Plan

The Plan is set out in a series of volumes and comprises a written statement that outlines the development policies and objectives for the Plan Area and the Core Strategy. The Written Statement is accompanied by maps, settlement plans, the SEA Environmental Report, SEA Statement, a Natura Impact Report (NIR), a Strategic Flood Risk Assessment (SFRA) and other supporting appendices.

The Core Strategy, sets out how the objectives in the Plan are consistent with national and regional development objectives set out in the *National Planning Framework (NPF)* and the *Regional Spatial and Economic Strategy* for the Eastern and Midlands Region (RSES). The Plan consists of:

- The Written Statement and associated land use mapping - constitutes the main body of the document outlining the vision, Core Strategy, policies and objectives of the Plan.
- Appendices.

The Written Statement is divided into 13 no. separate chapters setting out various policies and objectives under the following headings:

- Chapter 1: Introduction
- Chapter 2: Core Strategy
- Chapter 3: Natural, Cultural and Built Heritage
- Chapter 4: Green Infrastructure (GI)

- Chapter 5: Quality Design and Healthy Place-making
- Chapter 6: Housing
- Chapter 7: Sustainable Movement
- Chapter 8: Community Infrastructure and Public Open Space
- Chapter 9: Economic Development and Employment
- Chapter 10: Energy
- Chapter 11: Infrastructure & Environmental Services
- Chapter 12: Our Neighbourhoods
- Chapter 13: Implementation and Monitoring

3.3 Aims and Vision of the Plan

The aim of the **Core Strategy**⁵ is to set out an evidence based strategy for the future development and planning of the Plan area. The Core Strategy presents the medium to long-term strategy for the county. It must show that the development objectives in the Plan, are consistent as far as practicable, with national and regional development objectives.

The Core Strategy of the Plan will focus on environmental protection, integration of transport and land use, reduction of anthropogenic gasses and climate change. The Core Strategy is set out in following three parts:

1. Land capacity - available land for development.
2. The planning, infrastructure and deliverability of available land.
3. Proposed land for the Plan period.

The **Strategic Vision** has been developed in line with International, national and regional policy provisions alongside the SDCC corporate plan mission to '*make our county a vibrant and inclusive place for the people who live, visit, work and do business here, now and in the future*'. The Strategic Vision of the Plan is that:

'In 2028 South Dublin will be a place that our communities are proud of, that our businesses can thrive in and that will help us to live greener and healthier lives.'

⁵ Planning and Development Act 2000 (2020). Updated.

3.4 Monitoring and Progress

A Development Plan must be able to respond to changing circumstances within its lifetime. Regular monitoring of the relationship between the Plan and changes within a wider EU and national policy context, development pressures and varying local priorities are important if the policies and objectives are to remain effective and relevant throughout the lifetime of the plan. The impact of policies and specific objectives should wherever possible be quantified.

Monitoring will identify issues with objectives and allow suitable corrective action to be taken. It will also identify whether the Plan remains consistent with national and regional policy, and where changes occur at national and / or regional level, advise whether the Plan should be varied as necessary to ensure consistency with these higher level plans.

It is a requirement under the Planning and Development Act 2000 (as amended) for a report to be prepared, two years after the making of the plan, on the progress achieved in securing the objectives of the Development Plan. This Progress Report is necessary because, under the Act, it is the duty of the Planning Authority to *“take such steps as are in its powers as may be necessary for achieving the objectives of the Development Plan”*.

The SEA process through the recommendation of mitigation measures, by its nature requires environmental monitoring throughout the lifetime of the 6-year Development Plan. To assist in the monitoring of this Plan, SDCC will set up systems to monitor planning and development in the county to help measure the degree to which the objectives are being achieved.

4 Policy Context - Policies, Plans & Programmes

The preparation of the Plan was considered within the context of a hierarchy of policies, plans and programmes of international, national, regional and local level as detailed in Chapter 3 (Methodology) and Chapter 4 (Review of Relevant Policies, Plans and Programmes) of the SEA Environmental Report (Volume 2).

The Plan must comply with relevant higher-level strategic actions and will, in turn, guide lower level strategic actions. In this instance, the Plan must comply with higher level plans including *Project Ireland 2040: National Planning Framework* (NPF). The NPF is implemented through the *Regional Spatial and Economic Strategies* (RSEs) and lower tier Development Plans and Local Area Plans.

The RSE for the Eastern and Midlands Region sets out objectives for land use planning, tourism, infrastructure, sustainable development, environmental protection and environmental management for the Eastern and Midlands Region, that have been subject to environmental assessment and must be implemented through the CDP.

Being a county-level plan, the Plan sets the framework for lower-level plans, such as local area plans and other county and lower level plans and programmes, refer to Chapter 4 of the SEA Environmental Report (Volume 2).

Both the NPF and RSEs, as well as the majority of other and lower level plans have also been subject to the Strategic Environmental Assessment (SEA) process.

Some of the key policies, plans and programmes of key relevance to South Dublin County Council and the development of the County Development Plan include:

- Strategic Environmental Assessment (SEA) Directive
- EU Birds and Habitats Directive
- Water Framework Directive
- Floods Directive
- Drinking Water Directive
- Ireland's Environment - An Assessment (2020) (EPA)
- Biodiversity Action Plan for South Dublin County 2020 - 2026
- Climate Change Action Plan (CCAP) 2019-2024 (South Dublin).

5 Environmental Baseline

5.1 Introduction

This section provides a summary of the environmental baseline of South Dublin County. The environmental baseline is the current state of the environment.

Baseline data will be collected for the various environmental receptors described in the SEA Directive *i.e.* biodiversity, fauna, flora, population, human health, soil, water, air, climate factors, material assets, cultural heritage including architectural and archaeological heritage, and landscape. Baseline data creates a platform whereby existing issues relevant to the Plan area can be measured, where possible, and therefore ensuring that the implementation of Plan does not aggravate these environmental issues.

The environmental baseline together with the Strategic Environmental Objectives (SEOs), (refer to Section 6_, is used in order to identify, describe and evaluate the *likely significant environmental* effects of implementing the Plan and in order to determine appropriate monitoring measures.

5.1.1 Likely Evolution of the Environment in the Absence of a New Plan

To date the previous Plan (2016-2022) has contributed towards environmental protection and sustainable development within South Dublin. However, in the absence of a new Plan, it is uncertain how permission for new development would be applied for and considered.

Although higher level environmental protection, including the various EU Directives and Irish Regulations, would still apply, the decline of this framework would mean that new development would be less coordinated and controlled. Such development could result in an increase in the occurrence of *negative / adverse* effects on the various environmental aspects (*i.e.* human health, biodiversity, air quality), especially those arising cumulatively. Cumulative effects occur as a result of the addition of many small impacts to create one larger, more significant, impact. As a result, there is the potential for the increased likelihood in the extent, magnitude / scale and frequency of *negative / adverse* effects on all environmental aspects occurring. These include:

- Loss of / damage / fragmentation to **biodiversity** in designated sites (*i.e.* European sites) and Annexed habitats and species, listed specs, ecological connectivity and non-designated habitats; and disturbance to biodiversity and flora and fauna, due to the development of lands.

- Loss of / damage / fragmentation to **existing green infrastructure** and associated ecosystem services, ecological connectivity and non-designated habitats.
- Loss of / damage / fragmentation to **biodiversity** and **flora and fauna** that help contribute to protecting natural capital and the environmental vectors of air, water and soil.
- Habitat disturbance (due to noise, lighting *etc.*) and displacement of **protected species**.
- Negative / adverse impacts to **human health** as a result of damage or loss to natural capital and environmental vectors including air and water.
- Loss / damage / degradation or loss of the **hydrogeological** and ecological function of soil resources.
- Negative / adverse impacts upon the status of **waterbodies** (including **groundwater**, **surface water**, **lakes** and **coastal waters**) arising from changes in quality, flow and / or morphology.
- Not adequately treating surface water run-off that is discharged to **waterbodies** and not providing appropriate wastewater treatment.
- Increases in the risk and extent of **flooding**.
- Failure to comply with **drinking water** regulations and serve new development with adequate drinking water (water services infrastructure and capacity is needed to ensure the mitigation of potential conflicts).
- Potential negative / adverse interactions between **waste**, **soil**, **water**, **biodiversity** and **human health**.
- Failure to reduce **carbon emissions** in line with, national and European environmental objectives.
- Potential effects on protected and unknown **archaeology** and protected **architecture** arising from the construction and operation of development.
- Negative / adverse visual impacts and / or conflicts with the appropriate protection of designations relating to the **landscape**.
- **Waste** levels would increase.

5.1.2 Ireland's Environment - An Integrated Assessment 2020

The seventh *State of the Environment Report* published by the EPA indicates that the overall quality of Ireland's environment is not what it should be, and the outlook is not optimistic unless we significantly increase the implementation of solutions. The environmental challenges that Ireland

faces is cut across different environmental topics, such as climate, air, water and biodiversity and across organisations and all levels of society.

The COVID-19 pandemic has had a huge impact on Ireland's economy, however, the degree to which this impact will obstruct national environmental policy ambitions, including the transition to a climate-neutral economy, will be seen in the future.

5.1.3 UN Sustainable Development Goals

The Plan will contribute towards the *2030 Agenda for Sustainable Development* and the Sustainable Development Goals (SDGs).

5.2 Biodiversity (Flora and Fauna)

Biodiversity plays a significant role in the delivery of clean air, water, healthy soils and food as well as visually contributing to a plan area with its natural beauty and heritage. Ireland has a rich diversity of ecosystems and wildlife in its terrestrial / land, freshwater and marine environments. However, over the last few decades, human impacts on biodiversity have significantly increased and resulted in increased damage and loss of habitats and species⁶.

Biodiversity is vulnerable to climate change as it accelerates the destruction of the natural world through droughts, flooding and wildfires, while the loss and unsustainable use of nature are in turn key drivers of climate change. However biodiversity and nature are also vital in the fight against climate change.

Ecological networks act as corridors and stepping stones for wildlife, and are important for connecting areas of biodiversity, but also for migration and dispersal of species of flora and fauna. The County has a number of undeveloped or protected corridors of land, which act as links from the surrounding countryside into Dún Laoghaire-Rathdown, Fingal and into the denser urban core of Dublin City. These ecological networks and protected corridors include:

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

⁶ Department of Culture, Heritage and the Gaeltacht (DCHG) (2017). *National Biodiversity Action Plan 2017-2021*.

Green Infrastructure can be defined as an interconnected network of natural space that conserves natural ecosystem values and functions and provides associated benefits to human populations. Green Infrastructure describes the functionality of rivers, inland waterways, floodplains, wetlands, woodlands, farmland, coastal areas, parks and gardens and the services they provide.

South Dublin (including the adjacent areas to the Plan Area), has a number of areas designated for protection under the EU Habitats Directive⁷ which form part of a **European network** of important ecological sites known as the Natura 2000 network. These include Special Areas of Conservation (SAC), which are legally protected under the EU Habitats Directive for the conservation of habitats⁸ and species⁹, and Special Protection Areas (SPAs), which are protected under the EU Directive on the Conservation of Wild Birds¹⁰. There are three European sites within South Dublin County, all of which are located within the area of the Dublin Mountains.

- The Glenasmole Valley Special Area of Conservation (SAC).
- A portion of the Wicklow Mountains SAC that extends into South Dublin County from County Wicklow.
- A portion of the Wicklow Mountains Special Protection Area (SPA) for Birds.

Nationally Designated Sites include Natural Heritage Areas (NHAs) which are legally protected areas that are considered important for their habitats or which holds species of plants and animals whose habitat needs protection. While not statutorily designated proposed Natural Heritage Areas (pNHAs) are also of significance for wildlife and habitats. The two SACs within the county are designated as pNHAs (Glenasmole Valley and Wicklow Mountains SAC). There are five proposed Natural Heritage Areas (pNHAs) within the county.

Existing biodiversity issues / and threats on Ireland's habitats and species, which are also relevant to South Dublin include¹¹:

- **Development** - construction and use of residential, commercial and recreational infrastructure and areas (For example development on greenfield sites).

⁷ EU Habitats Directive 92/43/EEC.

⁸ Annex I

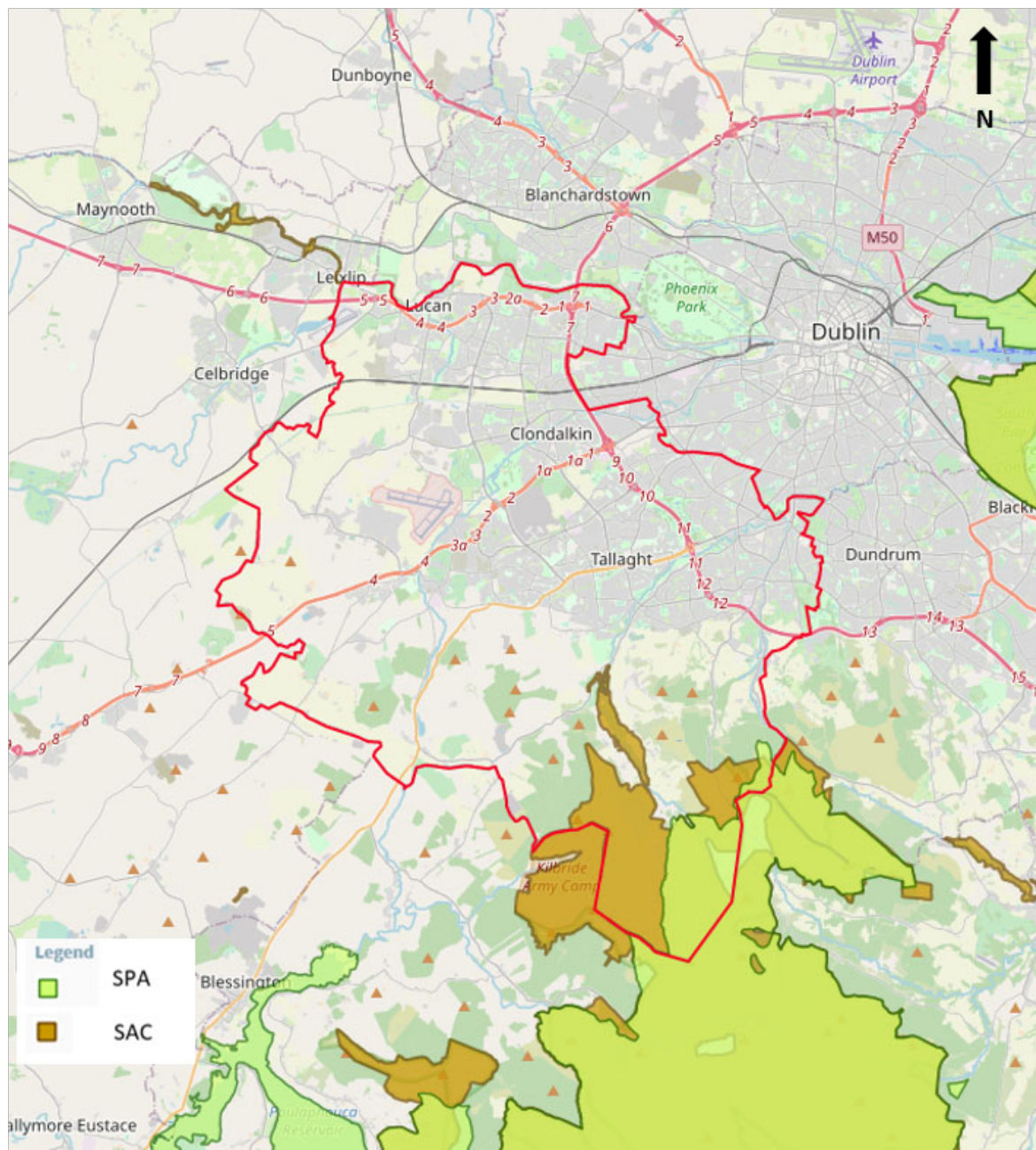
⁹ Annex II

¹⁰ EU Directive on the Conservation of Wild Birds 2009/147/EC

¹¹ Department of Culture, Heritage and the Gaeltacht (DCHG) (2019). *The Status of EU Protected Habitats and Species in Ireland. Ireland's Article 17 report 2019.*

- **Transport systems** - development / operation of the transport systems (For example the construction and development of the road network, and light and noise pollution).
- **Energy and infrastructure development** - for example construction of roads, power, water and wastewater, also windfarms, etc.
- **Green Infrastructure** - protecting the existing green infrastructure network from fragmentation and loss.
- **Ecosystem Services** - recognising and promoting the value of ecosystem services that the green infrastructure network provides to the county.
- **Climate Change** - for example climate change events *i.e.* storms and flood events.
- **Human-induced changes in water regimes** - for example wastewater treatment systems in the vicinity of waterbodies and contamination arising through poor working practices.
- **Mixed source pollution** - for example emissions from transport, heating homes, leachate from landfills and pollution from wastewater treatment systems.
- **Land Management** - conversion of land / sites and sealing of soils can release CO₂ into the atmosphere and further reduce areas of 'carbon sinks'.
- **Agriculture** - for example intensive agricultural practices, the use of fertiliser and pesticides.
- **Awareness** - increasing awareness of biodiversity through enhanced interpretation on-site and through visitor facilities.
- **Alien and problematic species** - for example the loss of biodiversity, but also diseases.
- **Invasive Species** - continued control and management of invasive species.

Figure 5.1: European Sites within and Adjacent to the Plan Area¹²



5.3 Population and Human Health

The 2016 Census results showed that the population for South Dublin local authority was 278,767¹³ persons, an increase of 5.11% from the 2011 Census (265,205 persons). National and Regional Plans allocate a further 50,000 people to live in South Dublin between 2016 - 2031 with further compact

¹² EPA AA Geotool Map (2021h). Source: *OpenStreet Maps*.

¹³ AIRO (2021). *AIRO 2016 Census SAPS Mapping Viewer*.

growth potential within the County up to 2040 and beyond. This equates to growth of just under 3,500 persons per year.

The distribution of future household (including population) growth in the Plan is based on the key principles of the *National Planning Framework* (NPF) and the *Regional Spatial and Economic Strategy* (RSES) of providing an adequate supply of quality housing to meet existing and future demand, including addressing the current housing crisis and homelessness.

Human health has the potential to be impacted upon by environmental factors such as air, water or soil through which contaminants could accumulate and have potential to cause harm through 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.

The greatest health risk from radiation in Ireland is caused by radon. **Radon** is a radioactive gas, which is naturally produced in the ground from the uranium present in small quantities in all rocks and soils.

The COVID-19 crisis that began in March 2020, has highlighted the importance of the natural environment in our local areas. The current limitations and social distancing requirements brought about as a result of COVID-19 have further highlighted the continuing need for the provision and access to these assets in our urban areas.

Existing population and human health issues / pressures on the population of South Dublin include:

- **Population / Households** - there is an increasing demand for housing units in the county.
- **Flooding** - South Dublin is vulnerable to fluvial and pluvial flooding events which occur as a result of storm events.
- **Radon** - the greatest health risk from radiation in Ireland is caused by radon.
- **Health and Well-being** – continue the development of recreation and leisure facilities.
- **Access** - the ‘*Access to and the use of Blue / Green Spaces in Ireland during a Pandemic*’ study highlighted significant differences between socio-economic groups in relation to the amount of time spent outdoors in blue / green spaces during the pandemic with the lowest income group reporting the lowest average number of days.
- **Climate Change** - potential impacts of climate change on human health from changes to local weather, including prolonged periods of hot or cold weather - which can lead to heat and cold stresses and their associated effects.

- Information on the status of drinking water, urban wastewater climate change are provided in other sections of this report.

5.4 Land, Soils & Geology

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 and hill farming.

Due to the proximity of Dublin City, **farmland** types in the county are subject to differing levels of urban development pressure, for example, for one-off rural housing. Farmland in South Dublin can be broadly broken down into four categories:

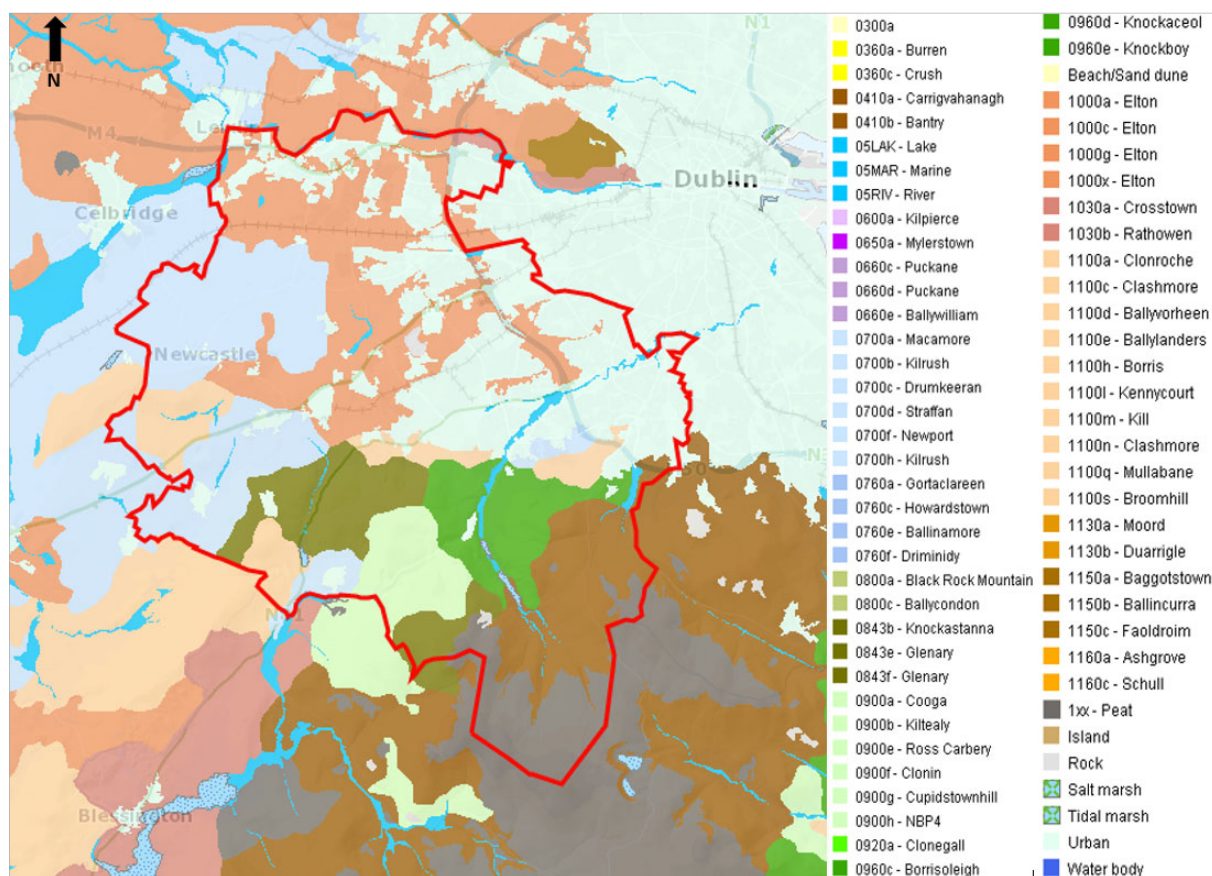
- Urban fringe farmland.
- Grazing / arable lowland farms.
- Hill farms.
- Upland farms.

Land use changes from agriculture to uses for residential developments and business parks etc. can result in the loss of hedgerow boundaries and alterations to stream channels. The loss of agricultural and soil resources close to Dublin City also increases dependency on imported food produce.

Woodlands, trees, and hedgerows, all offer opportunities for biodiversity protection, and mitigation for (and adaptation to) climate change. The majority of forestry planting is located in the hills / uplands of the Dublin Mountains.

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. Blanket peats found in the uplands are considered to be of international importance, with SAC protection for a large section of the upland peat soils in the county. More diverse soils are found along the central plain and Liffey Valley section of the county. See Figure 5.2.

Figure 5.2: Soil Information System (SIS) National Soils Map for South Dublin¹⁴



According to Geological Survey, Ireland *landslide susceptibility mapping*, the majority of the county has a *low landslide risk*, with the risk rising of *moderate to high landslide susceptibility* towards the south of the county, towards the Dublin Mountains.

The **geology** of South Dublin is recognised as an essential component of the county's natural heritage resource. Its fertile low-lying soils formed the foundation of the county's rich agricultural heritage while its deposits of sands, gravels, and rock in the uplands supported extractive industries.

The **Geological Heritage Audit** of South Dublin¹⁵, identifies ten geological sites of interest in the county.

Existing soil and geology issues / pressures with environmental considerations include:

- **Soil** - the loss / damage of soil from the construction of greenfield sites for development.

¹⁴ Environmental Protection Agency (EPA), Ordnance Survey Ireland (OSI), Geo Hive (2021). *Environmental Sensitivity Mapping Webtool* at: www.enviromap.ie

¹⁵ Completed in 2014

- **Soil** - erosion of soils in the county from intensive agricultural / forestry practices, quarrying activities.
- **Soil** - the protection of soil and the need for a *Soil Protection Strategy*.
- **Soil** - local pollution of soil from the use of septic tanks systems to treat wastewater, from poorly maintained systems.
- **Soil** - disturbance of contaminated soils could result in potential for water pollution and potential further land contamination.
- **Soil sealing** - covering of the ground by an impermeable material. Soil sealing can potentially put biodiversity at risk, increase the risk of flooding and prevents natural drainage.
- **Pressure on soil** - from land-use change, intensification of agriculture, erosion, overgrazing, disposal of organic wastes to soils, afforestation, industry and urbanisation.
- **Land Management** - conversion of land / sites and sealing of soils can release CO₂ into the atmosphere and further reduce areas of 'carbon sinks'.
- **Contaminated soils** - can occur from unauthorised waste-related activities, leakages and accidental spillages of chemicals. Technical and financial constraints on development and the threat contaminated soils pose to the health of the population.
- **Geological Heritage** - the protection of sites of geological importance within the county.
- **Climate change** - carbon stored in soils plays an important role in maintaining soil functionality, in water and air quality and in climate change. Proper land use management is essential to prevent carbon stored in soil from being released into the atmosphere.
- **Groundwater** - rock types in the county that provides for a productive groundwater aquifer.

5.5 Water Quality

Water is fundamental to all life - humans, plants and animals. It is also critical in economic terms in generating and sustaining wealth in a number of key areas such as agriculture, fishing, power generation, industry, transport and tourism. Water resources are fragile and require continued protection.

Nearly half of the surface waters in Ireland are failing to meet the water quality objectives set by the Water Framework Directive because of pollution and other human disturbance¹⁶. Water quality in Ireland has seen an overall decline in surface water quality, especially in rivers, between 2004 and

¹⁶ EPA (2020a). *Ireland's Environment - An Integrated Assessment 2020*.

2012¹⁷. Preserving a high standard of water is essential for human health and the natural environment.

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.

The Water Framework Directive defines '*overall surface water status*' as the general expression of the status of a body of surface water, determined by the poorer of its ecological status and its chemical status. In order to achieve a 'good status' both the ecological status and the chemical status of a surface water body need to be at least '*good*'.

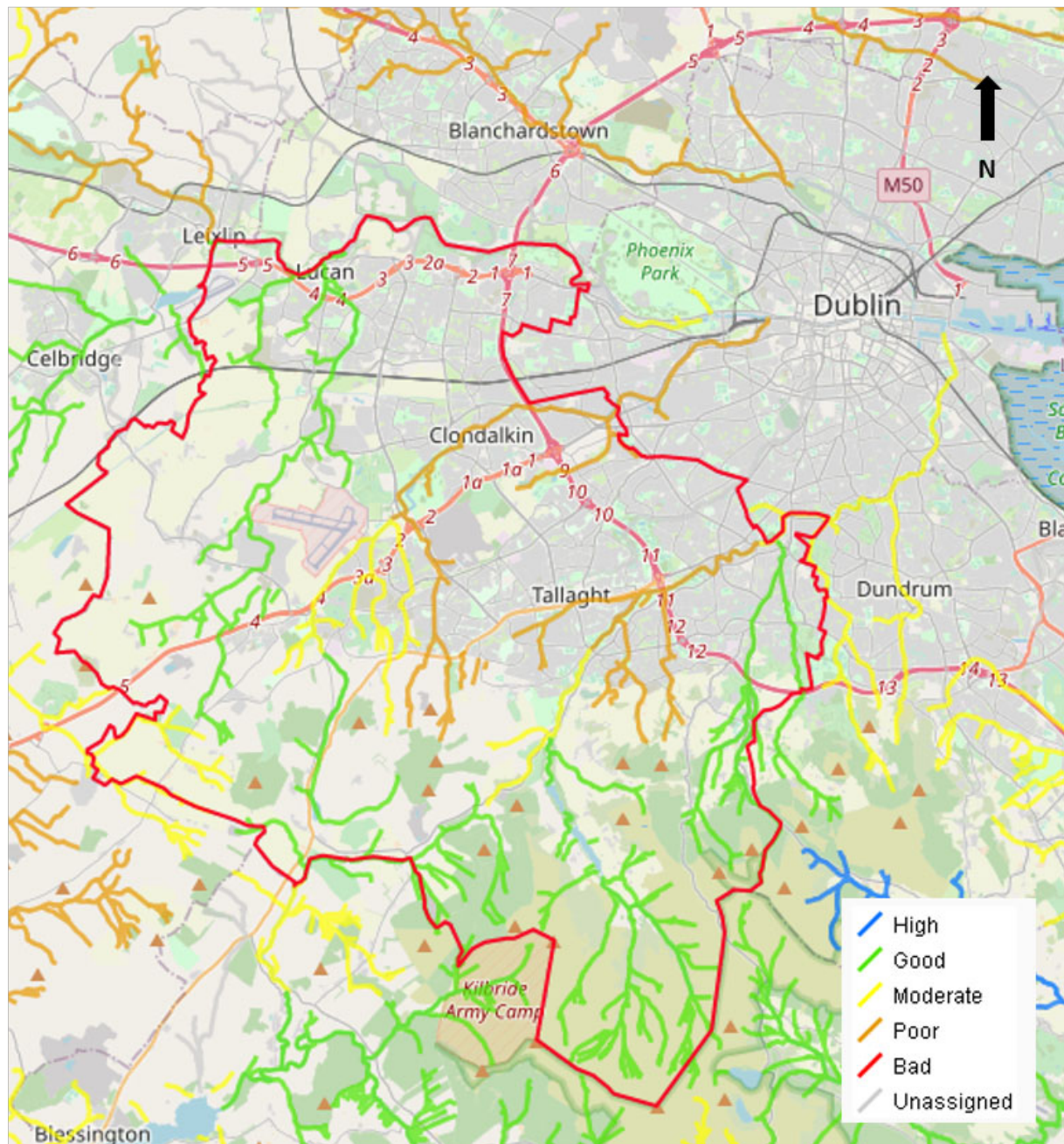
The **status** of the **river waterbodies** in South Dublin ranges from '*poor*' to '*good*' during the 2013-2018 monitoring period. The latest EPA '*Water Quality in Ireland Report 2013-2018*' indicates that in South Dublin 6% of its rivers had a '*good*' status, 2% had a '*moderate*' status, while 3% had '*poor*' status. See Figure 5.3.

The three main **rivers** in South Dublin are the River Liffey, River Dodder and River Camac. Others rivers in the county include the River Griffeen, River Poddle, Whitechurch Stream (or River Glynn), River Owendoher, River Lisheen and River Brittas, River Shinkeen, Greenogue Stream, Baldonnell Stream and Tobermaclugg Stream.

The **River Liffey** source is located in Wicklow and the river drains lands in Wicklow, Kildare, South Dublin, Fingal and Dublin City. The River Liffey water quality status is '*good*' as it flows in an easterly direction along the border of South Dublin. The **River Dodder** source is located just inside Wicklow, and drains lands in South Dublin Dun Laoghaire-Rathdown and Dublin City. The River Dodder water quality status ranges from '*good*' to '*poor*' as it flows in a north-easterly direction through South Dublin. The source of the **River Camac** is in South Dublin; it also drains lands in Dublin City. The River Camac water quality status ranges from '*good*' to '*poor*' as it flows in a north-easterly direction through South Dublin.

¹⁷ Environmental Protection Agency (EPA) (2019c). *Water Quality in Ireland 2013-2018*.

Figure 5.3: WFD River Waterbody Status for South Dublin 2013-2018¹⁸



The **Groundwater** Water Framework Directive status in South Dublin between 2013 and 2018 was generally 'good'¹⁹ and therefore must be protected from deterioration. There is a small area of 'poor'

¹⁸ Environmental Protection Agency (EPA) Maps (2021). Source OpenStreet Maps.

¹⁹ Environmental Protection Agency (EPA) Maps (2021).

quality groundwater present at the industrial facility²⁰ on the South Dublin County and County Kildare border.

The Water Framework Directive requires that **Registers of Protected Areas** (RPAs) are compiled for a number of waterbodies or part of waterbodies which must have extra controls on their quality, as their waters are used by people and by wildlife. A number of waterbodies have been listed on the Water Framework Directive RPAs within the county, these include:

- **Rivers** for the **abstraction** of support **important fisheries** (River Dodder, section of the River Liffey).
- An **abstraction of drinking water** is located in Glenasmole, between the upper and lower reservoirs and at the northern-eastern edge of the Leixlip Reservoir.
- The associated **groundwater body** for the **abstraction of drinking water** (Dublin Urban Groundwater body).
- **Nutrient Sensitive Areas** (River Liffey);
- There are also a number of **water dependent habitats** in the Plan Area.

Floods are usually caused by a combination of events including overflowing river banks, heavy rains, coastal storms or blocked or overloaded drainage systems and an increase in development and impermeable surfacing. Numerous severe floods have occurred throughout the County in the last decade causing significant damage to property.

South Dublin is susceptible to different types of flood risk, including:

- **Fluvial** - Flooding occurs when a river overtops its banks due to a blockage in the channel or the channel capacity is exceeded.
- **Pluvial** - Flooding occurs when overland flow cannot infiltrate into the ground, when drainage systems exceed their capacity or are blocked and when the water cannot discharge due to a high water level in the receiving watercourse.

In line with *The Planning System and Flood Risk Management Guidelines for Planning Authorities*²¹, a Strategic Flood Risk Assessment (SFRA) of South Dublin has been carried out to inform the preparation of the Plan. The SFRA was being undertaken alongside the preparation of the Plan and

²⁰ (P0325-01)

²¹ Department of Environment, Heritage and Local Government (2009).

SEA. This assessment considers available and emerging information on historical and predictive flood risk indicators.

Existing water quality issues / pressures with environmental considerations include:

- **Water** - the surface waterbodies in South Dublin need to be improved to achieve 'good' ecological status in waterbodies by 2027.
- **Water** - pressure on water sources include excessive nutrient enrichment.
- **Water** - pressure on water sources also comes from land use changes, intensification of agriculture, erosion, afforestation, industry and urbanisation.
- **Water** - water contamination arising through poor working practices, leakages or accidental spillage of materials if efficient pollution control measures are not fully implemented and maintained. Leachate from landfills, eutrophication and acidification from forestry.
- **Surface & Ground waters** - are at risk of pollution from septic tanks and wastewater treatment systems in the vicinity of waterbodies.
- **Groundwater** - the development of a wastewater leak detection programme and the implementation. Groundwater WFD Quality Status in South Dublin (2013 to 2018) was generally 'good' and they need to be protected to prevent deterioration.
- **Flood Risk** - to be considered in Plan SEA documents as a key environmental criteria.
- **Flooding** - there is historic and predictive evidence of elevated levels of flood risk from fluvial and pluvial sources at various locations across the county.
- **Quarries** - pose a potential impact on the level of water tables and potential exposure of water table and contaminant to water tables.

5.6 Air Quality, Noise & Climate Change

Air quality legislation in Ireland highlights the need '*to avoid, prevent or reduce harmful effects on human health and the environment as a whole*'.

The EPA manages the national ambient air quality monitoring network and measures the levels of a number of atmospheric pollutants. The EPA's latest publication *Ireland's Greenhouse Gas Emission Projections 2019-2040*²² provides an assessment of Ireland's progress towards achieving its emission

²² Environmental Protection Agency (EPA) (2020g). *Ireland's Greenhouse Gas Emissions Projections 2019-2040*.

reduction targets set down under the EU Effort Sharing Decision²³, and a longer-term assessment based on current projections.

The current trends in air quality in Ireland are reported in the latest EPA publication (2020) '*Air Quality in Ireland 2019*'²⁴. The report indicates that air quality in Ireland is generally 'good' however there are localised issues in some of our cities, towns and villages. Ireland was above World Health Organization (WHO) air quality guidelines at 33 no. monitoring sites across Ireland - mostly due to the burning of solid fuel in our cities, towns and villages. The main sources of air pollution are domestic solid fuel burning, diesel fuelled vehicle emissions, agriculture and industry.

The objectives of EU and Irish **noise** legislation is '*to avoid, prevent or reduce harmful effects on human health and the environment as a whole*'. The *Dublin Agglomeration Noise Action Plan 2018-2023* has been prepared jointly by the four Local Authorities²⁵ in the Dublin Area. The objective of the Noise Action Plan is to avoid, prevent and reduce where necessary, the long-term exposure to environmental noise. The Noise Action Plan aims to manage existing road noise and to prevent the future environmental noise environment.

Climate change refers to a long-term, large scale change in global or regional climate patterns. In recent years, global temperatures have been rising. Urgent action is needed to address climate change and to move Ireland towards a low carbon, climate resilient economy and society.

The *National Climate Action Plan 2019* is the Government's plan to tackle climate change. The Climate Action Plan sets out an ambitious course of action over the coming years to address the diverse and wide-ranging climatic impacts which Ireland is experiencing. The Climate Action Plan sets out clear 2030 targets for each sector with the ultimate objective of achieving a transition to a competitive, low-carbon and environmentally sustainable society and economy by 2050. South Dublin County Council has prepared a *Climate Change Action Plan 2019-2024*. This plan aims to:

- a 33% improvement in the Council's energy efficiency by 2020;
- a 40% reduction in the Council's greenhouse gas emissions by 2030; and
- to make Dublin a climate resilient region, by reducing the impacts of future climate change-related events.

²³ Decision No 406/2009/EC

²⁴ Environmental Protection Agency (EPA) (2020h). *Air Quality in Ireland 2019*.

²⁵ Dublin City Council, Dún Laoghaire-Rathdown County Council, Fingal County Council and South Dublin County Council.

Existing **air quality**, **noise** and **climate change** issues / pressures with environmental considerations include:

- **Air (emissions)** - associated with the high use of the private car.
- **Air (emissions)** - associated with the burning of fossil fuels to buildings and emissions from industrial activity.
- **Noise levels** - areas of high noise levels.
- **Noise levels** - noise associated with increased traffic on major roads.
- **Noise levels** - increasing traffic volumes affect the acoustic environment.
- **Climate change** - the need to incorporated and implement strategic goals from higher level plans and programmes.
- **Climate change** - direct and indirect impacts to biodiversity from flooding, temperature changes, sea level rise, etc.
- **Climate change** - direct and indirect impacts to people from flooding, health effects etc.
- **Climate change** - increased incidence of flooding with impacts for populations, development, etc.
- **Climate change** - changes to agricultural practices, greater water requirement, etc.

5.7 Cultural Heritage

South Dublin benefits from a large and varied array of built heritage across the county ranging from grand houses, demesnes and ecclesiastical architecture, industrial buildings, public buildings such as schools, libraries and courthouses, structures associated with railways, canals and items of local architectural importance. 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. A positive approach to heritage management enhances quality of life and environmental sustainability.

Archaeological heritage is protected under the National Monuments Acts (1930-2004), Natural Cultural Institutions Act 1997 and the Planning Acts. The Record of Monuments and Places (RMP) is an inventory, put on a statutory basis by amendment to the National Monuments Act 1994, of sites and areas of archaeological significance, numbered and mapped. A recorded monument is a monument included in the list and marked on the map, which comprises the Record of Monuments

and Places set out county by county. The Sites and Monuments Record (SMR) is a manual containing a numbered list of all certain and possible monuments accompanied.

There are numerous buried archaeological monuments within the county. These are designated within the Record of Monuments and Places and may have been levelled through agricultural activity. These monuments or places may only exist as cropmarks, but are afforded protection nonetheless.

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.

Architectural Heritage - Records of Protected Structures are legislated for in the Planning and Development Act 2000 as amended. 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.

The county has designated five Architectural Conservation Areas (ACA), indicating the locations where many clusters of protected structures were to be found. An ACA is a place, area or group of structures or townscape that is of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest or value, or contributes to the appreciation of protected structures.

In addition to these 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. 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 17th to 20th centuries.

Existing cultural heritage issues / pressures with environmental considerations include:

- **Development** - development of infrastructure can potentially impact on the integrity of sites or features and their views to / from architectural, archaeological or cultural heritage interest.
- **Development** - in close proximity to sites and areas of cultural heritage may adversely impact upon the cultural landscape setting.
- **Development** - can adversely impact on community's sense of place.

- **Archaeology** - impact on archaeological monuments and their settings including undiscovered sites / features.
- **Landscapes** - there is a need to identify and protect culturally important landscapes.
- **Tourism** - demand for development in areas of tourism can potentially impact cultural heritage sites and features.

5.8 Landscape & Visual

The landscape of the county is varied and is one of the county's greatest resources. The landscape ranges 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 (Dublin Mountains).

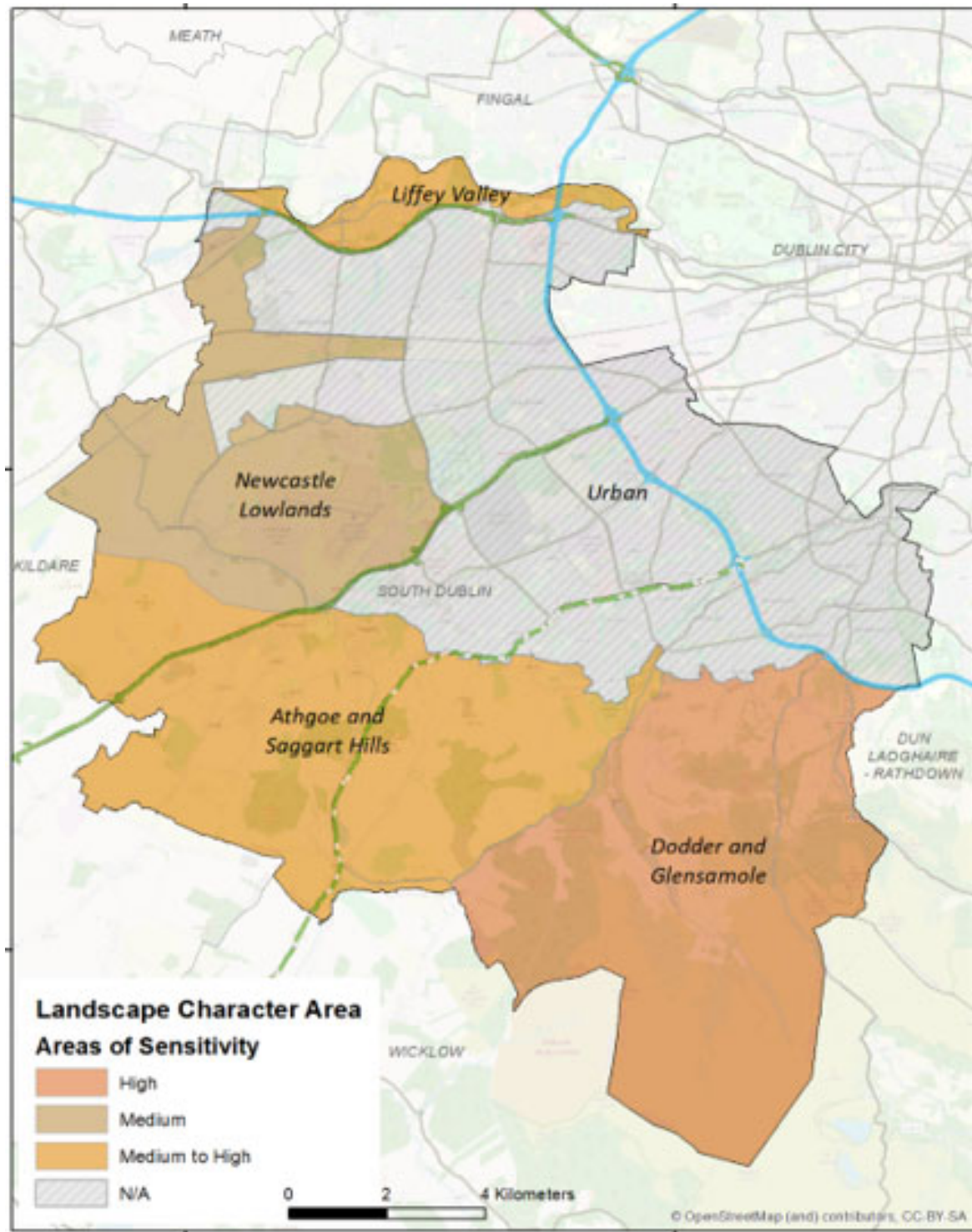
A Landscape Character Assessment (LCA) is a process that describes maps and classifies landscapes. Landscape character is defined as '*a distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another, rather than better or worse*'.

The landscape character areas in the county are as follows: (See Figure 5.4)

- **Urban** - this LCA covers a significant portion of the county and is classified as an urbanised area radiating from the east. The area has historically functioned as the hinterland to Dublin city, with extensive housing estates alongside industrial and commercial developments. The settlements of Rathfarnham, Templeogue and Clondalkin have important historical legacy and remnants.
- **River Dodder and Glenasmole Valley** - a highly scenic and distinctive glacial valley with variety of attractive features, and enclosed fields contrasting with the upland blanket bog areas. This LCA offers varied and extensive views across Dublin Bay and to the Wicklow mountains and is an important recreational and ecological landscape, evidenced by its statutory designations.
- **Athgoe and Saggart Hills** - the foothills and hills that form the backdrop and southern setting to the greater Dublin area; these hills provide a variety of uses including agriculture, forestry, recreation as well as important ecological services associated with their habitats.
- **Newcastle Lowlands** - a low lying agricultural area of high agricultural productivity, long history of human settlement and important landscape setting to the urbanised east. The Newcastle lowlands function as an important agricultural resource.

- **Liffey Valley** - a river valley of significant historical importance with an important ecological corridor associated with the River Liffey.

Figure 5.4: Landscape Character Areas and Areas of Sensitivity²⁶



²⁶ SDCC (2021). *South Dublin County Development Plan*.

The importance of landscape and visual amenity and the role of planning in its protection are recognised in the Planning and Development Act 2000 (as amended), which requires that Development Plans include objectives for the preservation of the character of the landscape, including the preservation of views and prospects and the amenities of places and features of natural beauty or interest. 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.
- **Dún 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.

Tree Preservation Orders (TPOs) can apply to a tree, trees, group of trees or woodland. The principle effect of a TPO is to exclude the cutting down, topping, lopping or wilful destruction of trees without the planning authority's consent. The existing TPOs within South Dublin are as follows:

- Quarryvale, Brooklawn.
- Dublin County Council Tree Preservation Order (St. Brigid's Clondalkin) Order 1973.
- Dublin County Council Tree Preservation Order (Beaufort Downs, Rathfarnham) Order 1987.
- Dublin County Council Tree Preservation Order (Quarryvale, Brooklawn) (Liffey Valley No.1) Order 1990.
- South Dublin County Council Tree Preservation Order (Coolamber Site) Order 2015.

Existing landscape and visual issues / pressures with environmental considerations include:

- **Development** - developments (including housing) are having adverse and visual impacts on the landscape.
- **Housing** - visual impact with greatest pressure for expansion of settlements.
- **Green Infrastructure** - protecting the existing green infrastructure network from fragmentation and loss due to pressures of urban development within and adjoining the network.

- **Ecosystem Services** - recognising and promoting the value of ecosystem services that the green infrastructure network provides to the county.
- **Agriculture / forestry** - agricultural practices and expansion in lowlands and large scale forestry development in uplands.
- **Quarrying** - impact of operations on the landscape.

5.9 Material Assets

Material assets are resources that are valued and essential to a development and the surrounding area. Material assets may be of either natural or human origin and the value may arise for economic or cultural reasons. Material assets include water supply, wastewater treatment infrastructure, waste disposal including recycling, transport infrastructure (road, rail, airports and ports), energy and supply networks and telecom services.

As of January 2014, Irish Water replaced local authorities as a single provider of water supply and wastewater services. Irish Water is responsible for providing and developing public water services; and ensuring drinking water quality meets the standards in the *Drinking Water Regulations*.

Most of the treated **water supply** in South Dublin County is currently supplied from the Leixlip Water Treatment Plant (WTP) and Ballymore Eustace WTP.

The Lucan / Palmerstown Water Supply Scheme in the north and west of the county and the Boherboy Water Supply Scheme in the south of the county added two new storage reservoirs in the county²⁷.

As part of the *Water Supply Project (WSP) - Eastern and Midlands Region*, Irish Water has plans – currently as a preferred option²⁸ - to abstract water from the Parteen Basin on the Lower River Shannon and to pipe the water to a new reservoir at Peamount in South Dublin County, from where it would connect to the Greater Dublin network.

There is an ongoing issue with security of water supply in the Dublin and Mid-East Regions. Consultation with Irish Water has revealed that a supply demand deficit linked to population growth, leakage and climate change remains the primary challenge to the delivery of a safe, secure, sustainable and reliable water supply.

²⁷ SDCC (2016). South Dublin Development Plan 2016-2022

²⁸ Irish Water (2020).

Irish Water is responsible for providing and developing public water services; and ensuring **drinking water quality**. The latest *Drinking Water Quality in Public Supplies 2019*²⁹ was published by the EPA in 2020, and outlines important issues which should be addressed to protect and improve public drinking water supplies. This report also notes that the quality of drinking water in public supplies remains high.

Much of South Dublin's **wastewater** is currently treated at Ringsend Wastewater Treatment Plant (WwTP). Planning permissions for a major upgrade were granted in 2012 and 2019, respectively. The upgrade is currently underway and will facilitate the existing plant meeting future wastewater treatment requirements.

The Greater Dublin Drainage (GDD) Project involves the development of a new regional wastewater treatment facility and associated infrastructure including pipelines to serve the Greater Dublin Area (GDA) and parts of the surrounding counties of Kildare and Meath. The GDD project will assist the Dublin local authorities in delivering on their plans for future development³⁰.

Surface water can be proactively managed through measures such as Sustainable Urban Drainage Systems (SuDS). SuDS can include green roofs and permeable paving.

Gas and electricity are the **energy utilities** which have traditionally supported homes and businesses across South Dublin. ESB Networks and EirGrid are the providers for the **electricity** distribution in the county. **Gas** Networks Ireland (GNI) are the utility provider for the supply, transmission and distribution of natural gas.

Ireland is committed to a range of **renewable energy** and efficiency targets. In 2014 the European Council adopted a new framework, the *2030 Climate and Energy Framework*³¹. This framework recommends new targets and measures to make the economy and energy system more secure and sustainable³².

In October 2020, SDCC presented its first annual update of its *Climate Change Action Plan 2019*. Of the 130 actions outlined in the plan, work is ongoing on 111 actions and seven actions have been

²⁹ Environmental Protection Agency (EPA) (2020i). *Drinking Water Quality in Public Supplies 2019*.

³⁰ An Bord Pleanála granted a Strategic Infrastructure Development permission for GDD in 2019, but that decision was quashed (in November 2020) following legal challenge. Decisions on next steps are still on-going in the courts, however, the project's strategic importance remains unchanged.

³¹ which includes EU-wide targets and policy objectives for the period from 2021 to 2030.

³² European Council (2017).

completed. SDCC surpassed its improvement in energy efficiency target of 33% by 2020, one year ahead of schedule, and is well placed to meet the 40% reduction in GHG emissions by 2030. In the last decade SDCC has adopted a proactive approach to addressing the climate change and energy challenge by delivering substantial energy efficiencies in its own building and vehicle stock for example.

District heating is a new renewable-based thermal energy system of heat energy distribution, which offers an alternative public utility to traditional gas. The Tallaght District Heating project uses waste from a data centre in Tallaght to provide low carbon heat to public sector buildings. The project began in 2013 with just 20 participants, and has now expanded to 200 local business and homes.

As there is a range of waterbodies in the county (Rivers Liffey, Dodder, Griffeen, Owendoher and Camac and their tributaries), this means that there is some potential for development of **hydroelectricity** in the county. There are currently four active hydroelectric stations in South Dublin.

Transport is fundamental to how we live and work. A well performing transport system is essential to the functioning of society and the economy as a whole.

The principal strategic road network in the county comprises the N4, N7 and N81 forming three key radial routes; and the M50, Newlands-Fonthill (R113) and Outer Ring Road (R136) forming three key orbital routes. Management of the national road network including the N4, N7, N81 and M50, which are among the busiest roads in the country, is the responsibility of Transport Infrastructure Ireland (TII).

Approximately one fifth (20%) of trips originating in South Dublin are by public transport. This figure is quite low considering the built-up character of much of the county, its proximity to Dublin City and the public transport services available in the developed parts of the county. SDCC's target is to increase public transport use for trips originating within South Dublin, over the lifetime of this Plan. There are a number of strategic projects proposed for South Dublin.

Cycling and **walking** is environmentally friendly, fuel-efficient and a healthy mode of transport. The current or 'now' cycle routes / schemes that are currently underway in South Dublin are³³:

- Lucan Canal Loop.
- Grand Canal extension.

³³ 'Soon' and 'Later' schemes will be progressed over the 5 and 8 years respectively.

- N81 - (B) Jobstown Junction.
- Tallaght Village to Dodder Valley.
- Dodder Greenway - (A) Dodder Greenway bridges. (B) to (F) Dodder Greenway Links.
- Firhouse to Knocklyon.
- Wellington Road.
- Grange Road - Nutgrove Ave. to St. Enda's Drive.
- Tallaght Streets - (A) Belgard North Link Road. (B) Airton Road Extension. (C) Public realm and Plaza.
- Celbridge Link Road.
- N4 to Liffey Valley Shopping Centre and Coldcut Road - (B) N4 to Liffey Valley SC and Coldcut Road.
- Fortunestown Lane - (C) Citywest Avenue to junction with Garter Lane (one side).
- Castletymon Road - (A) Castletymon Road.
- Limekiln and Whitehall Road West.
- Templeville Road.

One of the key drivers for a sustainable economy is the concept of a '*circular*' economy. A circular economy aims to reduce **waste** and ensure that materials are used as efficiently as possible. The *Eastern-Midlands Region (EMR) Waste Management Plan 2015-2021* provides a framework for the prevention and management of waste in a sustainable manner in 12 local authority areas. The Eastern-Midlands Region comprises Dublin City Council, Dún Laoghaire-Rathdown, Fingal, South Dublin, Kildare, Louth, Laois, Longford, Meath, Offaly, Westmeath and Wicklow County Councils.

There are two major **aerodromes** are located within the county. Casement Aerodrome and Weston Airport (Private Civilian).

Green and **blue infrastructure** plays an essential role in creating a more healthy and liveable county. **Green infrastructure** including parks and open space, promote health and well-being, provide recreational facilities. **Blue infrastructure** refers to waterways and waterbodies such as rivers, canals and the sea. The limitations and social distancing requirements brought about as a result of COVID-19 have further highlighted the continuing need for the provision and access to these assets in our urban areas.

Existing material assets issues / pressures with environmental considerations include:

- **Water Supply** - ongoing issues with security of water supply in the Dublin and Mid-East Regions for existing users.
- **Water Supply** - on-going investment in water conservation / leak detection and fixing.
- **Water Supply and Wastewater Services** - new developments, (including housing) will generate pressure on existing water and wastewater sources to meet demands.
- **Wastewater Services** - new developments, should only be permitted where there is adequate capacity in the wastewater infrastructure in accordance with urban wastewater treatment disposal requirements and standards.
- **Energy** - reduction of reliance on fossil fuels, increased use of renewable energy resources.
- **Transport** - the movement of people is key to the success of new development and areas, where adequate transport infrastructure to development is fundamental.
- **Waste** - population growth and development, and challenges in providing sustainable recycling infrastructure continues to put pressures on the local authorities to provide better waste management and access to waste services.
- **Utilities** - provision, protect and maintenance of adequate utilities to support existing and envisaged development.

6 SEA Objectives, Targets and Indicators

Strategic Environmental Objectives (SEOs) assist in the prediction, description and monitoring of impacts on the environment as a result of the Plan. If complied with in full, SEOs would result in an environmentally *neutral* impact from the 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 Plan can be evaluated in order to help identify areas in which *significant negative* impacts are likely to occur, if unmitigated.

The SEOs are distinct from the objectives of the Plan, although they will often overlap, and are developed from international, EU or national legislation 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 and integrated into any Plan for the county.

The aim of the SEA is to facilitate environmental protection and to allow the integration of environmental considerations into the development of the Plan. This SEA process assesses the Plan as it evolves in terms of its environmental impacts, *positive, negative, neutral* and cumulative. The SEA process highlights how improvements can be integrated into the Plan to increase its environmental performance and maintain environmental resources. The SEOs are therefore used to assess all the policies, objectives and land-use zonings within the Plan and were also used as the basis for the monitoring programme, refer to Section 10 of the NTS.

The Strategic Environmental Objectives are set out in Table 6.1.

Table 6.1: SEOs for the Plan

Theme	SEO
Biodiversity (Flora & Fauna) (B)	(B_1) Preserve, protect, maintain and where appropriate, restore the terrestrial, aquatic and soil biodiversity, of international, EU and nationally designated sites, protected species and habitats.
	(B_2) Ensure no adverse effects on the integrity of any European site, regarding its qualifying interests, associated conservation status, structure and function.
	(B_3) Maintain and where appropriate, enhance the biodiversity value of local designated and non-designated ecological and heritage areas, which function as stepping stones for migration, dispersal and genetic exchange of wild species.
	(B_4) Enhance biodiversity in line with the National Biodiversity Strategy and its targets.
Population & Human Health (PHH)	(PHH_1) Provide high quality residential, community, working and recreational environments with access to sustainable transport options.
	(PHH_2) Promote economic growth to encourage retention of working age population and funding of sustainable development and environmental protection.
	(PHH_3) Ensure that existing population and planned growth is linked with the required infrastructure and the services.
	(PHH_4) Protect human health and well-being from environment-related pressures.
Land, Soils & Geology (LSG)	(LSG_1) Safeguard sensitive soil, resources and geological heritage sites against pollution and degradation.
	(LSG_2) Promote the sustainable use of infill and brownfield sites over the use of greenfield within the county.
Water Quality (W)	(W_1) Protect and where necessary improve and maintain water quality and the management of watercourses and groundwater in compliance with the requirements of the Water Framework Directive objectives and measures.
	(W_2) Avoid inappropriate development in areas at risk of flooding and areas that are vulnerable to current and future erosion.
	(W_3) Integrate sustainable water management solutions (such as SuDS, porous surfacing and green roofs) into development proposals.
Air Quality & Noise (AN)	(AN_1) To avoid, prevent or reduce harmful effects on human health and the environment as a whole resulting from emissions to air from all sectors with particular reference to emissions from transport, residential heating, industry and agriculture.
	(AN_2) Minimise travel related emissions and encourage a modal change from car to more sustainable forms of transport.
	(AN_3) Minimise noise emissions associated with traffic and transport and other noise and wind related industry etc.
Climate Change (CC)	(CC_1) Minimise contribution to Climate Change by adopting mitigation and adaptation measures.

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Theme	SEO
	(CC_2) Integrate sustainable design solutions into the county's infrastructure (e.g. energy efficient buildings; green infrastructure).
	(CC_3) Contribute towards the reduction of greenhouse gas emissions in line with national targets.
	(CC_4) Encourage and promote development resilient to the effects of climate change.
	(CC_5) Promote the use of renewable energy, energy efficient development and increased use of public transport.
Cultural Heritage (CH)	(CH_1) Protect places, features, buildings and landscapes of cultural, archaeological and / or architectural heritage from impact as a result of development.
Landscape & Visual (LV)	(LV_1) Protect and maintain the special qualities of the landscape character, especially with regard to areas of high amenity, the Dublin Mountain Area, and the River Liffey and River Dodder Valleys.
Material Assets (MA)	(MA_1) Make best use of existing infrastructure, promote the sustainable development of new infrastructure and protect existing assets, to meet the needs of the county and South Dublin's population.
	(MA_2) Promote the circular economy, reduce waste, and increase energy efficiencies.
	(MA_3) Ensure there is adequate sewerage and drainage infrastructure in place to support new development.
	(MA_4) A reduction in energy demand from the transport sector and support moves to electrification of road and rail transport modes.

7 Consideration of Alternatives

The SEA Directive and Regulations 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.

Article 5(1) of the SEA Directive and 13E(1) of the Planning Development (Strategic Environmental Assessment) Regulations 2004 (as amended 2011) requires that the Planning Authority considers within the Environmental Report:

- reasonable alternatives taking into account the objectives and the geographical scope of the plan or programme;
- the alternatives are identified, described and evaluated;
- an outline of the reasons for selecting the alternatives dealt with; and
- a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how encountered in compiling the required information.

7.1 Limitations in Available Alternatives

The Plan is required to be prepared by the Planning and Development Act 2000 (as amended), which specifies various types of objectives that must be provided for by the Plan. The alternatives available for the Plan are significantly limited by the provisions of higher-level planning objectives, including those of the National Planning Framework (NPF) and the Regional Spatial and Economic Strategy (RSES) for the Eastern and Midlands Region, refer to Section 4 of the NTS. These documents set out various requirements for the content of the Plan including on topics such as land-use zoning, residential unit requirements and the sustainable development of rural areas.

7.2 Alternative Scenarios

As noted above, the selection of alternatives to the approach for the new Plan is restricted by the requirement to comply with the policies and objectives of the National Planning Framework, the Regional Spatial and Economic Strategy (RSES) for the Eastern and Midlands Region and other national guidelines, all of which have been subject to SEA. Likewise consideration of a ‘*do-nothing*’ alternative is not considered as this is not reasonable for a County Development Plan.

Given these restrictions the following Plan alternatives have been formulated for the delivery of the c. 17,817 residential units required between 2021 and 2028.

7.2.1 Alternative 1: Growth focused along Rail Lines

Additional residential growth directed towards existing rail corridors (e.g. Tallaght, Adamstown, Clonburris) taking account of existing and permitted development and recognition of annual rate of potential delivery over the lifetime of the plan. Only under-construction / permitted development will be allocated for many existing settlements / neighbourhoods, including Fortunestown (rail capacity at 85-90%), Saggart, Rathcoole and Newcastle.

7.2.2 Alternative 2: Growth focused on Bus Connects Hubs and Connections

Additional residential growth directed towards Bus Connects hubs and associated connections taking account of existing and permitted development and recognition of annual rate of potential delivery over the lifetime of the Plan. Only under-construction / permitted development will be allocated for some existing settlements / neighbourhoods, including Saggart, Rathcoole and Newcastle.

7.2.3 Alternative 3: Growth focused on Connected Neighbourhoods

Additional residential growth directed towards existing and planned areas, taking a balanced account of existing and permitted development and recognition of annual rate of potential delivery over the lifetime of the Plan. The connected neighbourhood concept is underpinned by existing and planned rail and bus infrastructure supported by Active Modes / Cycle South Dublin and Green Infrastructure network.

The following considerations are also relevant:

- Population and Housing growth forms a central part of the Core Strategy complying with National and Regional Planning Policy. Monitoring is set at a strategic level which examines the function of each settlement.
- Residential development is directed to lands already zoned for residential use in the current plan - no new residential zoning is proposed.
- For monitoring at a settlement and neighbourhood scale, the policy is to examine each settlement with options to transfer a portion of the allocated units from one neighbourhood area to another, subject to demonstration that the necessary social and physical infrastructure is in place or can be provided. This enables for flexibility in terms of locating new housing while complying with the overall core strategy.
- This could occur where; other Neighbourhood(s) have reduced / no construction output over a certain period (monitored through their year-on-year targets) with the potential to transfer

a proportion of the unbuilt units to an area with strong construction output within the existing capacity, (*i.e.* build on existing zoned land and not use as a measure to re-zone) B24.

- South Dublin County Council will continue to monitor the housing and employment output in areas, especially as part of the upcoming 2022 Census which will support the Development Plan review, and the 2026 Census as part of the review of the 2028 Plan.

7.3 Assessment of Alternatives

This section provides a comparative evaluation and assessment of the likely significant environmental effects of implementing available alternatives in Table 7.1. The process sought to understand whether each alternative was likely to improve (positive impact), conflict (negative impact) with, or have a neutral interaction (neutral impact) with the receiving environment. Through the consideration of the Strategic Environmental Objectives (SEOs), the assessment queries and responds to the following questions:

- sufficient homes, of appropriate types, in appropriate locations, at the appropriate times;
- reduce the need to travel through more sustainable patterns of land-use and development;
- encourages modal shift to more sustainable forms of travel;
- enables key transport infrastructure improvements;
- protects and enhances natural habitats, wildlife, biodiversity and geodiversity where possible;
- protects the integrity of European sites and other designated nature conservation sites;
- encourages the creation of new habitats and features for wildlife;
- conserves soil resources where possible and avoid waste of same;
- promotes brownfield development over greenfield;
- protects and enhances archaeology and heritage assets, and areas of sensitive landscape character;
- minimises and reduces the potential for exposure of people to noise, air and light pollution;
- responds to the likelihood of predicted climate change events;
- provides adequate infrastructure to ensure the sustainable supply of water and disposal of sewerage; and
- maximises opportunities for recycling and minimising waste.

Table 7.1: Assessment of Plan Alternatives

Alternative Considered	Positive	Negative	Uncertain	Neutral
<p>Alternative 1: Growth focused along Rail Lines</p> <p>This alternative would have a <i>positive</i> impact on population settlement, soils, air quality and noise, minimising climate change and in utilisation of existing infrastructure.</p> <p>However, in directing growth along pressurised rail corridors, the alternative would have <i>negative</i> and <i>uncertain</i> effects on population well-being, biodiversity, cultural heritage and landscape.</p>	<p>PHH_1 LSG_1 AN_1 AN_2 AN_3 CC_1 MA_1</p>	<p>LSG_2 W_1 W_2</p>	<p>B_1 B_2 B_3 B_4 PHH_2 PHH_3 PHH_4 W_3 CH_1 LV_1 CC_3 CC_4 CC_5 MA_2 MA_3 MA_4</p>	<p>CC_2</p>
<p>Alternative 2: Growth focused on Bus Connects Hubs and Connections</p> <p>This alternative would have a <i>positive</i> impact on land, soils, air quality and noise. However, the alternative would have <i>negative</i> and <i>uncertain</i> effects on population, biodiversity climate, material assets and landscape in that growth is directed towards lower capacity public transport.</p>	<p>LSG_1 AN_1 AN_2 AN_3 CC_5</p>	<p>LSG_2 W_1 W_2</p>	<p>B_1 B_2 B_3 B_4 PHH_1 PHH_2 PHH_3 PHH_4 W_3 CC_1 CC_3 CC_4 CH_1 LV_1 MA_1 MA_2 MA_3 MA_4</p>	<p>CC_2</p>
<p>Alternative 3: Growth focused on Connected Neighbourhoods</p> <p>This alternative would have a <i>positive</i> impact on population by maintaining, supporting and enhancing settlement patterns across existing neighbourhoods and settlements. This would have <i>positive</i> environmental effects on health and well-being, land, soils, water, air quality, and landscape.</p> <p>Given greater allocation of growth across all settlements, the alternative would have some <i>uncertain</i> effects on biodiversity, travel requirements, contribution to climate change, and in making greatest use of material assets.</p>	<p>B_1 B_2 PHH_1 PHH_3 PHH_4 LSG_1 LSG_2 W_1 W_2 AN_1 CC_3 CH_1 LV_1</p>		<p>PHH_2 B_3 B_4 W_3 AN_2 AN_3 CC_1 CC_4 CC_5 MA_1 MA_2 MA_3 MA_4</p>	<p>CC_2</p>



7.3.1 Preferred Option

Following the above evaluation and assessment, the preferred strategic alternative for the approach to the Plan is **Alternative 3: Growth focused on Connected Neighbourhoods**. This is based on the following:

- consistency with the requirements of the NPF and RSES;
- maintains and enhances all existing settlements, within a connected neighbourhood context;
- prioritises growth in Dublin City Area and Suburbs (Metropolitan Area) whilst allowing sustainable compact growth of existing serviced settlements; and
- promotes smarter travel policies, reduction in commuting, with increased walking and cycling.

8 Strategic Environmental Assessment of Plan

8.1 Introduction

The purpose of this section of the SEA Environmental Report (Volume 2) is to predict and evaluate as far as possible the environmental effects of the Plan.

This Non-Technical Summary (NTS) is a summary of the detailed assessment of the policies and objectives and land-use zonings contained within the Plan (2022-2028), which identifies where, if any, effects on the environment may occur. The policies and objectives are assessed against the SEOs for *likely significant environmental effect*. These may be either potentially *positive*, *uncertain* or potentially *negative*, direct or indirect, cumulative and / or in-combination effects. While the majority will have *positive* effects, some principles, policies and objectives of the Plan have been identified as having potential for *uncertain* or *negative* environmental effects. These are highlighted as requiring further consideration and for development of appropriate mitigation measures.

In accordance with SEA Guidelines the assessment identifies ‘*impact*’ under four headings. Firstly the quality of impact is addressed using the following terms:

Potential Positive Impact - A change which improves the quality of the environment.

Potential Negative Impact - A change which reduces or lessens the quality of the environment.

Uncertain Impact - The nature of any impact cannot be ascertained at this stage.

Neutral or No Relationship - A change which does not affect the quality of the environment.

8.2 Environmental Assessment of Plan

By assessing the policies and objectives in the Written Statement of the South Dublin County Development Plan 2022-2028 against the environmental objectives it identified where there were any incompatibilities and / or potential conflicts between them and where environmental considerations needed to be strengthened. Where considered necessary the assessment resulted in recommended mitigation for some objectives. The assessment matrix is included in Table A2.1 of Appendix A2 of the SEA Environmental Report (Volume 2) and mitigation is addressed in Section 9 of this NTS.

Each chapter of the Plan list the policies and objectives relating to the particular topic of that chapter as outlined below:

- Chapter 1: Introduction
- Chapter 2: Core Strategy
- Chapter 3: Natural, Cultural and Built Heritage
- Chapter 4: Green Infrastructure (GI)
- Chapter 5: Quality Design and Healthy Place-making
- Chapter 6: Housing
- Chapter 7: Sustainable Movement
- Chapter 8: Community Infrastructure and Public Open Space
- Chapter 9: Economic Development and Employment
- Chapter 10: Energy
- Chapter 11: Infrastructure & Environmental Services
- Chapter 12: Our Neighbourhoods
- Chapter 13: Implementation and Monitoring.

The Plan includes a wide range of policies and objectives for sustainable development and environmental protection of the county. As set out in Table A2.1 in Appendix A2 (of the SEA Environmental Report, Volume 2) and Tables 8.1.1 to 8.1.11 below, the majority of these policies and objectives will have *Positive or a Neutral* impact on the environment, or otherwise have No Direct Relationship. In addition the Plan contains a significant number of policies and objectives which by their drafting and substance are protective of environmental factors or the environment as a whole. The protective policies and objectives also assist in the mitigation of *potential negative* effects of other policies and objectives (as set out in Table A1.1 in Appendix A1 of the SEA ER and in Chapter 9: Mitigation).

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Table 8.1.1: Chapter 1 - Introduction, Strategic Vision & Climate Action

SEA Assessment	Plan Policies and Objectives
Positive Impact	CA Policy 1, CA Objective 1, CA Objective 2, CA Objective 3.

Table 8.1.2: Chapter 2 - Core Strategy & Settlement Strategy

SEA Assessment	Plan Policies and Objectives
Positive Impact	Policy 1: Strategic Development Areas, CS1 Objective 1, CS1 Objective 2, CS2 Objective 2, CS3 Objective 6, CS4 Objective 5, CS6 Objective 6, Policy 11: Rural Areas.
Negative Impact	CS5 Objective 2
Uncertain Impact	CS1 Objective 3, Policy 2: Naas Road / Ballymount Regeneration lands, CS2 Objective 1, Policy 3: Monitoring Population and Housing Growth, CS3 Objective 1, CS3 Objective 3, Policy 4: Active Land Management, Policy 5: Lands for Employment, CS5 Objective 3, CS6 Objective 2, CS6 Objective 3, CS6 Objective 4, CS6 Objective 5, Policy 7: Consolidation Areas within the Dublin City and Suburbs, CS7 Objective 3, Policy 8: Saggart, CS8 Objective 1, CS8 Objective 2, CS8 Objective 3, CS8 SLO1, Policy 9: Newcastle, CS9 Objective 1, CS9 Objective 2, CS9 Objective 3, CS9 Objective 4, CS9 SLO1, CS9 SLO2, Policy 10: Rathcoole, CS10 Objective 2, CS10 Objective 3, CS10 Objective 4, CS10 SLO 1, CS10 SLO 2, CS11 Objective 1.
Neutral or No Relationship	CS3 Objective 2, CS3 Objective 4, CS3 Objective 5, CS4 Objective 3, CS4 Objective 1, CS4 Objective 2, CS4 Objective 4, CS5 Objective 1, CS5 Objective 4, CS5 Objective 5, CS5 Objective 6, Policy 6: Settlement Strategy - Strategic Planning Principles, CS6 Objective 1, CS7 Objective 1, CS7 Objective 2, CS7 Objective 4, CS7 SLO1, CS9 SLO3, CS9 SLO4, CS10 Objective 1, CS11 SLO 1.

Table 8.1.3: Chapter 3 - Natural, Cultural and Built Heritage

SEA Assessment	Plan Policies and Objectives
Positive Impact	Policy 1: Overarching, NCBH1 Objective 1, NCBH1 Objective 2, NCBH1 Objective 3, Policy 2: Biodiversity, NCBH2 Objective 1, NCBH2 Objective 2, NCBH2 Objective 3, NCBH2 Objective 4, Policy 3: Natura 2000 Sites, NCBH3 Objective 1, NCBH3 Objective 2, NCBH3 Objective 3, Policy 4: Proposed NHAs, NCBH4 Objective 1, NCBH4 Objective 2, NCBH4 SLO1, Policy 5: Protection of Habitats and Species Outside of Designated Areas, NCBH5 Objective 1, NCBH5 Objective 2, NCBH4 SLO1, Policy 6: Dublin Mountains, NCBH6 Objective 2, NCBH6 Objective 3, NCBH6 Objective 4, NCBH6 Objective 5, NCBH6 Objective 6, Policy 7: Liffey River Valley and Special Amenity Area Order, NCBH7 Objective 1, NCBH7 Objective 2, NCBH7 Objective 5, Policy 8: Dodder Valley, NCBH8 Objective 1, NCBH8 Objective 2, NCBH8 Objective 4, NCBH8 Objective 5, Policy 9: Grand Canal, NCBH9 Objective 1, NCBH9 Objective 4, NCBH9 Objective 5, NCBH9 Objective 7, Policy 10: Invasive Species, NCBH10 Objective 1, NCBH10 Objective 2, Policy 11: Tree Preservation Orders and other Tree / Hedgerow Protections, NCBH11 Objective 1, NCBH11 Objective 2, NCBH11 Objective 3, NCBH11 Objective 4, NCBH11 Objective 5, Policy 12: Geological Sites, NCBH12 Objective 1, Policy 13: Archaeological Heritage, NCBH13 Objective 1, NCBH13 Objective 2, NCBH13 Objective 3, NCBH13 Objective 4, NCBH13 Objective 5, Policy 14: Landscapes, NCBH14 Objective 1, NCBH14 Objective 2, NCBH14 Objective 3, NCBH14 Objective 4, NCBH14 Objective 5, Policy 15: Views and Prospects, NCBH15 Objective 1, NCBH15 Objective 2, Policy 16: Industrial Heritage, NCBH16 Objective 1, NCBH16 Objective 2, NCBH16 Objective 3, NCBH16 Objective 4, NCBH16 Objective 5, NCBH 17 Objective 5, Policy

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SEA Assessment	Plan Policies and Objectives
	19: Protected Structures, NCBH 19 Objective 1, NCBH 19 Objective 2, NCBH 19 Objective 3, NCBH 19 Objective 5, NCBH 19 Objective 6, NCBH 19 Objective 7, NCBH 19 Objective 9, NCBH 19 SLO3, Policy 20: Architectural Conservation Areas, NCBH 20 Objective 1, NCBH 20 Objective 2, NCBH 20 Objective 3, NCBH 20 Objective 4, NCBH 20 Objective 5, NCBH 20 Objective 7, NCBH 20 Objective 8, NCBH20 SLO 1, NCBH 20 SLO 2, Policy 21: Vernacular/Traditional and Older Buildings, Estates and Streetscapes, NCBH 21 Objective 1, NCBH 21 Objective 2, NCBH 21 Objective 3, NCBH 21 Objective 4, NCBH 21 Objective 5, NCBH 21 Objective 6, Policy 22: Features of Interest, NCBH 22 Objective 1, NCBH 22 Objective 2, NCBH 22 SLO1, Policy 23: Architectural Conservation and Design, NCBH 23 Objective 1, NCBH 23 Objective 2, NCBH 24 Objective 3, NCBH 24 Objective 4, Policy 25: Placemaking and the Historic Built Environment, NCBH 25 Objective 1, NCBH 25 Objective 2, NCBH 25 Objective 4, NCBH 25 Objective 5, NCBH 25 Objective 6, Policy 26: Climate Change, Adaptation and Energy Efficiency in Traditional and Historic Buildings, NCBH 26 Objective 1, NCBH 26 Objective 4.
Negative Impact	NCBH 7 Objective 9.
Uncertain Impact	NCBH 6 Objective 1, NCBH 6 Objective 7, NCBH 7 Objective 3, NCBH 7 Objective 4, NCBH 7 Objective 6, NCBH 7 Objective 7, NCBH 7 Objective 8, NCBH 7 SLO 1, NCBH 8 Objective 3, NCBH 9 Objective 2, NCBH 9 Objective 3, NCBH 9 Objective 6, NCBH 15 Objective 3, NCBH 15 SLO 1, NCBH 15 SLO 2, NCBH 15 SLO 3, NCBH 19 Objective 4, NCBH 19 Objective 8, NCBH 19 SLO 1, NCBH 20 Objective 6, NCBH 22 Objective 2, NCBH 22 SLO 1, Policy 24: Adapting and Reusing Historic Buildings, NCBH 24 Objective 1, NCBH 25 Objective 3, NCBH 26 Objective 2.
Neutral or No Relationship	NCBH7 SLO2, NCBH 16 Objective 6, NCBH 16 Objective 7, Policy 17: Irish language Local Heritage, NCBH 17 Objective 1, NCBH 17 Objective 2, NCBH 17 Objective 3, NCBH 17 Objective 5, NCBH 17 Objective 6, NCBH 17 Objective 7, Policy 18: Multi-Culturalism, NCBH 18 Objective 1, NCBH 18 Objective 2, NCBH 19 SLO 2, NCBH 20 Objective 9, NCBH 23 Objective 3, NCBH 23 Objective 4, NCBH 23 Objective 7.

Table 8.1.4: Chapter 4 - Green Infrastructure

SEA Assessment	Plan Policies and Objectives
Positive Impact	Policy 1 – Overarching, GI Vision, GI 1 Objective 2, GI 1 Objective 4, GI 1 Objective 5, GI 1 Objective 6, GI 1 Objective 7, GI 1 Objective 8, Policy 2 – Biodiversity, GI 2 Objective 1, GI 2 Objective 2, GI 2 Objective 3, GI 2 Objective 4, GI 2 Objective 5, GI 2 Objective 6, GI 2 Objective 7, GI 2 Objective 8, GI 2 Objective 9, GI 2 Objective 10, Policy 3 - Sustainable Water Management, GI 3 Objective 1, GI 3 Objective 2, GI 3 Objective 3, GI 3 Objective 4, Policy 4 - Sustainable Urban Drainage Systems, GI 4 Objective 1, GI 4 Objective 2, GI 4 Objective 3, GI 4 Objective 4, GI 4 Objective 5, GI 4 Objective 6, Policy 5 - Climate Resilience, GI 5 Objective 1, GI 5 Objective 2, GI 5 Objective 3, GI 5 Objective 4, GI 5 Objective 5, GI 5 Objective 6, GI 5 Objective 7, GI 5 Objective 8, GI 6 Objective 1, GI 6 Objective 2, GI 6 Objective 4, GI 6 Objective 6, GI 6 Objective 7, GI 6 Objective 8, GI 6 Objective 9, GI 6 Objective 10, Policy 7 - Landscape, Natural and Cultural Heritage, GI 7 Objective 1, GI 7 Objective 2, GI 7 Objective 3, GI 7 Objective 4, GI 7 SLO1, GI 7 SLO2
Uncertain Impact	GI 1 Objective 1, GI 1 Objective 3, Policy 6 - Human Health and Wellbeing, GI 6 Objective 3, GI 6 Objective 5, GI 6 Objective 11.

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Table 8.1.5: Chapter 5 - Quality Design & Healthy Place Making

SEA Assessment	Plan Policies and Objectives
Positive Impact	Policy 1 - Successful and Sustainable Neighbourhoods, Policy 3 - Neighbourhood Context, QDP3 Objective 1, QDP3 Objective 2, QDP3 Objective 4, QDP3 Objective 5, QDP3 Objective 6, QDP3 Objective 8, QDP3 Objective 6, QDP5 Objective 1, QDP11 Objective 2, QDP11 Objective 3, Policy 12 - Sustainable Rural Neighbourhoods, QDP12 Objective 1, QDP12 Objective 3, QDP 12 SLO 1, QDP Policy 13 Plans / Frameworks – General.
Negative Impact	QDP12 Objective 2, Policy 14 - Local Area Plans, Policy 16 - Framework / Masterplans, QDP16 Objective 1, QDP16 Objective 2.
Uncertain Impact	QDP3 Objective 8, QDP14 Objective 3, QDP14 Objective 4, QDP14 Objective 5, QDP14 Objective 6, QDP 14 SLO 1, QDP 14 SLO 2, QDP 14 SLO 3, QDP15 Objective 1, QDP16 Objective 3, QDP16 Objective 4.
Neutral or No Relationship	QDP1 Objective 1, QDP1 Objective 2, QDP1 Objective 3, QDP1 Objective 4, QDP1 Objective 5, QDP1 Objective 6, Policy 2 Overarching - Successful and Sustainable Neighbourhoods, QDP2 Objective 1, QDP2 Objective 2, QDP3 Objective 3, QDP3 Objective 7, Policy 4 - Healthy Placemaking, QDP4 Objective 1, QDP4 Objective 2, Policy 5 - Connected Neighbourhoods, QDP5 Objective 2, Policy 6 - Public Realm, QDP6 Objective 1, QDP6 Objective 2, QDP6 Objective 3, QDP6 Objective 4, QDP6 Objective 5, QDP6 Objective 6, QDP6 Objective 7, QDP6 Objective 8, QDP6 Objective 9, Policy 7 - High Quality Design – Development General, QDP7 Objective 1, QDP7 Objective 2, QDP7 Objective 3, QDP7 Objective 4, QDP7 Objective 5, QDP7 Objective 6, QDP7 Objective 7, QDP7 Objective 8, QDP7 Objective 9, QDP7 Objective 10, QDP7 Objective 11, QDP7 Objective, Policy 8 - Building Height and Density Guide, QDP8 Objective 1, QDP8 Objective 2, Policy 9 - Building Height and Density, QDP9 Objective 1, Policy 10 - Mix of Dwelling Types, QDP10 Objective 1, QDP10 Objective 2, Policy 11 - Materials, Colours and Textures, QDP11 Objective 1, QDP12 Objective 4, QDP12 Objective 5, QDP14 Objective 1, QDP14 Objective 2, Policy 15 - Strategic Development Zones.

Table 8.1.6: Chapter 6- Housing Strategy

SEA Assessment	Plan Policies and Objectives
Positive Impact	H1 Objective 2, H1 Objective 3, H1 Objective 4, H1 Objective 5, H1 Objective 6, H1 Objective 7, H1 Objective 8, H1 Objective 9, H1 Objective 13, H2 Objective 1, H7 Objective 2, Policy 16: Management of Single Dwellings in Rural Areas, Policy 18 Rural Housing in RU Zone, H18 Objective 1, Policy 19 Rural Housing in HA – Dublin Mountains Zone, H19 Objective 1, H19 Objective 2, Policy 20 Rural Housing in HA – Liffey Valley and Dodder Valley, H20 Objective 1.
Negative Impact	H1 Objective 1.
Uncertain Impact	Policy 2: Supply of Housing H2, Objective 2 H2, Objective 3, H2 Objective 6, H3 Objective 3, H3 Objective 4, H3 Objective 5, H3 SLO 1, H3 SLO 2, H4 Objective 6, Policy 6: Student Accommodation, H6 Objective 1, Policy 12: Steep or Varying Topography Sites, H13 Objective 2, H13 Objective 3, H13 Objective 7, Policy 14: Residential Extensions, H14 Objective 1, Policy 15: Family Flats, H15 Objective 1.
Neutral or No Relationship	Policy 1 - Housing Strategy and Interim Housing Needs and Demand Assessment, H1 Objective 10, H1 Objective 11, H1 Objective 12, H1 Objective 14, H1 Objective 15, H1 Objective 16, H1 Objective 17, H1 Objective 18, H2 Objective 4, H2 Objective 5, H2 Objective 7, Policy 3: Housing for All, H3 Objective 1, H3 Objective 2, H3 Objective 6, H3 Objective 7, H3 Objective 8, H3 Objective 9, Policy 4: Traveller Accommodation, H4 Objective 1, H4 Objective 2, H4 Objective 3, H4 Objective 4, H4 Objective 5, Policy 5: Other Housing Provision, H5 Objective 1, H5 Objective 2, H5 Objective 3, H5 Objective 4, Policy 7: Residential Design and Layout, H7 Objective 1, H7 Objective 3, H7 Objective 4, Policy 8: Public Open Space, H8 Objective 1, H8 Objective 2, H8 Objective 3, Policy 9: Private and Semi-Private Open Space, H9 Objective 1, H9 Objective 2, Policy 10: Internal Residential Accommodation, H10 Objective 1, H10 Objective 2, H10 Objective 3, H10 Objective 3,

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SEA Assessment	Plan Policies and Objectives
	Policy 11: Privacy and Security, H11 Objective 1, H11 Objective 2, H11 Objective 3, H11 Objective 4, H12 Objective 1, H12 Objective 2, Policy 13: Residential Consolidation, H13 Objective 1, H13 Objective 4, H13 Objective 5, H13 Objective 6, H14 Objective 2, Policy 17: Rural Housing Policy and Local Need Criteria, H17 Objective 1, H17 Objective 2, H18 Objective 2, Policy 21 Replacement Dwellings in Rural and High Amenity Areas, H21 Objective 1, Policy 22 Occupancy Condition, Policy 23 Rural House and Extension Design, H23 Objective 1.

Table 8.1.7: Chapter 7 - Sustainable Movement

SEA Assessment	Plan Policies and Objectives
Positive Impact	SM1 Objective 1, SM1 Objective 4, SM1 Objective 5, SM2 Objective 1, SM2 Objective 3, SM2 Objective 4, SM2 Objective 7, SM2 Objective 10, SM2 Objective 11, SM2 Objective 14, Policy 3 Public Transport – General, SM3 Objective 1, SM3 Objective 9, SM3 Objective 10, SM4 Objective 8, SM4 Objective 9, SM5 Objective 4, SM5 Objective 5, SM6 Objective 9, SM7 Objective 2, SM7 Objective 5, SM7 Objective 9.
Negative Impact	SM1 Objective 3, SM3 Objective 2, SM3 Objective 6, SM3 Objective 19, Policy 4 - Strategic Road Network, SM4 Objective 2.
Uncertain Impact	SM1 Objective 2, SM1 Objective 7, SM1 Objective 8, Policy 2 - Walking and Cycling, SM2 Objective 2, SM2 Objective 9, SM2 Objective 13, SM2 Objective 15, SM2 SLO 1, SM2 SLO 2, SM2 SLO 3, SM3 Objective 4, SM3 Objective 7, SM3 Objective 8, SM3 Objective 11, SM3 Objective 12, SM3 Objective 13, SM3 Objective 16, SM3 Objective 17, SM3 Objective 22, SM3 Objective 23, SM3 Objective 25, SM4 Objective 1, SM4 Objective 3, SM4 Objective 7, SM4 SLO 1, SM4 SLO 2, SM6 Objective 12, SM6 SLO 3, SM6 SLO 4.
Neutral or No Relationship	Policy 1: Overarching - Transport and Movement, SM1 Objective 6, SM1 Objective 9, SM2 Objective 5, SM2 Objective 6, SM2 Objective 8, SM2 Objective 12, SM2 Objective 16, SM2 Objective 17, SM2 SLO4, SM3 Objective 3, SM3 Objective 5, SM3 Objective 14, SM3 Objective 15, SM3 Objective 18, SM3 Objective 20, SM3 Objective 21, SM3 Objective 24, SM3 Objective 26, SM4 Objective 4, SM4 Objective 5, SM4 Objective 6, SM4 Objective 10, SM4 Objective 11, Policy 5 - Street and Road Design, SM5 Objective 1, SM5 Objective 2, SM5 Objective 3, SM5 SLO 1, Policy 6 - Traffic and Transport Management, SM6 Objective 1, SM6 Objective 2, SM6 Objective 3, SM6 Objective 4, SM6 Objective 5, SM6 Objective 6, SM6 Objective 7, SM6 Objective 8, SM6 Objective 10, SM6 Objective 11, SM6 SLO 1, SM6 SLO 2, Policy 7 - Car Parking and EV Charging, SM7 Objective 1, SM7 Objective 3, SM7 Objective 4, SM7 Objective 6, SM7 Objective 7, SM7 Objective 8, SM7 Objective 10, SM7 Objective 11.

Table 8.1.8: Chapter 8 - Community Infrastructure & Public Open Space

SEA Assessment	Plan Policies and Objectives
Positive Impact	Policy 1 - Social Inclusion and Community Development, COS 1 Objective 1, COS 2 Objective 2, COS 2 Objective 6, Policy 5 – Parks and Public Open Space – Overarching, COS 5 Objective 1, COS 5 Objective 2, COS 5 Objective 3, COS 5 Objective 4, COS 5 Objective 8, COS 5 Objective 10, COS 5 Objective 11, COS 5 Objective 12, COS 5 Objective 13, COS 5 Objective 14, COS 5 Objective 15, COS 5 Objective 19, COS 5 Objective 20, COS 5 Objective 22.
Negative Impact	COS 13 Objective 1.

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SEA Assessment	Plan Policies and Objectives
Uncertain Impact	COS 1 Objective 4, Policy 2 - Social/Community Infrastructure, COS 3 Objective 1, COS 3 Objective 2 SLO, COS 3 SLO 2 SLO, COS 3 SLO 3, COS 4 Objective 8, COS 4 Objective 10, COS 4 Objective 12, COS 4 Objective 13, COS 4 Objective 14, COS 4 Objective 15, COS 4 Objective 16, COS 6 SLO 1, COS 8 Objective 2, COS 8 Objective 4, COS8 SLO1, COS 9 Objective 3, COS 9 Objective 8.
Neutral or No Relationship	COS 1 Objective 2, COS 1 Objective 3, COS 1 Objective 5, COS 2 Objective 1, COS 2 Objective 3, COS 2 Objective 4, COS 2 Objective 5, COS 2 Objective 7, COS 2 Objective 8, COS 2 Objective 9, COS 2 SLO 1, COS 2 SLO 2, COS 2 SLO 3, Policy 3 - Community Centres, COS 3 Objective 3, COS 3 Objective 4, COS 3 Objective 5, COS 3 Objective 6, SLO COS 3 SLO 1, Policy 4 - Sports Facilities and Centres, COS 4 Objective 1, COS 4 Objective 2, COS 4 Objective 3, COS 4 Objective 4, COS 4 Objective 5, COS 4 Objective 6, COS 4 Objective 7, COS 4 Objective 9, COS 4 Objective 11, COS 4 Objective 17, COS 4 Objective 18, COS 4 Objective 19, COS 4 SLO 1, COS 4 SLO 2, COS 4 SLO 3, COS 4 SLO 4, COS 4 SLO 5, COS 5 Objective 5, COS 5 Objective 6, COS 5 Objective 7, COS 5 Objective 9, COS 5 Objective 16, COS 5 Objective 17, COS 5 Objective 18, COS 5 Objective 21, COS 5 Objective 23, COS 5 Objective 24, COS 5 Objective 25, COS 5 Objective 26, COS 5 Objective 27, COS 5 Objective 28, COS 5 SLO 2, COS 5 SLO 3, COS 5 SLO 4, Policy 6 - Healthcare Facilities, COS 6 Objective 1, COS 6 Objective 2, COS 6 Objective 3, COS 6 Objective 4, COS 6 Objective 5, Policy 7 - Childcare Facilities, COS 7 Objective 1, COS 7 Objective 2, COS 7 Objective 3, COS 7 Objective 4, COS 7 Objective 5, COS 7 Objective 6, Policy 8 - Primary and Post Primary Schools, COS 8 Objective 1, COS 8 Objective 3, COS 8 Objective 5, COS 8 Objective 6, COS 8 Objective 7, COS 8 Objective 8, COS 8 Objective 9, COS 8 Objective 10, COS 8 Objective 11, COS 8 Objective 12, Policy 9 - Higher Level Education and Further Education Facilities, COS 9 Objective 1, COS 9 Objective 2, COS 9 Objective 4, COS 9 Objective 5, COS 9 Objective 6, COS 9 Objective 7, Policy 10 – Libraries, COS 10 Objective 1, COS 10 Objective 2, COS 10 Objective 3, COS 10 Objective 4, COS 10 Objective 5, Policy 11 - Arts and Cultural Facilities, COS 11 Objective 1, COS 11 Objective 2, COS 11 Objective 3, COS 11 Objective 4, COS 11 Objective 5, COS 11 Objective 6, COS 11 Objective 7, COS 11 Objective 8, COS 11 Objective 9, Policy 12 - Places of Worship, COS 12 Objective 1, Policy 13 - Burial Grounds, Policy 14 – Fire Station, COS 14 Objective 1, COS 14 Objective 2.

Table 8.1.9: Chapter 9 – Economic Development & Employment

SEA Assessment	Plan Policies and Objectives
Positive Impact	EDE1 Objective 6, Policy 2 - Green Economy, EDE2 Objective 1, EDE2 Objective 2, EDE2 Objective 3, EDE2 Objective 4, EDE2 Objective 5, EDE2 Objective 6, EDE7 Objective 3, EDE8 Objective 10, EDE11 Objective 4, EDE13 Objective 2, Policy 18 - Rural Economy, EDE18 Objective 1, EDE18 Objective 2, EDE18 Objective 3, EDE21 Objective 1, EDE21 Objective 2, EDE21 Objective 3, EDE21 Objective 5, EDE25 Objective 2, EDE25 Objective 3, EDE23 Objective 4, EDE23 Objective 5, Policy 26 - Major Accidents, EDE26 Objective 1.
Uncertain Impact	EDE1 Objective 3, EDE1 Objective 5, EDE4 Objective 14, Policy 7 - Space Extensive Land Use, EDE7 Objective 1, EDE11 Objective 3, EDE13 Objective 1, Policy 19 - Tourism Infrastructure, EDE19 Objective 1, EDE19 Objective 4, EDE20 Objective 1, EDE20 Objective 2, EDE20 Objective 3, EDE 20 SLO 1, EDE21 SLO1, Policy 22 - Heritage, Culture and Events Tourism, EDE22 Objective 1, EDE22 SLO1, Policy 23 Public Rights of Way and Permissive Access Routes, EDE24 Objective 1, EDE24 Objective 2, EDE24 Objective 3, EDE24 Objective 4, Policy 25 - Mineral Extraction, EDE25 Objective 1.
Neutral or No Relationship	Policy 1 – Overarching, EDE1 Objective 1, EDE1 Objective 2, EDE1.Objective 4, EDE1.Objective 7, Policy 3 - Innovative Economy, EDE3 Objective 1, EDE3 Objective 2, EDE3 Objective 3, EDE3 Objective 4, EDE3 Objective 5, EDE3 Objective 6, EDE3 Objective 7, Policy 4 - Urban Growth, Regeneration and Placemaking, EDE4 Objective 1, EDE4 Objective 2, EDE4 Objective 3, EDE4 Objective 4, EDE4 Objective 5, EDE4 Objective 6, EDE4 Objective 7, EDE4 Objective 8, EDE4 Objective 9, EDE4 Objective 10, EDE4 Objective 11, EDE4 Objective 12, EDE4 Objective 13, EDE4 SLO1, Policy 5 - Building on Clusters, EDE5 Objective 1, EDE5 Objective 2, EDE5 Objective 3, EDE5 Objective 4, EDE5 Objective 5, EDE5 Objective 6, EDE5 SLO1, EDE5 SLO2, EDE5 SLO3, Policy 6 - A Learning Economy, EDE6 Objective 1,

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SEA Assessment	Plan Policies and Objectives
	EDE6 Objective 2, EDE6 Objective 3, EDE6 Objective 4, EDE7 Objective 2, Policy 8 – Retail Overarching, EDE8 Objective 1, EDE8 Objective 2, EDE8 Objective 3, EDE8 Objective 4, EDE8 Objective 5, EDE8 Objective 6, EDE8 Objective 7, EDE8 Objective 8, EDE8 Objective 9, EDE8 Objective 11, Policy 9 – Tallaght TC, EDE9 Objective 1, EDE9 Objective 2, EDE9 Objective 3, EDE9 Objective 4, EDE9 Objective 5, Policy 10 - Liffey Valley Major Retail Centre, EDE10 Objective 1, EDE10 Objective 2, EDE10 Objective 3, EDE10 Objective 4, Policy 11 - Retail - Clondalkin Town Centre, EDE11 Objective 1, EDE11 Objective 2, Policy 12 - Retail – District Centres, EDE12 Objective 1, EDE12 Objective 2, EDE12 Objective 3, Policy 13 Retail - Village Centres, EDE13 Objective 3, Policy 14 - Retail - Local Centres, EDE14 Objective 1, Policy 15 - Retail Warehousing and Retail Parks, EDE15 Objective 1, EDE15 Objective 2, EDE15 Objective 3, Policy 16 - Fast Food Outlets /Takeaways, EDE16 Objective 1, EDE16 Objective 2, Policy 17 - Off Licences and Betting Offices, EDE17 Objective 1, EDE19 Objective 2, EDE19 Objective 3, EDE19 Objective 5, Policy 20 - Greenways, Trails and Loops, EDE20 Objective 4, Policy 21 - Tourism and Leisure Activities, EDE21 Objective 4, EDE22 Objective 2, EDE22 Objective 3, EDE22 Objective 4, EDE22 Objective 5, EDE23 Objective 1, EDE23 Objective 2, EDE23 Objective 3, EDE23 Objective 4.

Table 8.1.10: Chapter 10 - Energy

SEA Assessment	Plan Policies and Objectives
Positive Impact	Policy 1 - Responding to European, National and Regional Policy and Legislation, Policy 2- South Dublin Energy, Profile E2 Objective 1, E2 Objective 2, E2 Objective 3, E2 Objective 4, Policy 3 - Energy Performance in Existing and New Buildings, E3 Objective 1, E3 Objective 2, E3 Objective 3, E3 Objective 4, Policy 4 - Electric Vehicles, E4 Objective 1, E4 Objective 3, E5 Objective 1, E5 Objective 2, E5 Objective 5 E5 SLO 1, Policy 6 - Waste Heat Recovery and Utilisation, E6 Objective 1, E6 Objective 2, E7 Objective 3, E8 Objective 1, E8 Objective 2, Policy 11 - Green Infrastructure, E 11 Objective 1, Policy 12 - Decarbonising Zones, E 12 Objective, 1 E 12 Objective 2, E 12 Objective 3, Policy 13 Economic and Social Benefits.
Uncertain Impact	Policy 5 - Low Carbon District Heating Networks, E5 Objective 4, Policy 7 - Solar Energy, E7 Objective 1, E7 Objective 2, E7 Objective 4, E7 Objective 7, E7 Objective 8, Policy 8 - Wind Energy, E8 Objective 3, Policy 9 - Small to Medium Scale Wind Energy Schemes, Policy 10 - Small Scale Hydro-Electricity Projects, E 10 Objective 1, E 10 Objective 2.
Neutral or No Relationship	E4 Objective 2, E5 Objective 3, E7 Objective 5, E7 Objective 6.

Table 8.1.11: Chapter 11 - Infrastructure & Environmental Services

SEA Assessment	Plan Policies and Objectives
Positive Impact	Policy 1: Overarching Policy, Policy 2: Water Supply and Wastewater, IE 2 Objective 5, IE 2 Objective 6, IE 2 Objective 7, IE 2 Objective 8, IE 2 Objective 9, IE 2 Objective 10, Policy 3: Surface Water and Groundwater, IE3 Objective 1, IE3 Objective 2, IE3 Objective 3, IE3 Objective 4, IE3 Objective 5, IE3 Objective 6, IE3 Objective 7, Policy 4 Flood Risk, IE4 Objective 1, IE4 Objective 2, IE4 Objective 3, IE4 SLO 1, IE 5 Objective 8, Policy 7: Waste Management, IE 7 Objective 1, IE 76 Objective 2, IE 7 Objective 3, IE 7 Objective 4, IE 7 Objective 5, IE 7 Objective 6, IE 7 Objective 7, IE 7 Objective 8, IE 7 Objective 9, Policy 8: Environmental Quality, IE 8 Objective 1, IE 8 Objective 2, IE 8 Objective 3, IE 8 Objective 4, IE 8 Objective 5, IE 8 Objective 6, IE 8 Objective 7, IE 8 Objective 8, IE9 Objective 4, Policy, 13: Noise, IE13 Objective 1, Policy 14: Public Safety Zones, IE14 Objective 1, IE14 Objective 2, IE14 Objective 3.
Uncertain Impact	IE 2 Objective 1, IE 2 Objective 2, IE 2 Objective 4, IE4 Objective 4, IE 5 Objective 1, IE 5 Objective 2, IE 5 Objective 3, IE6 Objective 2, IE6 Objective 3.

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SEA Assessment	Plan Policies and Objectives
Neutral or No Relationship	IE 2 Objective 3, IE3 Objective 8, Policy 5: Information and Communications Technology (ICT), IE 5 Objective 4, IE 5 Objective 5, IE 5 Objective 6, IE 5 Objective 7, Policy 6: Electricity Infrastructure, IE6 Objective 1, IE6 Objective 4, IE6 Objective 5, Policy 9: Casement Aerodrome, IE9 Objective 1, IE9 Objective 2, IE9 Objective 3, IE9 Objective 4, Policy 10: Weston Airport, IE10 Objective 1, IE10 Objective 2, IE10 Objective 3, IE10 Objective 5, Policy 11: Dublin Airport, IE11 Objective 1, Policy 12: Helipads.

8.3 Climate Mitigation and Adaption in the Plan

Climate Change, and considerations around Climate Mitigation and Adaption are to the forefront of the Plan and specifically addressed in Chapter 1: Introduction, Strategic Vision and Climate Action. The Plan incorporates specific Climate Action: CA Policy 1 and CA Objectives 1, 2 and 3, which support implementation of International and National objectives on climate action, transition to a climate resilient low carbon county, and alignment with the Climate Action Plan 2021 and South Dublin's Climate Action Plan.

8.4 Interrelationship between Environmental Factors

The SEA Environmental Report to include information on the likely significant effects on the environment, including on issues such as biodiversity, fauna, flora, population, human health, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors.

8.5 Appropriate Assessment and Strategic Flood Risk Assessment

Stage 2 Appropriate Assessment (AA) and a Strategic Flood Risk Assessment (SFRA) have been undertaken alongside the preparation of the Plan and the SEA.

Under the EU Habitats Directive, the requirement for AA is provided. A Natura Impact Report (NIR) has been prepared in accordance with the Planning and Development Act, 2000 (as amended) and in accordance with the requirements of Council Directive 1992/43/EEC of 21 May 1992 on the conservation of natural habitats and of wild fauna and flora.

The NIR assesses the effects of the Plan on European sites designated for certain habitats and species.

A SFRA is required by the '*Planning System and Flood Risk Management Guidelines for Planning Authorities*' (2009). The recommendations from this SFRA have been integrated into the Plan.

Policies and objectives have been integrated into the Plan through the SEA, SFRA and AA processes. The preparation of the Plan, SEA, AA and SFRA has taken place concurrently and the findings of the AA and SFRA have informed both the Plan and the SEA.

8.6 Cumulative Impacts

The environment is both complex and dynamic and the various elements of the environment interact in an equally complex and dynamic manner. The permutations can be numerous, however, at a basic level the principal interactions can be either qualified or quantified in most instances.

As noted in the EPA publication, *‘Good Practice Guidance on Cumulative Effects Assessment in Strategic Environmental Assessment’*, in Ireland, “key cumulative effects – where environmental receptors are at, or near, their thresholds or their capacity to assimilate more change – include climate change; water management, including flood risk management; air quality; and biodiversity, including peatlands and wetlands. Land-use change over time is irrevocably changing Ireland’s landscape.” There may also be more locally significant cumulative effects; for example, loss of tranquillity and amenity affecting people’s health and wellbeing.

There are two types of potential cumulative effects that have been considered:

- **Potential intra-Plan cumulative effects** - these arise from the interactions between different types of potential environmental effects resulting from a plan, programme, etc. The interrelationships between environmental components that help determine potential effects, e.g. interrelationships between: human health and water quality. Refer to Section 8.5.
- **Potential inter-Plan cumulative effects** - these arise when the effects of the implementation of one plan occur in combination with those of other plans, programmes, developments, etc.

Potential inter-Plan cumulative effects: Other policies, plans and programmes that have been considered by the assessment of effects include those which are detailed in Chapters 4 and 5 of the Environmental Report. Plans and programmes from various sectors will interact with the Plan, including those relating to land-use planning. These plans and programmes are subject to their own environmental assessment requirements as relevant. However, examples include:

- Project Ireland 2040 - National Planning Framework.
- Project Ireland 2040 - National Development Plan 2018-2027.
- Regional Spatial and Economic Strategy for the Eastern & Midland Region.
- Development Plans for Dublin City, Fingal, Dún Laoghaire-Rathdown, Kildare and Wicklow.
- Local Area Plans within the county and adjoining the county.
- South Dublin County Local Economic and Community Plan 2016-2021, and the Local Economic and Community Plans of adjoining authorities.

- Eastern-Midlands Region Waste Management Plan 2015-2021.
- National River Basin Management Plan (2018-2021).
- Groundwater Pollution Reduction Programmes.
- Surface Water Pollution Reduction Programmes.
- Catchment Flood Risk Management Plans.
- Climate Action Plan 2021.
- Climate Change Adaptation Strategy.
- Climate policy, plans and programmes (e.g. the National Policy Position on Climate Action and Low Carbon Development, Low Carbon Development Act 2015 and White Paper Ireland's Transition to a Low Carbon Energy Future 2015, the National Adaptation Framework 2018 and SDCC Climate Change Action Plan (CCAP) 2019-2024).
- Water services, waste management, transport and energy infrastructure plans (e.g. Irish Water's Water Services Strategic Plan / Capital Investment Programme, Eastern Regional Waste Management Plan).
- Energy policy, plans and programmes (e.g. Grid25 and associated Implementation Programme, Ireland's National Renewable Energy Action Plan 2010, Strategy for Renewable Energy 2012-2020, Offshore Renewable Energy Development Plan, National Energy and Climate Plan 2021-2030 and the Renewable Electricity Policy and Development Framework).

Potential cumulative / in combination effects include:

- A potential cumulative effect on surface water and groundwater status due to new developments, housing, agricultural and forestry.
- A potential cumulative effect on habitat loss / damage arising from new development / infrastructure.
- A potential cumulative effect on flood risk by, due to development of greenfield sites or obstruction of flood paths / plain.
- A potential cumulative effect on enhancing ecological connectivity, contributing towards sustainable mobility, arising from linear developments, such as those relating to Green Infrastructure.
- A contribution towards greenhouse gas and other emissions to air (from transport) (in combination with plans and programmes from all sectors, including transport) as a result of facilitating development which must be accompanied by road capacity.

- A need for water and wastewater treatment capacity arising from new developments and the associated potential *adverse* effects.
- A positive contributions towards reductions in travel related greenhouse gas and other emissions to air, as a result of facilitating, sustainable compact growth and sustainable transport mobility shift.
- In combination with plans / programmes from all sectors potential adverse effects on all environmental components arising from all development in greenfield and brownfield areas (e.g. residential, infrastructural, agricultural). However, these plans / programmes are required to comply with environmental legislation and undergo SEA and AA as relevant comply with environmental legislation while projects are subject to EIA and AA, as relevant.

These environmental effect have the potential, (if unmitigated), to result in an environmental change within South Dublin County, but also beyond. However, many of the issues covered by the Plan provisions are regional issues which are considered by the Regional Assembly, Eastern and Midlands RSES and by the numerous planning authorities across the region.

8.7 Overall Evaluation

South Dublin County Council has prepared the South Dublin Development Plan 2022-2028 and have integrated various recommendations arising from the SEA, AA and SFRA processes into the Plan. Section 8.2, including Tables 8.2.1 to 8.2.11, and Appendix A2 (of the SEA ER) provide a detailed overall evaluation of the environmental effects arising from the Plan. The effects take account of potential in-combination / cumulative effects arising from implementation of the Plan. Potentially significant adverse environmental effects (if unmitigated) arising from implementation of the Plan are detailed, as are appropriate and detailed mitigation measures (refer to Chapter 9). Taking into account, inter alia, the detailed mitigation which has been integrated into the Plan (including that which is identified at Chapter 9), it has been determined that significant residual adverse environmental effects will not occur. Requirements for monitoring of potential environmental impacts during the implementation of the Plan are set out in Chapter 10.

9 Mitigation Measures

Mitigation measures are the measures used to prevent, reduce and, as fully as possible, offset any significant adverse impacts on the environment of implementing the Plan.

While every effort will be taken to ensure that the impact of the Plan on the environment is *neutral to positive*, certain *unavoidable negative* impacts may occur as a result of its adoption. Where *uncertain or potential negative* impacts have been identified, appropriate protective objectives are included in Plan to ensure adequate protection of the environment. These include protective policies for all aspects of the environment including, population and human health, biodiversity (flora and fauna), land, soil, water, air and climate, material assets, cultural heritage and the landscape. Mitigation was achieved through the:

- Strategic work undertaken by SDCC to ensure contribution towards environmental protection and sustainable development;
- Considering alternatives for the Plan;
- Integration of environmental considerations into zoning provisions of the Plan; and
- Integration of individual SEA, AA and SFRA provisions into the text of the Plan.

The mitigation process which is set out in Table 9.1 will ensure that implementation of the Plan will have a *neutral to positive impact* on the environment as a whole.

Table 9.1: Mitigation Measures- List of Protective Policies and Objectives in the Plan

No.	Policy / Objective
Chapter 1 Introduction, Strategic Vision and Climate Action	
Climate Action Policy 1	To support the implementation of International and National objectives on climate action including the Climate Action and Low Carbon Development Act 2015 (and any amending legislation), the 'Climate Action Plan 2019' (and any updated Plans) and ensure that South Dublin's Climate Change Action Plan and County Development Plan are aligned.
CA Objective 1	To collaborate with the Eastern Midland Regional Authority (EMRA), the Dublin Metropolitan Climate Action Regional Office (Dublin CARO), City of Dublin Energy Management Agency (Codema) and the Sustainable Energy Authority of Ireland (SEAI) to achieve the climate action policies and objectives set out in the Eastern and Midland Region Spatial and Economic Strategy (consistent with RPO 3.1, 36, 7.4, 7.30, 7.31, 7.32, 7.33, 7.35, 7.38, 7.40, 7.42, 7.43, 7.7 of the RSES).
CA Objective 2	To ensure spatial and infrastructure planning are consistent with climate mitigation and adaptation objectives.
CA Objective 3	To implement the South Dublin County Council Climate Change Action Plan 2019 - 2024 (SDCC CCAP) or superseding plans and to transition to a climate resilient low carbon County. (consistent with SO8 of the NPF, RPO 7.32, 7.33 of the RSES)
Chapter 2 Core Strategy and Settlement Strategy	
Policy 1: Strategic Development Areas	Prioritise housing and employment growth within the identified residential and employment growth areas set out under the Metropolitan Area Strategic Plan.
CS1 Objective 1	Ensure a sustainable and plan led allocation of housing and employment growth within the Strategic Development Areas of South Dublin in line with the provisions of the MASP.
CS1 Objective 2	Support continued collaboration between infrastructure providers, state agencies and local authorities to inform cross sectoral investment plans and capital spending plans to accelerate the development of strategic development areas and secure the best use of public lands in the Dublin Metropolitan Area – consistent with RPO 5.1
CS2 Objective 2	To facilitate a co-ordinated approach and vision to any future sustainable development of the City Edge area in collaboration with Dublin City Council, all relevant stakeholders including the local community and existing businesses, having regard to their operational needs, and ensure that the needs of the existing and new community will be met, and the provision of necessary community and physical infrastructure is delivered in tandem with any new development.



No.	Policy / Objective
CS6 Objective 6	To support, through the compact growth model in the Core Strategy and settlement strategy and by ensuring population growth and plot densities are sustainable, the just transition to a climate resilient, biodiversity-rich, environmentally sustainable and carbon neutral economy before 2050.
Policy 11: Rural Areas	Recognise that the rural area of South Dublin County is an area under strong urban influence for housing and restrict the spread of dwellings in the Rural 'RU', Dublin Mountain 'HA-DM', Liffey Valley 'HA-LV' and Dodder Valley 'HA-DV' zones based on the criteria set out in the Rural Settlement Strategy contained within Chapter 6: Housing.
CS11 SLO 1	To restrict development to low density, 1 or 2 storey residential in keeping with the existing character of the surrounding houses whilst having regard to airport restrictions.
Chapter 3 Natural, Cultural and Built Heritage	
Policy 1: Overarching	Protect, conserve and enhance the County's natural, cultural and built heritage, supporting its sensitive integration into the development of the County for the benefit of present and future generations.
NCBH 1 Objective 1	To protect, conserve and enhance natural, cultural and built heritage features, seeking opportunities to identify, retain, protect, and incorporate heritage assets into plans and developments.
NCBH 1 Objective 2	To support the objectives and actions of the County Heritage Plan and the County Biodiversity Action Plan in the promotion and protection of natural, built and cultural heritage, and to take full cognisance of the County's Landscape Character Assessment and the County Geological Audit in the sustainable management of development.
NCBH 1 Objective 3	To carry out an audit and assessment, based on an initial pilot study of the County's natural and built heritage assets including Council owned protected structures and archaeological features; to identify and safeguard these assets from the potential impacts of climate change; and to explore possible uses as part of climate change mitigation.
Policy 2: Biodiversity	Protect, conserve, and enhance the County's biodiversity and ecological connectivity having regard to national and EU legislation and Strategies.
NCBH 2 Objective 1	To support the implementation of the National Biodiversity Action Plan (2017-2021) and the All-Ireland Pollinator Plan (2021-2025) and to support the adoption and implementation of the South Dublin County Biodiversity Action Plan (2020-2026) and Pollinator Action Plan (2021-2025) and any superseding plans.
NCBH 2 Objective 2	To ensure the protection of designated sites in compliance with relevant EU Directives and applicable national legislation.

No.	Policy / Objective
NCBH 2 Objective 3	To protect and conserve the natural heritage of the County, and to conserve and manage EU and nationally designated sites and non-designated locally important areas which act as 'stepping stones' for the purposes of green infrastructure and Article 10 of the Habitats Directive.
NCBH 2 Objective 4	To protect our rivers and in particular to avoid overdevelopment which could have an adverse effect on the biodiversity and ecosystems of the river.
Policy 3: Natura 2000 Sites	Conserve and protect Natura 2000 Sites and achieve and maintain favourable conservation status for habitats and species that are considered to be at risk through the protection of the Natura 2000 network from any plans or projects that are likely to have a significant effect on their coherence or integrity.
NCBH 3 Objective 1	To prevent development and activities that would adversely affect the integrity of any Natura 2000 site located within or adjacent to the County and promote the favourable conservation status of the habitats and species integral to these sites.
NCBH 3 Objective 2	To ensure that plans, including land use plans, will only be adopted, if they either individually or in combination with existing and/or proposed plans or projects, will not have a significant adverse effect on a European Site, or where such a plan is likely or might have such an adverse significant effect (either alone or in combination), South Dublin County Council will, as required by law, carry out an appropriate assessment as per requirements of Article 6(3) of the Habitats Directive 92/43/EEC of the 21 May 1992 on the conservation of natural habitats and of wild fauna and flora, as transposed into Irish legislation. Only after having ascertained that the plan will not adversely affect the integrity of any European site, will South Dublin County Council adopt the plan, incorporating any necessary mitigation measures. A plan which could adversely affect the integrity of a European site may only be adopted in exceptional circumstances, as provided for in Article 6(4) of the Habitats Directive as transposed into Irish legislation.
NCBH 3 Objective 3	To ensure that planning permission will only be granted for a development proposal that, either individually or in combination with existing and/or proposed plans or projects, will not have a significant adverse effect on a European Site, or where such a development proposal is likely or might have such a significant adverse effect (either alone or in combination), the planning authority will, as required by law, carry out an appropriate assessment as per requirements of Article 6(3) of the Habitats Directive 92/43/EEC of the 21 May 1992 on the conservation of natural habitats and of wild fauna and flora, as transposed into Irish legislation. Only after having ascertained that the development proposal will not adversely affect the integrity of any European site, will the planning authority agree to the development and impose appropriate mitigation measures in the form of planning conditions. A development proposal which could adversely affect the integrity



No.	Policy / Objective
	of a European site may only be permitted in exceptional circumstances, as provided for in Article 6(4) of the Habitats Directive as transposed into Irish legislation
Policy 4: Proposed NHAs	Protect the ecological, visual, recreational, environmental and amenity value of the County's proposed Natural Heritage Areas and associated habitats and species.
NCBH 4 Objective 1	To ensure that any proposal for development within or adjacent to a proposed Natural Heritage Area (pNHA) is designed and sited to minimise its impact on the biodiversity, ecological, geological and landscape value of the pNHA particularly plant and animal species listed under the Wildlife Acts and the Habitats and Birds Directive including their habitats.
NCBH 4 Objective 2	To restrict development within or adjacent to a proposed Natural Heritage Area to development that is directly related to the area's amenity potential subject to the protection and enhancement of natural heritage and visual amenities including biodiversity and landscapes. Such developments will be required to submit an Ecological Impact Assessment prepared by a suitably qualified professional.
NCBH 4 SLO1	To promote opportunities to improve the habitat relating to the Lugmore Glen pNHA and to ensure that any proposals for development have full regard to the sensitivities of the area within the pNHA and along the Tallaght Stream.
Policy 5: Protection of Habitats and Species Outside of Designated Areas	Protect and promote the conservation of biodiversity outside of designated areas and ensure that species and habitats that are protected under the Wildlife Acts 1976 to 2018, the Birds Directive 1979 and the Habitats Directive 1992, the Flora (Protection) Order 2015, and wildlife corridors are adequately protected.
NCBH 5 Objective 1	To ensure that development does not have a significant adverse impact on biodiversity, including known rare and threatened species, and that biodiversity enhancement measures are included in all development proposals.
NCBH 5 Objective 2	To ensure that an Ecological Impact Assessment is undertaken for developments proposed in areas that support, or have the potential to support, protected species or features of biodiversity importance, and that appropriate avoidance and mitigation measures are incorporated into all development proposals.
Policy 6: Dublin Mountains	Protect and enhance the visual, environmental, ecological, geological, archaeological, recreational and amenity value of the Dublin Mountains, as a key element of the County's Green Infrastructure network.



No.	Policy / Objective
NCBH 6 Objective 2	<p>To restrict development within areas designated with Zoning Objective ‘HA – DM’ (To protect and enhance the outstanding natural character of the Dublin Mountains Area) and to ensure that new development:</p> <ul style="list-style-type: none"> • does not significantly impact on sensitive habitats, species, or ecosystem services; • is related to the area’s amenity potential or to its use for agriculture, mountain or hill farming, and • is designed and sited to minimise environmental and visual impacts.
NCBH 6 Objective 3	<p>To ensure that development proposals within the Dublin Mountains protect existing ecological and geological features and archaeological landscapes.</p>
NCBH 6 Objective 4	<p>To ensure that any permitted development supports the principles and protections included in the South Dublin County Green Infrastructure Strategy, recognising the significant value for amenity and ecosystem services provided by the Dublin Mountains for the Greater Dublin Area.</p>
NCBH 6 Objective 5	<p>To ensure that any development above the 350-metre contour in the Dublin Mountains will seek to protect the open natural character of mountain heath, gorselands and mountain bogs</p>
NCBH 6 Objective 6	<p>To enhance and protect our rural traditions by preserving traditional common grazing grounds in Bohernabreena and Glenasmole Valley and to encourage the grazing of such areas by local farmers and support alternative methods of stock control on the commonage.</p>
Policy 7: Liffey River Valley and Special Amenity Area Order	<p>Protect and enhance the special amenity value of the Liffey Valley, including its landscape, visual, recreational, ecological, geological, and built heritage value, as a key element of the County’s Green Infrastructure network and implement the provisions of the Liffey Valley Special Amenity Area Order (SAAO).</p>
NCBH 7 Objective 1	<p>To restrict development within areas designated with Zoning Objective ‘HA – LV’ (To protect and enhance the outstanding character and amenity of the Liffey Valley) and to ensure that new development:</p> <ul style="list-style-type: none"> • does not significantly impact on built or cultural heritage assets, on sensitive habitats, species, or ecosystem services, • is related to the area’s amenity potential, • is designed and sited to minimise environmental and visual impacts, • and enhances the County’s green infrastructure network.



No.	Policy / Objective
NCBH 7 Objective 2	<p>Within areas designated ‘High Amenity – Liffey Valley’ (‘HA-LV’), non-residential development will only be permitted where it;</p> <ul style="list-style-type: none"> • relates to the area’s amenity potential or to its use for agriculture or recreational purposes, including recreational buildings; or • comprises the redevelopment of or extensions to existing commercial or civic uses or development of new commercial or civic uses within an existing established area of commercial or civic activity; and • preserves the amenity value of the river valley including its biodiversity value, its landscape value, and views or vistas of the river valley.
NCBH 7 Objective 3	<p>To improve and extend the Liffey Valley Special Amenity Area Order along the Liffey Valley area in South Dublin from the border with Dublin City administrative area to Kildare County and to promote its tourism potential subject to the protection of its biodiversity and ecological value.</p>
NCBH 7 Objective 5	<p>To ensure that development proposals within the Liffey Valley, including local and regional networks of walking and cycling routes</p> <ul style="list-style-type: none"> • avoid impacts on the Valley’s sensitive landscape character and ecological network, • maximise opportunities for enhancement of existing features, • protect and incorporate natural and built heritage features as part of the County’s Green Infrastructure network, • do not prejudice the future creation and development of interconnected public parklands.
Policy 8: Dodder Valley	<p>Protect and enhance the visual, recreational, environmental, ecological, geological and amenity value of the Dodder Valley, as a key element of the County’s Green Infrastructure network.</p>
NCBH 8 Objective 1	<p>To restrict development within areas designated with Zoning Objective ‘HA – DV’ (To protect and enhance the outstanding character and amenity of the Dodder Valley) and ensure that new development;</p> <ul style="list-style-type: none"> • does not significantly negatively impact on cultural heritage assets, on sensitive habitats, species, and ecosystem services, • is related to the area’s amenity potential • is designed and sited to minimise environmental and visual impacts and enhances the County’s green infrastructure network.
NCBH 8 Objective 2	<p>To ensure that development within the Dodder Valley will not prejudice the future creation and development of further interconnected public parklands along the River Dodder.</p>

No.	Policy / Objective
NCBH 8 Objective 4	<p>Within areas designated ‘High Amenity – Dodder Valley’, non-residential development will only be permitted where it;</p> <ul style="list-style-type: none"> relates to the area’s amenity potential or to its use for agriculture or recreational purposes, including recreational buildings and accessibility; or comprises the redevelopment of or extensions to existing commercial or civic uses or development of new commercial or civic uses within an existing established area of commercial or civic activity; and preserves or improves the amenity value of the river valley including its landscape value, views or vistas of the river valley and its biodiversity value.
NCBH 8 Objective 5	To protect the upper Dodder Valley from Old Bawn Bridge to Fort Bridge as an ecological network free from intrusive lighting, facilitating the protection of light-sensitive species availing of the river corridor, and providing an appropriate urban/rural transition experience for all.
Policy 9: Grand Canal	Protect and promote the Grand Canal as a key component of the County’s Green Infrastructure and ecosystem services network, and protect and enhance the visual, recreational, environmental, ecological, industrial heritage and amenity value of the Grand Canal, recognising its sensitivities as a proposed Natural Heritage Area with adjacent wetlands and associated habitats
NCBH 9 Objective 1	To protect and enhance the important biodiversity resource offered by the Grand Canal, recognising and protecting the vital function that the Canal provides as a key corridor for habitats and wildlife from the River Shannon to Dublin Bay.
NCBH 9 Objective 4	To ensure that development along and adjacent to the Grand Canal protects and incorporates natural heritage features including watercourses, wetlands, grasslands, woodlands, mature trees, hedgerows and ditches and includes an appropriate set-back distance or buffer area from the pNHA boundary to facilitate protected species and biodiversity and a fully functioning Green Infrastructure network
NCBH 9 Objective 5	To ensure that development along or adjacent to the Grand Canal protects, incorporates and enhances built and industrial heritage features, particularly historic canal and mill buildings, and also sets out to protect the setting of such built heritage features.
NCBH 9 Objective 7	To ensure that all development proposals along the Grand Canal are accompanied by an EcIA (ecological impact assessment) prepared by a qualified ecologist and that the recommendations of the EcIA are incorporated into any development proposals including a landscape plan prepared by a qualified landscape architect. Where new canal crossings (i.e.



No.	Policy / Objective
	footbridges/cycle bridges) are proposed, they should be designed so as to avoid fragmentation of linear habitat associated with the Grand Canal
Policy 10: Invasive Species	Protect against and prevent the introduction and spread of invasive species within the County and to require landowners and developers to adhere to best practice guidance in relation to the control of invasive species.
NCBH 10 Objective 1	To ensure that development proposals do not lead to the spread or introduction of invasive species. If developments are proposed on sites where invasive species are or were previously present, applicants should submit a control and management programme with measures to prevent, control and/or eradicate the particular invasive species as part of the planning process and to comply with the provisions of the European Communities Birds and Habitats Regulations 2011 (S.I. 477/2011).
Policy 11: Tree Preservation Orders and other Tree / Hedgerow Protections	Review Tree Preservation Orders (TPO) within the County and maintain the conservation value of trees and groups of trees that are the subject of a Tree Preservation Order while also recognising the value of and protecting trees and hedgerows which are not subject to a TPO.
NCBH 11 Objective 1	To review Tree Preservation Orders within the County and maintain the conservation value of trees and groups of trees that are the subject of any Tree Preservation Order.
NCBH 11 Objective 2	To regularly evaluate and identify trees of amenity value within the County with a view to making them the subject of Tree Preservation Orders or otherwise protecting them and further, to furnish information to the public in this regard.
NCBH 11 Objective 3	To protect and retain existing trees, hedgerows, and woodlands which are of amenity and/or biodiversity and/or carbon sequestration value and/or contribute to landscape character and ensure that proper provision is made for their protection and management taking into account Living with Trees: South Dublin County Council's Tree Management Policy (2015-2020) or any superseding document and to ensure that where retention is not possible that a high value biodiversity provision is secured as part of the phasing of any development to protect the amenity of the area.
NCBH 11 Objective 4	To protect the hedgerows of the County, acknowledging their role as wildlife habitats, biodiversity corridors, links within the County's green infrastructure network, their visual amenity and landscape character value and their significance as demarcations of historic field patterns and townland boundaries. (Refer also to Chapter 4, Green Infrastructure).



No.	Policy / Objective
NCBH 11 Objective 5	To ensure that intact hedgerows/trees will be maintained above the 120m contour line within the County ensuring that the strong rural character will not be diluted; important heritage features & potential wildlife corridors are protected.
Policy 12: Geological Sites	Maintain the conservation value and seek the sustainable management of the County's geological heritage resource.
NCBH 12 Objective 1	To protect identified County Geological Sites from inappropriate development, avoiding potential conflicts with other ecological and cultural assets by engaging in consultation and to promote the importance and potential of such sites through the County's Heritage Plan.
Policy 13: Archaeological Heritage	Manage development in a manner that protects and conserves the Archaeological Heritage of the County and avoids adverse impacts on sites, monuments, features or objects of significant historical or archaeological interest.
NCBH 13 Objective 1	To favour the preservation in-situ of all sites, monuments and features of significant historical or archaeological interest in accordance with the recommendations of the Framework and Principles for the Protection of Archaeological Heritage, DAHGI (1999), or any superseding national policy document.
NCBH 13 Objective 2	To ensure that development is designed to avoid impacting on archaeological heritage including previously unknown sites, features and objects.
NCBH 13 Objective 3	To protect and enhance sites listed in the Record of Monuments and Places and ensure that development in the vicinity of a Recorded Monument or Area of Archaeological Potential does not detract from the setting of the site, monument, feature or object and is sited and designed appropriately.
NCBH 13 Objective 4	To protect and preserve the archaeological value of underwater archaeological sites including associated features and any discovered battlefield sites of significant archaeological potential within the County.
NCBH 13 Objective 5	To protect historical burial grounds within South Dublin County and encourage their maintenance in accordance with conservation principles.
Policy 14: Landscape	Preserve and enhance the character of the County's landscapes, particularly areas that have been deemed to have a medium to high Landscape Value or medium to high Landscape Sensitivity and to ensure that landscape considerations are an important factor in the management of development.



No.	Policy / Objective
NCBH 14 Objective 1	To protect and enhance the unique landscape character of the County by ensuring that development retains, protects and, where necessary, enhances the appearance and character of the landscape, taking full cognisance of the Landscape Character Assessment of South Dublin County (2021).
NCBH 14 Objective 2	To ensure that development is assessed against Landscape Character, Landscape Values and Landscape Sensitivity as identified in the Landscape Character Assessment for South Dublin County (2021) in accordance with Government guidance on Landscape Character Assessment and the National Landscape Strategy 2015-2025.
NCBH 14 Objective 3	To ensure that development respects and reinforces the distinctiveness and uniqueness of the Landscape Character Types and retains important characteristics such as habitats, landform, vernacular heritage and settlement patterns.
NCBH 14 Objective 4	To require a Landscape/Visual Impact Assessment to accompany all planning applications for significant proposals, located within or adjacent to sensitive landscapes and to provide mitigation measures to address any likely negative impacts.
NCBH 14 Objective 5	To protect skylines and ridgelines from development.
Policy 15: Views and Prospects	Preserve Views and Prospects and the amenities of places and features of natural beauty or interest including those located within and outside the County.
NCBH 15 Objective 1	To protect, preserve and improve Views and Prospects of special amenity, historic or cultural value or interest including rural, river valley, mountain, hill, coastal, upland and urban views and prospects that are visible from prominent public places and to prevent development which would impede or interfere with Views and / or Prospects.
NCBH 15 Objective 2	To require a Landscape/Visual Assessment to accompany all planning applications for significant proposals that are likely to affect views and prospects.
Policy 16: Industrial Heritage	Promote the County's industrial heritage.
NCBH 16 Objective 1	To promote and encourage the sensitive and adaptive reuse of industrial heritage structures where appropriate, ensuring that any change does not seriously impact on the intrinsic character of the structure and that all works are carried out in accordance with best practice conservation, consistent with RPO 9.27 of the RSES.



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NCBH 16 Objective 2	To conduct a field survey of sites of industrial heritage within the County to identify structures, features and their related artefacts and plant, and to actively seek the addition of industrial heritage structures or complexes, or elements of significance, to the Record of Protected Structures.
NCBH 16 Objective 3	To have regard to those items identified in the South Dublin County Industrial Heritage Survey (2012) and any subsequent surveys when assessing any relevant development proposals
NCBH 16 Objective 4	To support the preparation and implementation of an updated County Heritage Plan incorporating the promotion and protection of the County's Cultural Heritage
Policy 17: Irish language	Promote, support and preserve the Irish Language within the County
NCBH 17 Objective 1	To promote the use and visibility of the Irish Language.
NCBH 17 Objective 2	To support the preparation and implementation of an Irish Language Plan for Lónra Gaeilge Chluain Dólcáin / Clondalkin Irish Language Network Area, consistent with RPO 9.28 of the RSES.
NCBH 17 Objective 3	To continue to promote use of the Irish language in the naming of new residential developments.
NCBH 17 Objective 4	To promote local heritage by supporting names for new residential developments that reflect the local and historical context of their siting and include the Irish Language.
NCBH 17 Objective 5	To support the use of the Irish language on shop fronts.
Policy 18: Multi-Culturalism	Promote the County's multi-cultural heritage.
NCBH 18 Objective 1	To establish an environment for promoting cross cultural awareness, racial harmony, mutual understanding and appreciation of all religious and ethnic traditions within the County, including development of public spaces with cross-cultural appeal and relevance.
Policy 19: Protected Structures	Conserve and protect buildings, structures and sites contained in the Record of Protected Structures and carefully consider any proposals for development that would affect the setting, special character or appearance of a Protected Structure including its historic curtilage, both directly and indirectly.

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NCBH 19 Objective 1	To ensure the protection of all structures (or parts of structures) and their immediate surroundings including the curtilage and attendant grounds of structures identified in the Record of Protected Structures.
NCBH 19 Objective 2	To ensure that all development proposals that affect a Protected Structure and its setting including proposals to extend, alter or refurbish any Protected Structure are sympathetic to its special character and integrity and are appropriate in terms of architectural treatment, character, scale and form. All such proposals shall be consistent with the Architectural Heritage Protection Guidelines for Planning Authorities, DAHG (2011 or any superseding documents) including the principles of conservation.
NCBH 19 Objective 3	To address dereliction and to welcome, encourage and support the rehabilitation, renovation, appropriate use and sensitive re-use of Protected Structures consistent with RPO 9.30 of the RSES.
NCBH 19 Objective 5	To prohibit demolition and inappropriate alterations of Protected Structures unless in very exceptional circumstances.
NCBH 19 Objective 6	To ensure that any works to upgrade the energy efficiency of Protected Structures and historic buildings are sensitive to traditional construction methods and materials and do not have a detrimental physical or visual impact on the structure. Regard should be had to the DAHG publication 'Energy Efficiency in Traditional Buildings' 2010.
NCBH 19 Objective 7	To review the National Inventory of Architectural Heritage (NIAH) and update the Record of Protected Structures in accordance with any direct Ministerial recommendations.
NCBH 19 SLO3	To protect Glebe House RPS Ref. 313 (Former Mary Mercer Trust Charter School for girls), Rathcoole
Chapter 4 Green Infrastructure	
Policy 1: Overarching	Promote the development of an integrated GI network for South Dublin working with and enhancing existing biodiversity and natural heritage, improving our resilience to climate change and enabling the role of GI in delivering sustainable communities to provide environmental, economic and social benefits.
GI 1 Objective 2	To implement and monitor the South Dublin County GI Strategy during the lifetime of this plan and develop a fit for purpose GI scoring for the County which will support ongoing identification, protection, enhancement and management of GI in the County and which will enable the assessment and monitoring of GI interventions in the County.
GI 1 Objective 4	To require development to incorporate GI as an integral part of the design and layout concept for all development in the County including but not restricted to residential, commercial and mixed use through the explicit identification of GI as part

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	of a landscape plan, identifying environmental assets and including proposals which protect, manage and enhance GI resources providing links to local and countywide GI networks.
GI 1 Objective 5	To continue to liaise with adjoining local authorities to ensure the protection and enhancement of cross county GI corridors.
GI 1 Objective 6	To collaborate with Kildare County Council to identify a common approach to a greenbelt/green spaces between the growing settlements within South Dublin and Kildare County Councils within the lifetime of the Development Plan and to advise the councillors of any such collaboration and proposed study or approach.
Policy 2 - Biodiversity	Strengthen the existing GI network and ensure all new developments contribute towards GI, in order to protect and enhance biodiversity across the County as part of South Dublin County Council's commitment to the National Biodiversity Action Plan 2021- 2025 and the South Dublin County Council Biodiversity Action Plan, 2020-2026, the National Planning Framework (NPF) and the East Region Spatial and Economic Strategy (RSES).
GI 2 Objective 2	To Protect and enhance the biodiversity and ecological value of the existing GI network by protecting where feasible (and replacing where removal is unavoidable) existing ecological features including tree stands, woodlands, hedgerows and watercourses in all new developments as an essential part of the design and construction process, such proactive approach to include provision to inspect development sites post construction to ensure hedgerow coverage has been protected as per the plan.
GI 2 Objective 5	To protect and enhance the County's hedgerow network, in particular hedgerows that form townland, parish and barony boundaries recognising their historic and cultural importance in addition to their ecological importance and increase hedgerow coverage using locally native species including a commitment for no net loss of hedgerows on any development site and to take a proactive approach to protection and enforcement.
Policy 3 - Sustainable Water Management	Protect and enhance the natural, historical, amenity and biodiversity value of the County's watercourses. Require the long-term management and protection of these watercourses as significant elements of the county's and Regions Green Infrastructure Network and liaise with relevant Prescribed Bodies where appropriate. Accommodate flood waters as far as possible during extreme flooding events and enhance biodiversity and amenity through the designation of riparian corridors and the application of appropriate restrictions to development within these corridors.
GI 3 Objective 1	To ensure that hydromorphological assessments are undertaken where proposed development is within lands which are partially or wholly within the Riparian Corridors identified as part of this Development Plan.



No.	Policy / Objective
GI 3 Objective 2	To require development proposals that are within riparian corridors to demonstrate how the integrity of the riparian corridor can be maintained and enhanced having regard to flood risk management, biodiversity, ecosystem service provision, water quality and hydromorphology.
Policy 4 - Sustainable Urban Drainage Systems	Require the provision of Sustainable Urban Drainage Systems (SUDS) in the County and maximise the amenity and biodiversity value of these systems.
GI 4 Objective 1	To limit surface water run-off from new developments through the use of Sustainable Urban Drainage Systems (SuDS) using surface water and nature-based solutions and ensure that SuDS is integrated into all new development in the County and designed in accordance with SDCC's Sustainable Drainage Systems (SuDS) Explanatory, Design and Evaluation Guide.
GI 4 Objective 2	To incorporate a SuDS management train during the design stage whereby surface water is managed locally in small sub-catchments rather than being conveyed to and managed in large systems further down the catchment.
GI 4 Objective 3	To require multifunctional open space provision within new developments to include provision for ecology and sustainable water management.
GI 4 Objective 4	To require that all SuDS measures are completed to a taking in charge standard.
Policy 5 - Climate Resilience	Strengthen the County's GI in both urban and rural areas in order to improve resilience against future shocks and disruptions arising from a changing climate.
GI 5 Objective 1	Protect and enhance the rich biodiversity and eco-systems in accordance with the ecosystem services approach to development enabling mitigation of climate change impacts, by absorbing excess flood water, providing a buffer against extreme weather events, absorbing carbon emissions and filtering pollution.
GI 5 Objective 2	To protect and enhance the natural regime of the watercourses of the County to more efficiently capture their flood resilience value.
GI 5 Objective 3	<p>To ensure compliance with the South Dublin Climate Change Action Plan and the provisions of the Council's Tree Management Strategy.</p> <ul style="list-style-type: none"> • Increase the County's tree canopy cover by promoting annual planting, maintenance preservation and enhancement of trees, woodlands and hedgerows within the County using locally native species and supporting their integration into new development. • Identify suitable sites for new urban trees including Miyawaki style mini woodlands, where feasible.

No.	Policy / Objective
	<ul style="list-style-type: none"> • Support the implementation of a co-ordinated regional approach to the maintenance of trees and support the work of the Regional Steering Group on Tree Management to which South Dublin County Council is a participant. • Promote the establishment of tree trails in public parks across the County. • Promote the planting of new woodlands and forestry within appropriate open space and park locations within the County. • To plant “pocket forests” in tracts of open grassland to act as an oasis for biodiversity. • To recognise the value of mature trees in terms of carbon sequestration and amenity over saplings.
GI 5 Objective 5	To promote positive land and soil protection measures to avoid degradation or loss of natural soil resources, to minimise sealing of soils and to remediate contaminated land.
GI 6 Objective 6	To minimise the environmental impact of external lighting within the GI network to achieve a sustainable balance between the recreational needs of an area, the safety of walking and cycling routes and the protection of light sensitive species such as bats (See Chapter 3 Heritage).
Policy 7: Landscape, Natural and Cultural Heritage	Protect, conserve and enhance natural, built and cultural heritage features, and support the objectives and actions of the County Heritage Plan.
GI 7 Objective 1	To protect, conserve and enhance natural, built and cultural heritage features and restrict development that would have a negative impact on these assets in accordance with the provisions of <i>Chapter 3 Natural, Cultural and Built Heritage</i> of this Plan
GI 7 Objective 2	To protect and enhance the landscape character of the County by ensuring that development retains, protects and, where necessary, enhances the appearance and character of the landscape, in accordance with the provisions of the Landscape Character Assessment of South Dublin County and the provisions of Chapter 3 of this Plan.
GI 7 SLO2	To ensure the adequate protection and augmentation of the identified Alluvial Rathcoole Woodlands within the zoning RU, and in recognising their value as green infrastructure and the potential linkages to Lugg Woods and Slade Valley and other amenity areas, provide for sensitive passive amenity uses which have regard to their Annex 1 status.
Chapter 5 Quality Design and Healthy Placemaking	
QDP1 Objective 3	To protect the quality, ambiance, vibrancy and vitality of urban centres by promoting an appropriate mix of complementary and compatible day and night-time uses, including commercial, recreational, civic, cultural, leisure and residential uses.

No.	Policy / Objective
QDP1 Objective 5	To promote the re-development of underutilised Local Centres within the County as new mixed use neighbourhood hubs continuing to provide for local retail and services in a manner which respects and consolidates the existing urban character of these areas ensuring adherence to the eight key design principles in 'The Plan Approach' including quality of design, integration, accessibility and connections to the surrounding areas.
QDP2 Objective 1	To ensure that applications for new development are accompanied by a statement from a suitably qualified person detailing how 'The Plan Approach' has been taken into consideration and incorporated into the design of the development including the materials and finishes proposed, and demonstrating how the overarching principles for the achievement of successful and sustainable neighbourhoods have been integrated as part of the design proposal.
QDP2 Objective 2	To ensure that 'The Plan Approach' to development is taken into consideration by the applicant and demonstrated during any pre-application consultations (under section 247 of the Planning & Development Act, 2000, as amended).
Policy 3: Neighbourhood Context	Support and facilitate proposals which contribute in a positive manner to the character and setting of an area.
QDP3 Objective 1	To ensure new development contributes in a positive manner to the character and setting of the immediate area in which a proposed development is located taking into consideration the provisions set out in Chapters 3 and 4 of this Plan and having regard to the requirements set out in Chapter 13 Implementation & Monitoring in relation to design statements.
QDP3 Objective 2	To protect and conserve the special character of the historic core of the villages and ensure that a full understanding of the archaeological, architectural, urban design and landscape heritage of each village informs the design approach to new development, infrastructure and renewal, recognising the particular character and context in Architectural Conservation Areas (ACAs).
QDP3 Objective 3	To promote and adhere to design standards and densities in village centres that are informed by the surrounding village and historic context and enhance the specific characteristics of each town or village in terms of design, scale form and external finishes.
QDP3 Objective 9	To preserve, incorporate, enhance and respond to the setting of existing archaeological and historic features including burgage plots and tower house sites where these arise.
Policy 4: Healthy Placemaking	Promote the delivery of neighbourhoods that are attractive, connected, vibrant and well-functioning places to live, work, visit, socialise and invest in.

No.	Policy / Objective
QDP4 Objective 2	To promote a high standard of building and urban design, creating public spaces that are distinctive, safe, universally accessible and facilitate social and cultural diversity and interaction.
Policy 5: Connected Neighbourhoods	Promote short distance neighbourhoods and strive towards the achievement of 10-minute settlements over the lifetime of the Plan, promoting a more compact development form, sustainable movement, and ease of access to services, community facilities, jobs and amenities.
QDP6 Objective 1	To require that all development proposals, whether in established areas or in new growth nodes, contribute positively to the creation of new, and the enhancement of existing public realm. To demonstrate how the highest quality in public realm design is achieved and how it can be robustly maintained over time (see also Chapter 13 Implementation and Monitoring design statements and public realm).
QDP6 Objective 2	To support public realm improvements under South Dublin County Council's Village and Centre enhancement initiatives including those proposed within Architectural Conservation Areas having regard to the <i>Architectural Heritage Protection Guidelines for Planning Authorities (DAHG, 2011)</i> or any subsequent guidelines.
QDP6 Objective 3	To promote and implement environmental and public realm improvements in existing town, village, district and local centres to a high standard and finish to ensure that the design addresses environmental quality, urban design, safety including the potential for anti-social behaviour, identity, and image.
QDP7 Objective 2	To actively promote well-designed streets and public spaces that provide for active frontages and 'live' edges that feel safe, secure and attractive for all to use.
QDP7 Objective 3	To require a high quality of design and finish for new and replacement shopfronts, signage, and advertising, having regard to the requirements set out in Chapter 13 Implementation and Monitoring.
QDP7 Objective 5	To ensure that development contributes to the creation of sustainable communities in accordance with the requirements of the Guidelines on Quality Housing for Sustainable Communities, DEHLG (2007), the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, DEHLG (2009), or any superseding guidelines, including the urban design criteria as illustrated under the companion Urban Design Manual – A Best Practice Guide, DEHLG (2009).
QDP7 Objective 6	To ensure that development provides an integrated and balanced approach to movement, healthy placemaking and streetscape design in accordance with the requirements of the Design Manual for Urban Roads and Streets, DTTAS and DEHLG (2013).



No.	Policy / Objective
Policy 12: Sustainable Rural Neighbourhoods	To protect and promote the sense of place and culture and the quality, character and distinctiveness of the County's rural hinterland that makes it an attractive place to live, work and visit.
Chapter 6 Housing	
Policy 19: Rural Housing in HA - Dublin Mountains Zone	New or replacement dwellings within areas designated Zoning Objective 'HA-DM' (to protect and enhance the outstanding natural character of the Dublin Mountains Area) will only be considered in exceptional circumstances.
H19 Objective 1	<p>To consider new or replacement dwellings within areas designated with Zoning Objective 'HA-Dublin Mountains' (to protect and enhance the outstanding natural character of the Dublin Mountains Area) in the following exceptional circumstances where all of the criteria below are met:</p> <ul style="list-style-type: none"> • The applicant is a native of the area; and • The applicant can demonstrate a genuine need for housing in that particular area; and • The development is related directly to the area's amenity potential or to its use for agriculture, mountain or hill farming; and • The development would not prejudice the environmental capacity of the area, and that it would be in keeping with the character of the mountain area. <p>These criteria are in accordance with the Sustainable Rural Housing Guidelines (2005), having regard to the outstanding character of the area and the need to preserve the environmental and landscape quality of this area.</p> <p>The above criteria to be considered alongside the need to sustain and renew established rural communities and to ensure the viability of amenity, including local schools & the need to accommodate genuine rural housing needs where they arise.</p>
H19 Objective 2	To generally prohibit development within restricted areas identified on the Bohernabreena/Glenasmole Reservoir Restricted Areas Map contained in Appendix 5.
Policy 20: Rural Housing in HA – Liffey Valley and Dodder Valley	That within areas designated with Zoning Objective 'HA -LV' (to protect and enhance the outstanding character and amenity of the Liffey Valley) and 'HA-DV' (to protect and enhance the outstanding character and amenity of the Dodder Valley) residential development will only be permitted in exceptional circumstances.



No.	Policy / Objective
H20 Objective 1	<p>Within areas designated with the Zoning Objective 'HA-LV' (to protect and enhance the outstanding character and amenity of the Liffey Valley) and 'HA-DV' (to protect and enhance the outstanding character and amenity of the Dodder Valley) residential development will be restricted to:</p> <ul style="list-style-type: none"> • The replacement of an existing structure by a structure of a similar size – see H25 Objective 1; • The extension or alteration of an existing habitable structure – not to exceed 50% of the original structure; • The provision of a domestic garage, greenhouse, shed or similar non-residential structures where its use is incidental to the enjoyment of an existing dwelling house; and <p>The preservation of the high amenity landscape, views or vistas of the valley, biodiversity and amenity.</p>
SM1 Objective 5	To ensure that future development is planned and designed in a manner that maximises the efficiency and protects the strategic capacity of the metropolitan area transport network, both existing and planned and to protect and maintain regional accessibility, in accordance with RPO 8.3 of the RSES.
Chapter 7 Sustainable Movement	
SM1 Objective 5	To ensure that future development is planned and designed in a manner that maximises the efficiency and protects the strategic capacity of the metropolitan area transport network, both existing and planned and to protect and maintain regional accessibility, in accordance with RPO 8.3 of the RSES.
SM1 Objective 6	To safeguard the County's strategic road network and to improve the local road and street network in a manner that will better utilise existing road space and encourage a transition towards more sustainable modes of transport.
SM6 Objective 9	To ensure that appropriate design and mitigation measures are applied to all transport schemes to reduce the impact of noise and air pollution within residential communities in accordance with the EU directive on Assessment and Management of Environmental Noise.
Chapter 8 Community	
Policy 8: Primary and Post Primary Schools	Policy COS 8(a) Work in conjunction with the Department of Education and Skills to promote and support the provision of primary and post-primary schools in the County to reflect the diverse educational needs of communities.
Chapter 9 Economic Development and Employment	



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Policy 2: Green Economy	Support the Green Economy as a means of future proofing South Dublin's economy and facilitate this through orderly growth.
Policy 26: Major Accidents	Have regard to the provisions of the Major Accidents Directive (European Council Directive 2012/18/EU) and the technical advice of the Health and Safety Authority (HSA) in relation to identified SEVESO sites in the County.
EDE26 Objective 1	To have regard to the policy and approach of the Health and Safety Authority to the Control of Major Accident Hazards (COMAH) Risk-based Land-use Planning, HSA (2010) or any superseding documents where appropriate, in assessing planning applications and in preparing land use plans.
Chapter 10 Energy	
Policy 1: Responding to European, National & Regional Policy & Legislation	Respond to the European, National and Regional Climate Action Programme and UN Sustainable Goal 13 through the integration of climate action policies and objectives which promote renewable energy, energy conservation and an increase in energy efficiency and promote the growth of locally based energy alternatives in an environmentally acceptable and sustainable manner
Policy 2: South Dublin Energy Profile	Further develop and implement climate action and energy related initiatives in the County in conjunction with EMRA, the Dublin Energy Agency (Codema), Climate Action Regional Office (CARO) and all relevant stakeholders, promoting energy efficiency and renewable energy measures across the County
E2 Objective 2	To promote the generation and supply of low carbon and renewable energy alternatives, having regard to the opportunities offered by the settlement hierarchy of the County and the built environment
Policy 3: Energy Performance in Existing and New Buildings	Support high levels of energy conservation, energy efficiency and the use of renewable energy sources in new and existing buildings including the retro fitting of energy efficiency measures in the existing building stock in accordance with relevant building regulations, national policy and guidance and the targets of the National and South Dublin Climate Change Action Plans.
Chapter 11 Infrastructure and Environmental Services	
Policy 1: Overarching Policy	Ensure that development occurs within environmental limits, having regard to the requirements of all relevant environmental legislation and the sustainable management of our natural capital.



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No.	Policy / Objective
Policy 2: Water Supply and Wastewater	Ensure that water supply and wastewater infrastructure is sufficient to meet the growing needs of the population and to support growth in jobs over the lifetime of the Development Plan facilitating environmental protection and sustainable growth.
Policy 3: Surface Water and Groundwater	Manage surface water and protect and enhance ground and surface water quality to meet the requirements of the EU Water Framework Directive.
IE3 Objective 1	To maintain, improve and enhance the environmental and ecological quality of our surface waters and groundwater by implementing the relevant programme of measures set out in the River Basin Management Plans.
IE3 Objective 3	To protect the regionally and locally important aquifers within the County from risk of pollution
IE3 Objective 6	To protect salmonid water courses, such as the Liffey and Dodder River catchments (including Bohernabreena Reservoir), which are recognised to be exceptional in supporting salmonid fish species.
IE3 Objective 7	To protect surface water quality by continuing to assess the impact of domestic and industrial misconnections to the drainage network in the County and the associated impact on surface water quality, and by implementing measures to address same, and to diagnose and repair any misconnections in Council housing stock as part of the re-letting process.
Policy 4: Flood Risk	Ensure the continued incorporation of Flood Risk Management into the spatial planning of the County, to meet the requirements of the EU Floods Directive and the EU Water Framework Directive and to promote a climate resilient county.
Policy 8: Environmental Quality	Seek to take appropriate steps to reduce the effects of air, noise and light pollution on environmental quality and residential amenity in line with European, National and Regional policy and legislation.
IE 8 Objective 1	To implement the provisions of national and EU Directives on air and noise pollution and other relevant legislative requirements in conjunction with other agencies as appropriate. (Consistent with RPO 10.10 of the RSES).
IE 8 Objective 7	To ensure that noise sensitive development in proximity to national and other roads provides a noise impact assessment and includes appropriate mitigation measures, such as noise barriers, set back landscaping and / or buffer zones between areas of land where development is proposed and existing and proposed national and other roads.
IE13 Objective 1	To limit residential development and other land uses impacted by noise, such as nursing homes, schools, hospitals and conference centres within the Noise Significant Area Boundary delineated for Casement and Weston (See Plan Index Map)

No.	Policy / Objective
	and ensure that any noise sensitive uses are subject to an appropriate noise assessment and mitigation measures to protect residential amenity.



10 Monitoring

Article 10 of the Strategic Environmental Assessment Directive (2001/42/EEC) requires that the significant environmental effects of the implementation of the Plan are monitored in order to identify, at an early stage, unforeseen adverse effects and in order to undertake appropriate remedial action. This is to provide for any unforeseen *adverse* effects to be identified at an early stage in its implementation, allowing for appropriate remedial action to be undertaken.

The primary purpose of monitoring is to allow the actual impacts of the *South Dublin County Development Plan 2022-2028* on adoption to be assessed against the Strategic Environmental Objectives and their associated targets (overall aim) and indicators (measurement of monitoring change). The indicators used will show changes that would be attributable to the implementation of the Plan.

Monitoring can use existing sources of information and does not necessarily require new research to be undertaken. However, monitoring can be effective in identifying where additional research should be targeted to supplement where information is deficient.

The environmental monitoring programme is outlined in Table 10.1 and has been developed based on the SEA Objectives. The SEA Objectives formed the basis of the assessment of the Plan and it includes targets (overall aim), indicators (measurement of monitoring change) and data sources.

South Dublin County Council will work with other agencies, including EPA, the NPWS, IFI, and those with environmental mandates to gather data for the purposes of monitoring the Plan. It is proposed that the SEA monitoring reporting should go parallel with the reviewing of the Plan.

Table 10.1: Environmental Monitoring Programme

Objectives	Targets	Indicators	Data Sources, Responsibility and Frequency (subject to available resources)
Biodiversity (Flora & Fauna) (B)			
(B_1) Preserve, protect, maintain and where appropriate, restore the terrestrial, aquatic and soil biodiversity, of international, EU and nationally designated sites, protected species and habitats.	<ul style="list-style-type: none"> Preparation and implementation of a Green Infrastructure strategy for the county. Preparation and implementation of actions in the SDCC Biodiversity Action Plan. Implementation of actions in the SDCC Pollinator Plan. That biodiversity is integrated into all decision making across the Plan. Submission of Screening Report or Natura Impact Statement for proposed developments with planning applications in / and / or near European Sites. No loss of protected habitats and species during the lifetime of the Plan. Prevent the introduction or spread of invasive or alien species. 	<ul style="list-style-type: none"> Number of actions implemented in the SDCC Green Infrastructure strategy. Number of actions implemented in the SDCC Biodiversity Action Plan. Number of actions implemented in the SDCC Pollinator Plan. Number of spatial plans that have included ecosystem services content, mapping and policy to protect ecosystem services when their relevant plans are either revised or drafted. The findings from SEA and AA (as relevant) for policies, plans, programmes etc. Designation of additional areas due to biodiversity and / or geological value. Number / percentage of developments in / near Natura 2000 network. Percentage of unique habitats and species lost in designated sites through trending of annual surveys. 	<ul style="list-style-type: none"> National Biodiversity and Pollinator Plans, SDCC Biodiversity and Pollinator Plans. All Ireland Pollinator Plan, GI monitoring including 'greening factor'. Planning Data (APAS) reviews. Internal monitoring of preparation of local land use plans. Internal monitoring of likely significant environmental effects of grants of permission (grant by grant). Department of Culture, Heritage and the Gaeltacht report of the implementation of the measures contained in the Habitats Directive - as required by Article 17 of the Directive (every 6 years). Department of Culture, Heritage and the Gaeltacht National Monitoring Report for the Birds Directive under Article 12 (every 3 years). Consultations and referrals to the NPWS other relevant prescribed bodies.
(B_2) Ensure no adverse effects on the integrity of any European site, regarding its qualifying interests, associated conservation status, structure and function.			
(B_3) Maintain and where appropriate, enhance the biodiversity value of local designated and non-designated ecological and heritage areas, which function as stepping stones for migration, dispersal and genetic exchange of wild species.			
(B_4) Enhance biodiversity in line with the National Biodiversity Strategy and its targets.			

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Objectives	Targets	Indicators	Data Sources, Responsibility and Frequency (subject to available resources)
		<ul style="list-style-type: none"> Number, type and location of invasive species identified. 	
Population & Human Health (PHH)			
<p>(PHH_1) Provide high quality residential, community, working and recreational environments with access to sustainable transport options.</p>	<ul style="list-style-type: none"> Development within the residential and employment growth areas identified in the MASP. Progress on implementation of extant planning permissions, delivery rate of units per neighbourhood within the overall settlement. 	<ul style="list-style-type: none"> Percentage of development within the residential and employment growth areas identified in the MASP. Number / percentage of units delivered within overall settlements. 	<ul style="list-style-type: none"> GeoDirectory, CSO dwelling completion. Housing Taskforce Returns, MASP Implementation Group. Internal review of progress on implementing Plan objectives. SDCC Planning Data (APAS) and BCMS.
<p>(PHH_2) Promote economic growth to encourage retention of working age population and funding of sustainable development and environmental protection.</p>	<ul style="list-style-type: none"> Lands for Employment monitor uptake of employment lands using land capacity study baseline. Number of sites added and or removed from the 'Vacant Sites Register'. Progression of works forming part of the Parks & Open Space Strategy 	<ul style="list-style-type: none"> Implementation of Plan measures relating to the promotion of economic growth and employment. Number of buildings listed on 2020 vacant and derelict site registers now in use. 	<ul style="list-style-type: none"> Review of Strategy Implementation. Implementing requirements of Corporate Plan / LECP. POWSCAR³⁴ data from next census, review of Council programmes.

³⁴ Place of Work, School or College - Census of Anonymised Records - POWSCAR
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Objectives	Targets	Indicators	Data Sources, Responsibility and Frequency (subject to available resources)
(PHH_3) Ensure that existing population and planned growth is linked with the required infrastructure and the services.	<ul style="list-style-type: none"> Progression of roll out of Teen Space Programme 2021 and Sports Pitch Strategy. Improved trends in quality of life related to these matters. No significant deterioration in human health as a result of environmental factors. Implementation of Cycle South Dublin Programme; implementation of permeability projects arising from Sustainable Movement Studies; achievement of County Mode Split Targets for Walking and Cycling; number of schools participating in School Streets and Green Schools initiatives. 	<ul style="list-style-type: none"> Number of actions implemented in the Parks & Open Space Strategy / Sports Pitch Strategy. Any occurrence of spatially concentrated deterioration in human health. Number / area of green spaces and amenities available to the public. Number of actions in the Cycle South Dublin. Proportion of people reporting regular cycling / walking to school and work above 2016 CSO figures. 	<ul style="list-style-type: none"> SDCC Vacant Sites Register. Consultations with the Health Service Executive and EPA. CSO data. Internal monitoring of preparation of local land use plans. An Taisce Green Schools Programme, Roads Section.
(PHH_4) Protect human health and well-being from environment-related pressures.			
Land, Soils & Geology (LSG)			
(LSG_1) Safeguard sensitive soil, resources and geological heritage sites against pollution and degradation.	<ul style="list-style-type: none"> Reduce the use of greenfield land by encouraging the reuse of brownfield sites. Achieve the 40% target for growth on infill as per NPF. Ensure sustainable extraction of non-renewable sand, gravel and rock deposits and the reuse and recycling of construction and demolition waste. No incidences of soil contamination. 	<ul style="list-style-type: none"> Number / percentage of new developments on brownfield sites. Percentage of brownfield land developed over the Plan period. Percentage of total greenfield land developed. Volume of contaminated material generated from brownfield and infill. Volume of construction and demolition waste recycled, in comparison with previous year/s. 	<ul style="list-style-type: none"> Environmental Protection Agency (EPA), Geoportal. Internal monitoring of likely significant environmental effects of grants of permission (grant by grant).
(LSG_2) Promote the sustainable use of infill and brownfield sites over the use of greenfield within the county.			

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Objectives	Targets	Indicators	Data Sources, Responsibility and Frequency (subject to available resources)
		<ul style="list-style-type: none"> Excessive land-filling of quality soils. Incidences of soil contamination. 	
Water Quality (W)			
<p>(W_1) Protect and where necessary improve and maintain water quality and the management of watercourses and groundwater in compliance with the requirements of the Water Framework Directive objectives and measures.</p>	<ul style="list-style-type: none"> All waters within the Plan area to achieve the requirements of the WFD and the relevant River Basin Management Plan by 2027. Surface and groundwater - Number of permissions for new developments which include an on-site wastewater treatment facilities. Not to permit development where it would result in a WWTP exceeding the terms of its discharge license. Encourage future population growth in areas served by urban WWTP and public water supplies. Sustainable Water Management - compliance of relevant planning applications. Progression of the flood relief schemes approved in the ten-year Programme of Investment in Flood 	<ul style="list-style-type: none"> The status of water quality in the county's waterbodies and the proportion of 'good' and 'high' status waterbodies above 2020 baseline. Number of households served by urban wastewater treatment plants / septic tanks / individual WWTP or other systems. Number of households served by public water supplies. Number of developments granted planning permission that incorporate SUDs. Minimise developments granted permission on lands which pose - or are likely to pose in the future - a significant flood risk. Completion / progression of approved flood relief schemes. 	<ul style="list-style-type: none"> EPA Monitoring Programme for WFD compliance. EPA Remedial action list. Internal monitoring of likely significant environmental effects of grants of permission (grant by grant). OPW flood data. SDCC Planning Data (APAS).
<p>(W_2) Avoid inappropriate development in areas at risk of flooding and areas that are vulnerable to current and future erosion.</p>			



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Objectives	Targets	Indicators	Data Sources, Responsibility and Frequency (subject to available resources)
(W_3) Integrate sustainable water management solutions (such as SuDS, porous surfacing and green roofs) into development proposals.	Relief Measures. Compliance with the Flood Risk Management Guidelines at site and plan level.		
Air Quality & Noise (AN)			
(AN_1) To avoid, prevent or reduce harmful effects on human health and the environment as a whole resulting from emissions to air from all sectors with particular reference to emissions from transport, residential heating, industry and agriculture.	<ul style="list-style-type: none">Provide for increased use of public transport.Increase number of cycle lanes and pedestrian routes in the plan area.Improve ambient air quality trends, particularly in relation to transport-related emissions of NOx and particulate matter through reduction of private vehicle usage.An increase in the percentage of the population travelling to work or school by public transport or non-mechanical means.To promote reduced energy consumption and support the uptake of renewable retrofitting of buildings (including heating systems).	<ul style="list-style-type: none">Uses of public transport.Number of cycle lanes and pedestrian routes provided in the Plan area.Air quality indicators.Percentage compliance with EPA emission limits for sulphur dioxide, nitrogen oxides, volatile organic compounds, ammonia and fine particulate matter.Percentage population within the Plan area travelling to work or school by public transport or non-mechanical means, above 2016 CSO figures.Number of grants given for insulation works; energy efficiency of new buildings - energy rating figures.	<ul style="list-style-type: none">CSO data.Data from the National Travel Survey.EPA Air Quality Monitoring & SDCC.Consultations with Department of Transport Tourism and Sport, Transport Trends and Department of Communication Climate Action and Environment.SDCC Planning Data (APAS).SDCC Climate Change Team and action tracker.Review of the Noise Action Plan.Review standard planning conditions in relation to aerodrome / airport development.
(AN_2) Minimise travel related emissions and encourage a modal change from car to more sustainable forms of transport.			
(AN_3) Minimise noise emissions associated with traffic and transport and other noise and wind related industry etc.			
Climate Change (CC)			



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Objectives	Targets	Indicators	Data Sources, Responsibility and Frequency (subject to available resources)
(CC_1) Minimise contribution to Climate Change by adopting mitigation and adaptation measures.	<ul style="list-style-type: none"> Implementation of South Dublin Climate Action Plan 2019-2024. Achieve transition to a competitive, low carbon, climate-resilient and environmentally sustainable economy by 2050. 	<ul style="list-style-type: none"> Number of actions implemented in the SDCC Climate Action Plan. Implementation of Plan measures relating to climate reduction targets as provided for by Plan provisions. 	<ul style="list-style-type: none"> SDCC Climate Change Team and action tracker. Yearly report on progress presented to Council. POWSCAR³⁵ data from next census. EPA Annual National Greenhouse Gas Emissions Inventory reporting. Climate Action Regional Office. Consultations with Department of Communication Climate Action and Environment. CSO data.
(CC_2) Integrate sustainable design solutions into the county's infrastructure (e.g. energy efficient buildings; green infrastructure).	<ul style="list-style-type: none"> Increased density and penetration of the public transport network including frequency of service - e.g. for urban and rural bus services. Increase in the proportion of people resident in the county reporting regular cycling / walking to school and work above 2016 CSO figures. 	<ul style="list-style-type: none"> Number of new bus services or routes and new cycle lanes. Proportion of people reporting regular cycling / walking to school and work above 2016 CSO figures. 	
(CC_3) Contribute towards the reduction of greenhouse gas emissions in line with national targets.	<ul style="list-style-type: none"> Decrease in the proportion of journeys made by residents of the county using private fossil fuel-based car compared to 2016 levels. Contribute towards the target of the Renewable Energy Directive (2009/28/EC), for all Member States to reach a 10% share of renewable energy in transport by 2020. 	<ul style="list-style-type: none"> Percentage population within the Plan area travelling to work or school by public transport or non-mechanical means, above 2016 CSO figures. A competitive, low-carbon, climate-resilient and environmentally sustainable economy. 	
(CC_4) Encourage and promote development resilient to the effects of climate change.	<ul style="list-style-type: none"> Contribute towards the target of aggregate reduction in carbon dioxide (CO₂) emissions of at least 80% (compared to 1990 levels) by 2050 across the electricity generation, built environment and transport sectors. 	<ul style="list-style-type: none"> Energy consumption, the uptake of renewable options and solid fuels for residential heating. Number of grants given for insulation works; energy efficiency of new buildings - energy rating figures. 	

³⁵ Place of Work, School or College - Census of Anonymised Records - POWSCAR



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Objectives	Targets	Indicators	Data Sources, Responsibility and Frequency (subject to available resources)
(CC_5) Promote the use of renewable energy, energy efficient development and increased use of public transport.	<ul style="list-style-type: none"> To promote reduced energy consumption and support the uptake of renewable options and a move away from solid fuels for residential heating. 		
Cultural Heritage (CH)			
(CH_1) Protect places, features, buildings and landscapes of cultural, archaeological and / or architectural heritage from impact as a result of development.	<ul style="list-style-type: none"> No permitted development which involves loss of cultural heritage, including protected structures, archaeological sites, Architectural Conservations Areas and landscape features. To increase the number of uninhabited and derelict structures that are restored. 	<ul style="list-style-type: none"> Number of developments permitted during the lifetime of the Plan which will result in the loss or partial loss of protected structures or sites of archaeological status. Number of additions to the list of Protected Structures and Architectural Conservation Areas. Number of uninhabited and derelict structures that are restored. Number of planning applications for demolition and redevelopment of vacant and derelict sites. 	<ul style="list-style-type: none"> Internal monitoring of likely significant environmental effects of grants of permission (grant by grant). Consultations with Department of Culture, Heritage and the Gaeltacht. SDCC Planning Data (APAS) & Variation to CDP where necessary. Protected Structures - Referral of planning applications & S.57 to conservation officers and relevant prescribed bodies. ACAs - referral of planning applications to conservation officer and relevant prescribed bodies.
Landscape & Visual (LV)			



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Objectives	Targets	Indicators	Data Sources, Responsibility and Frequency (subject to available resources)
(LV_1) Protect and maintain the special qualities of the landscape character, especially with regard to areas of high amenity, the Dublin Mountain Area, and the River Liffey and River Dodder Valleys.	<ul style="list-style-type: none"> Ensure no significant disruption of significant natural or historic / cultural landscapes and features through objectives of the Plan. Compliance with the Landscape Character Assessment and policies across all sections the Plan. Permissions granted demonstrating compliance with Chapter 13 of the Plan. 	<ul style="list-style-type: none"> Number of developments permitted and their impacts on cultural / historic landscapes. Number of developments located within a high landscape area that disrupt views (based on LCA). 	<ul style="list-style-type: none"> Internal monitoring of likely significant environmental effects of grants of permission (grant by grant). SDCC Landscape Character Assessment. SDCC Planning Data (APAS).
Material Assets (MA)			
(MA_1) Make best use of existing infrastructure, promote the sustainable development of new infrastructure and protect existing assets, to meet the needs of the county and South Dublin's population.	<ul style="list-style-type: none"> Reduction in the quantities of waste sent to landfill. Increase in the quantities of waste sent for recycling. Waste - Review standard planning conditions in relation to waste management policy. Delivery of strategic water and wastewater infrastructure and improvements to existing water and wastewater infrastructure. Rail / Bus / Public transport - implementation of public transport improvements; Achievement of County Mode Split Targets for public Transport. Traffic / Transport - implementation of mobility management plans for large 	<ul style="list-style-type: none"> Percentage of waste going to landfill and recycling when compared with 2020 figures. Percentage of waste used for energy production when compared with 2020 figures. Number of critical infrastructural projects identified in the Plan completed. Number of upgrades to water treatment plants and wastewater treatment plants undertaken within the Plan area. Number of public transport improvement works / projects. Number of new bus services or routes and new cycle lanes. 	<ul style="list-style-type: none"> SDCC Planning Data (APAS) / Regional Waste Management Plan Reports; Planning conditions reviewed. Internal monitoring of likely significant environmental effects of grants of permission (grant by grant). CSO data. Consultations with Irish Water. SDCC Planning Data (APAS) and Roads Section.
(MA_2) Promote the circular economy, reduce waste, and increase energy efficiencies.			
(MA_3) Ensure there is adequate sewerage and drainage infrastructure in place to support new development.			

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Objectives	Targets	Indicators	Data Sources, Responsibility and Frequency (subject to available resources)
(MA_4) A reduction in energy demand from the transport sector and support moves to electrification of road and rail transport modes.	<p>proposals; carrying out of traffic studies.</p> <ul style="list-style-type: none"> An increase in provision of cycle lanes and pedestrian routes. 		<ul style="list-style-type: none"> NTA and TII; POWSCAR³⁶ data from future census data. Department of Housing, Planning and Local Government in conjunction with Local Authorities. Department of Communications, Climate Action and Environment.

³⁶ Place of Work, School or College - Census of Anonymised Records - POWSCAR
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11 Conclusion

The assessment of the Plan has concluded that its objectives are acceptable and represent a balanced and fair approach to the sustainable development of the county. Monitoring of the Plan throughout its lifetime will ensure that any *potential adverse* environmental impacts, unforeseen at this stage will be identified early, so as to prevent any deterioration of the environment. This Plan balances growth with environmental protection and can deliver a sustainable future for the inhabitants of the area.

Taking into account the mitigation measures which has been integrated into the Plan, it has been determined that significant residual adverse environmental effects will not occur as a result of the implementation of the Plan.

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