South Dublin County Development Plan 2022-2028

Strategic Environmental Assessment (SEA) Environmental Report (Volume 2)

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Built. Environment.

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1 Introduction

This is the Strategic Environmental Assessment (SEA) Environmental Report 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.

SEA is a systematic process of predicting and evaluating the *likely significant environmental effects* of implementing a proposed plan or programme, in order to ensure that these effects are adequately addressed at the earliest appropriate stages of decision-making in tandem with economic, social and other considerations.

Environmental assessment is a procedure that ensures that the environmental implications of decisions are taken into account before such decisions are made. Environmental Impact Assessment, is generally used for describing the process of environmental assessment for individual projects, while Strategic Environmental Assessment (SEA) is the term which has been given to the environmental assessment of plans and programmes, which help determine the nature and location of individual projects taking place.

The SEA is being undertaken 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 Environment[1] (known as the SEA Directive).

The preparation of this SEA Environmental Report has been undertaken by Brady Shipman Martin, Environmental, Landscape and Planning Consultants on behalf of South Dublin County Council (SDCC). The purpose of this report is to provide a clear understanding of the likely environmental consequences of decisions regarding the adoption and implementation of the Plan.

1.1 SEA Environmental Report

SEA identifies the *likely significant environmental effects* of implementing the Plan. The findings of the SEA are reported in the SEA Environmental Report.

SDCC have taken account of the findings of this report and other related SEA output during the preparation of the Plan and before it was adopted. An SEA Statement that summarises how

[1] EC (2001).

environmental considerations have been integrated into the Plan has been prepared and accompanies the Plan.

2 South Dublin County Development Plan 2022-2028

2.1 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.

SDCC gave notice of its intention to review the existing Plan (2016-2022) and to prepare a new Plan for the period 2022-2028 in July 2020. A *Strategic Issues Paper* was prepared by SDCC to help stimulate debate and identify the issues relevant to South Dublin. Refer to Section 2.4 of this report for full details on the pre-draft public consultation.

The Final Plan will provide a six year statutory framework for guiding development in the county and will assist in ensuring that future development is appropriately managed and occurs in a sustainable manner.

The aim of this report is to provide a clear understanding of the likely environmental consequences of decisions regarding the implementation of the Plan.

2.1.1 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.

South Dublin's population grew above the national average to 278,767 persons in 2016. National and Regional Plans allocate a further c. 50,000 people to live in South Dublin between 2016-2031 with further compact growth potential within the county up to 2040 and beyond. This equates to growth of just under 3,500 persons per year over the 2016-2031 period.

2.2 The Plan

The Plan sets out the overall strategy for the proper planning and sustainable development of South Dublin for the plan period and beyond. The Plan relates to the whole functional area of SDCC.

The Plan builds on the strategies and objectives of the previous Plan 2016-2022 and reflects the current challenges and the opportunities facing the county. The Plan provides for, and controls, the physical, economic and social development of the county, in the interests of the overall common good and in compliance with environmental controls.

2.2.1 Content of the Plan

The Plan is set out in a series of volumes and comprises a written statement and development objectives for the Plan area. 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 contents of the Plan are set out in Table A1.1 in Appendix A1.

The written statement includes a Core Strategy which shows that the objectives in the Plan are consistent, as far as practicable, with national and regional development objectives set out in the National Planning Framework (NPF) and the Regional Spatial and Economic Strategy (RSES) for the Eastern and Midlands Region.

The preparation of the Plan has had regard to key recent development trends and national, regional and local policy developments, in particular, the National Planning Framework (NPF) and National Development Plan, the Eastern Midlands Regional Spatial and Economic Strategy (RSES) and the Dublin Metropolitan Area Strategic Plan (MASP).

The Plan also addresses a wide range of interrelated economic, social and environmental issues set within an overall framework of achieving sustainable development, social inclusion and adapting to climate change. The Plan (2022-2028) consists (refer to Table A1.1 in Appendix A1) 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.

2.2.2 Core Strategy & Strategic Vision

The aim of the **Core Strategy**[2] is to set out an evidence based strategy for the future spatial development of the Plan area. The Core Strategy presents the medium to long-term evidence based

[2] Planning and Development Act 2000, as amended.

strategy for the spatial development of 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 focuses 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*.'

All policies and objectives within the Plan have been assessed and are outlined in Table A2.1 in Appendix A2 of this report.

2.3 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.

2.4 Pre-draft 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 stimulate debate between the planning authority, key stakeholders, landowners and the general public around the issues relevant to South Dublin and how they may be addressed in the Draft Plan. The key themes of the issues paper were:

Pre-draft public consultation was undertaken over an 8-week period from 31 July to 28 September 2020 and written submissions or observations were invited with regard to the review of the current Plan and the preparation of the new Plan.

A dedicated website was developed to facilitate public engagement and a submissions portal provided for online submissions. The *Strategic Issues Paper* was published and public webinars were held online on the 3 and 16 September 2020. These consultations aimed to encourage discussion before a draft plan was prepared and to stimulate debate around the important strategic planning issues that the Plan should address. During the public webinars the contents of the *Strategic Issues Paper* was presented, and questions / views / ideas were raised and shared.

The *Strategic Issues Paper* addressed the following broad topic areas 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 preparation of the new Plan. These submissions were summarised in the Chief Executive's Report (19 November 2020) and informed the SEA Scoping with the Environmental Authorities and the preparation of the Draft Plan.

2.5 Pre-draft SEA Scoping Consultation

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 or submissions received as a result of the SEA Scoping stage are discussed in detail in Section 3.4 of this report.

2.6 Draft Plan Consultation

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. 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.

2.7 Alternatives

The SEA process requires the consideration of *'reasonable alternatives'* in terms of possible approaches available in the delivery of the Plan. Alternatives should represent a range of different approaches within the statutory and operational requirements of the particular plan.

The Plan strategy options available to the local authority are discussed in the formulation of the new Plan and are assessed against the SEA Strategic Environmental Objectives (SEOs) in order to evaluate their overall potential environmental impact. A discussion of the merits or otherwise of each option is provided in the Environmental Report and the reasons for the chosen option is discussed.

Chapter 7 (Description of Alternatives) provides full details on the alternatives and their assessment.

3 Methodology

3.1 Strategic Environmental Assessment (SEA)

SEA is a process for evaluating, at the earliest appropriate stage, the environmental quality and consequences of Plans or Programmes (P/Ps). The purpose is to ensure that the environmental consequences of P/Ps are assessed both during their preparation and prior to their adoption. The SEA process also gives specified environmental authorities, interested parties and the general public, an opportunity to comment on the environmental impacts of the proposed P/P and to be kept informed during the decision-making process.

SEA derives from European Communities Directive 2001/42/EC - *Assessment of Effects of Certain Plans and Programmes on the Environment*[3] (commonly referred to as the 'SEA Directive'). Article 1 of the Directive states that:

> *"The objective of this directive is to provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes with a view to promoting sustainable development, by ensuring that, in accordance with this directive, an environmental assessment is carried out of certain plans and programmes which are likely to have significant effects on the environment."*

The SEA Directive was transposed into national legislation by the:

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

The former regulations relate to SEA as it applies to plans or programmes prepared for "*agriculture, forestry, fisheries, energy, industry, transport, waste management, water management, telecommunications and tourism.*"[4]

[3] EC (2001).
[4] Section 9(1)(a) of S.I. No. 435 of 2004 as amended by S.I. No. 200 of 2011

The latter regulations relate to SEA as it applies to plans or programmes where the context requires, "***a development plan**, a variation of a development plan, a local area plan (or an amendment thereto), regional planning guidelines or a planning scheme."*[5]

Therefore, as the development plan is the subject of this report, the latter Planning and Development (Strategic Environmental Assessment) Regulations 2004 (S.I. No. 436 of 2004), as amended by Planning and Development (Strategic Environmental Assessment) (Amendment) Regulations (S.I. No. 201 of 2011), apply.

3.2 SEA Stages and Process

The key focus of SEA is to take environmental issues, and in particular '*likely significant environmental effects'* of a P/P, into consideration during the plan or programme making process. The key stages in the SEA process as outlined in the Environmental Protection Agency's (EPA) *SEA Process Checklist* and as they relate to the Plan are outlined in Figure 3.1 and Table 3.1.

The preparation of the Plan, Strategic Environmental Assessment (SEA), Appropriate Assessment (AA) and Strategic Flood Risk Assessment (SFRA) have taken place concurrently and the findings of the SEA, AA and SFRA have informed the making of the Plan.

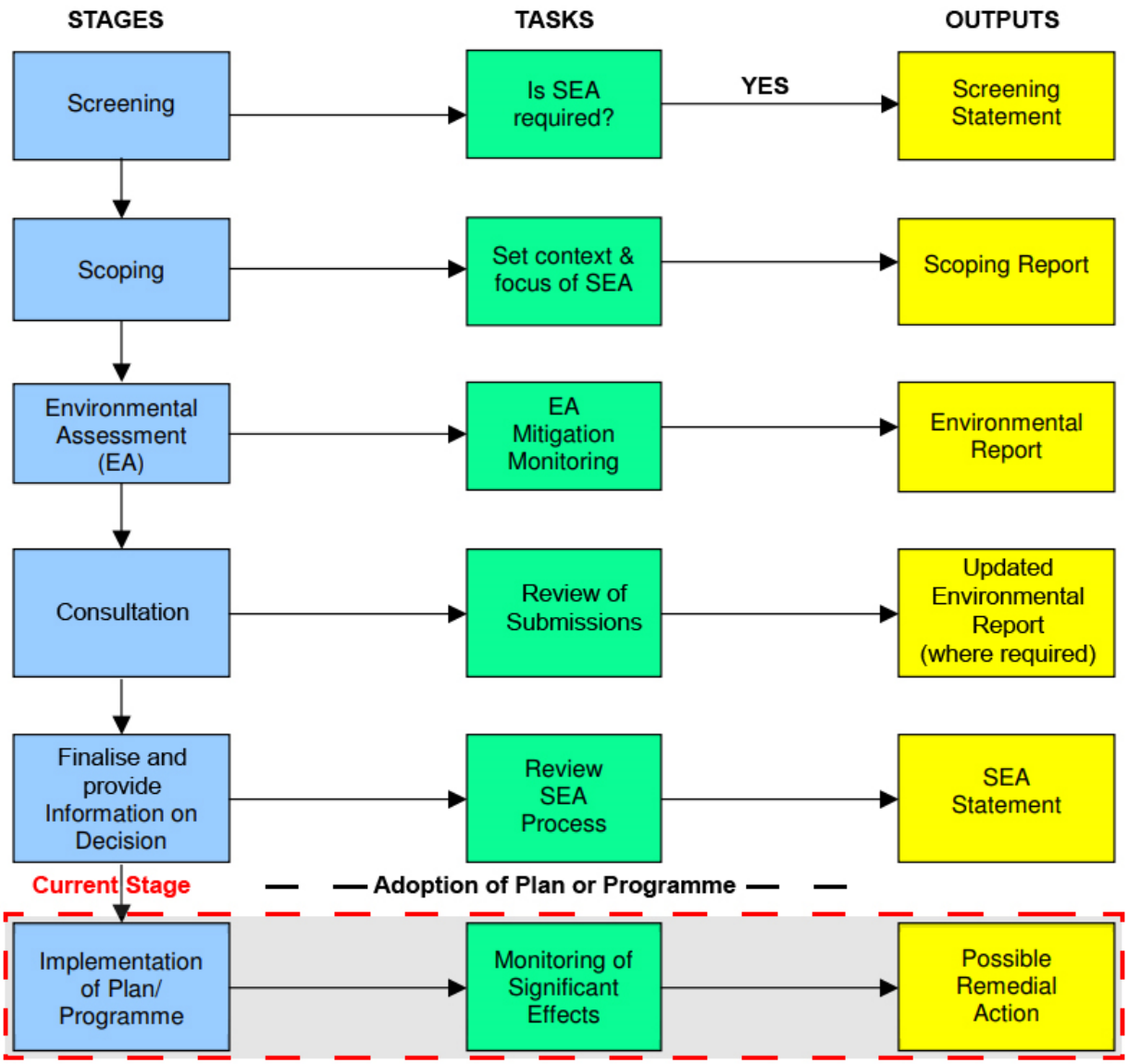
The Draft Plan, SEA Environmental Report, AA and SFRA documents were placed on public display between the 7 July and 15 September 2021 as part of the required statutory public consultation process.

Submissions and observations made on the Draft Plan and associated documents, including the SEA and AA documents, were reviewed and a Chief Executive's Report (Dec. 2021) was issued to the Elected Members for their consideration. Following review of the CE's Report, the Elected Members proposed amendments, including material amendments, to the Draft Plan and these material amendments were placed on a further period of public display between 29 March 2022 and 26 April 2022. Submissions and observations made on the proposed material amendments and associated documents, including the SEA and AA documents, were reviewed and a Chief Executive's Report (May 2022) was issued to the Elected Members for their consideration. 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.

[5] Section 5(c) of S.I. No. 436 of 2004 as amended by S.I. No. 201 of 2011

As the Plan is finalised, the SEA, AA and SFRA documents, including an SEA Statement, have been finalised and will include information on how environmental considerations were integrated into the Plan. The Plan will be implemented and environmental monitoring - as well as planning and project development and associated environmental assessments and administrative consent of projects - will be undertaken.

Figure 3.1: Overview of SEA Process (adapted from EPA SEA Process Checklist, 2008[6])



[6] EPA (2008).

Table 3.1: Outline of the SEA Process

Stage	Description	Status
1. Screening	The requirement to undertake a SEA is mandatory for certain Plan / Programme (P/P). Where SEA is not a mandatory requirement, the P/Ps is subject to a 'Screening process', to consider if it is *likely to have significant effects* on the environment, and therefore, if SEA is required. Screening of the P/P is carried out in accordance with Article 14A of the Planning and Development Regulations (PDR) 2001 as amended. It is noted that in accordance with Circular Letter SEA 1/08 & NPWS 1/08[7], SEA for a P/P is also a mandatory requirement where the P/P requires Appropriate Assessment (AA) under Article 6(3) of the Habitats Directive (92/43/EEC[8]).	Completed ✓
2. Scoping	Preparation of a SEA Scoping Report highlighting that the Environmental Report is required to include: ▪ methods of assessment; ▪ contents and level of detail in the Plan / Programme; ▪ the stage in the Plan or Programme-making process; and ▪ the extent to which certain matters are more appropriately assessed at different levels in the decision-making process in order to avoid duplication of environmental assessment. Scoping provides for consultation with the Environmental Authorities specified in Article 13A of S.I. No. 436 of 2004, as amended by Regulations S.I. No. 201 of 2011, and the process allows for incorporation of the views of the environmental authorities within the P/P and the SEA Environmental Report.	Completed ✓
3. Environmental Report	Preparation of a systemic identification and evaluation of alternatives and assessment of the *likely significant environmental effects* of implementing the P/P. The findings of the assessment, which is carried out at various stages in the P/P making (*e.g.* Draft, Amended Draft *etc.*), are provided in the SEA Environmental Report in accordance with Article 13E of S.I. No. 436 of 2004, as amended by Regulations S.I. No. 201 of 2011. The output from this stage is an Environmental Report which accompanies the P/P required on public display.	Completed ✓

[7] DEHLG (2008).
[8] EC (1992).

Stage	Description	Status
4. SEA Statement	Completion / adoption of the Plan, taking account of *likely significant environmental effects*, any submissions or observations received from consultations and integration of mitigation and monitoring measures within the Plan. The Environmental Report is concluded and an SEA Statement is prepared in accordance with Article 13I of S.I. No. 436 of 2004, as amended by Regulations S.I. No. 201 of 2011, summarising: ▪ how environmental considerations have been integrated into the Plan / Programme; ▪ how the environmental report, and any submissions or consultations have been taken into account in the preparation of the Plan/Programme; ▪ the reasons for choosing the Plan/Programme; and ▪ the measures decided for monitoring he significant environmental effects of implementation of the Plan / Programme.	Current Stage

3.3 Screening (Stage 1)

The Plan was subject 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. 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 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.

3.4 Scoping (Stage 2)

SEA Scoping (Stage 2) allows for consideration of the range and level of detail of the information to be included in the SEA Environmental Report as set out in Article 13D of S.I. No. 436 of 2004, as amended and by Article 13D of the Planning and Development Regulations 2001, as amended (PDR 2001). This ensures that the SEA is focused on the relevant environmental issues and examines issues at the appropriate level of detail.

Article 13D(b) S.I. No. 436 of 2004, as amended states that the Environmental report is required to include information on:

- current knowledge and methods of assessment;
- contents and level of detail in the Plan;
- the stage of the Plan in the decision-making process; and
- the extent to which certain matters are more appropriately assessed at different levels in the decision-making process in order to avoid duplication of environmental assessment.

Scoping includes for consultation with the Environmental Authorities specified in Article 13A(4) of Planning and Development Regulations 2001, as amended (PDR 2001) and for incorporation of the views of the environmental authorities within the Plan or Programme and the SEA Environmental Report.

The SEA Scoping Report was issued to the Environmental Authorities specified in Article 13D(2) of PDR 2001, see Table 3.2 below.

Table 3.2: List of Consultees for the Scoping Stage

Prescribed Environmental Authorities*
Environmental Protection Agency (EPA)
Department of Tourism, Culture, Arts, Gaeltacht, Sport and Media (formerly the Department of Culture, Heritage and the Gaeltacht)
Department of the Environment, Climate and Communications (formerly the Department of Communications, Climate Action and Environment)
Department of Agriculture, Food and the Marine
Department of Housing, Local Government and Heritage (DHLGH) (formerly the Department of Housing, Planning and Local Government)
Dublin City Council
Fingal County Council
Dún Laoghaire - Rathdown County Council
Kildare County Council
Wicklow County Council

**For purposes of consultation under Article 13(A) of S.I. No. 436 of 2004, as amended by Regulations S.I. No. 201 of 2011*

3.4.1 SEA Scoping Submissions & Responses

Submissions from the SEA Scoping stage were considered and incorporated into the preparation of the Plan and the SEA Environmental Report. Two scoping submissions were received on the SEA Scoping Report. The submissions provided information on sources of guidance, useful resources and suggestions for items to be addressed / monitored. Table 3.3 provides a summary of the submissions received from the following Environmental Authorities:

- The Environmental Protection Agency (EPA); and
- Geological Survey, Ireland (GSI) - under the Department of the Environment, Climate and Communications (DECC).

Table 3.3: SEA Scoping Submissions & Reponses

No.	Stake-holder	Summary of Submission	Comment
1	EPA	The EPA is one of the statutory environmental authorities under the SEA Regulations. The EPA provide a self-service approach. Recommended Guidance & Resources ▪ SEA process guidance and checklists. ▪ Inventory of spatial datasets relevant to SEA. ▪ Topic specific SEA guidance (including *Good practice guidance on Cumulative Effects Assessment* (EPA, 2020), *Guidance on SEA Statements and Monitoring* (EPA, 2020), *Integrating climatic factors into SEA* (EPA, 2019), *Developing and Assessing Alternatives in SEA* (EPA, 2015), and *Integrated Biodiversity Impact Assessment* (EPA, 2012)). ▪ Environmental Sensitivity Mapping (ESM) Webtool. Available at: www.enviromap.ie ▪ EPA SEA Web GIS Tool. Available at: https://gis.epa.ie/EPAMaps/SEA ▪ EPA WFD Application. Available at: https://wfd.edenireland.ie/ ▪ EPA AA Geo Tool. Available at: http://www.epa.ie/terminalfour/AppropAssess/index.jsp ▪ *SEA of Local Authority Land Use Plans - EPA Recommendations and Resources'*, 2021 Version 1.12. ▪ *Ireland's Greenhouse Gas Emissions Projections 2019-2040*. ▪ *Integrating Climatic Factors into the Strategic Environmental Assessment Process in Ireland*. ▪ *Ireland's Environment - An Assessment 2020'*. Identifies thirteen Key Messages for Ireland which align with many of the UN Sustainable Development Goals. Delivering Ireland's long-term sustainable development and environmental protection goals will require a concerted effort by government departments to address these key actions. ▪ *Sustainable Development Goals*. UN Agenda 2030 for Sustainable Development. Relevant targets and actions in Ireland's SDG Implementation Plan (DCCAE, 2018) should be integrated as appropriate into the Plan. ▪ Transition to a low carbon climate resilient economy and society.	Guidelines & resources are considered within the assessment. Specific comments are noted and addressed where appropriate. Where information is available these aspects have been considered and incorporated into the Plan and SEA Environmental Report.

No.	Stake-holder	Summary of Submission	Comment
2	Geological Survey, Ireland (GSI)	Geoheritage ▪ Geological heritage audit was completed in 2014. ▪ GSI welcomes the mention and listing of the 10 County Geological Sites (CGSs) within the SEA scoping report under Table 4.4, Section 5.4.3 Geology and Table 5.3. ▪ Encourage the inclusion of specific policy objectives for County geological sites. ▪ National Heritage Plan - major strand of geological nature conservation ▪ The Geological Heritage Programme views the Local Authorities as critical partners in protecting, through the planning system, those CGS which fall within their county limits. Culture and Tourism ▪ Over the past number of years geology has become a large part of Irish tourism - UNESCO Global Geoparks, ▪ GSI encourage SDCC to continue tourism initiatives, and to use the geological audit information making it easily available to the general public. Geological Mapping ▪ GSI notes reference to our Bedrock and Subsoil datasets in Section 5.4.3. We would also like to make you aware of our 3D Dublin urban geology model and our Dublin GeoUrban bedrock geology map package. Groundwater ▪ Groundwater Programme - vulnerable, resource, groundwater needs to be understood, managed and protected. ▪ GWClimate - impact of climate change on groundwater in Ireland. ▪ Groundwater Programme maps and data are available. Geohazards ▪ GSI has information available on past landslides, for viewing on our website and as a layer on our Map Viewer. ▪ Landslide Susceptibility Mapping and GW Flood Groundwater Flooding.	Specific comments are noted and addressed. Guidelines & resources are considered within the assessment where appropriate. Where information is available these aspects have been considered and incorporated into the Plan and SEA Environmental Report as appropriate.

No.	Stake-holder	Summary of Submission	Comment
		▪ Recommends using geohazards and particularly flooding be taken into consideration. Coastal Vulnerability is seen as a potential geohazard. Geothermal Energy ▪ Ireland has widespread shallow geothermal resources. ▪ Geothermal Suitability maps could also be considered in Section 5.9.2 Energy. Natural Resources (Minerals / Aggregates) ▪ GSI welcomes the reference to mineral locations and aggregate potential in Section 3.7. ▪ Sustainable development of our natural resources should be an integral part of all development plans. ▪ GSI provides data, maps, interpretations and advice on matters related to minerals, their use and their development. ▪ Government of Ireland "*Building Ireland 2040*" plan, understanding of aggregate source and supply will be important. ▪ GSI welcomes the consideration of aggregate potential sterilisation included as part of the scoping document. Geotechnical Database Resources ▪ GSI encourage the use of the national geotechnical database and viewer as part of any baseline geological assessment of the SEA as it can provide invaluable baseline data for the region or vicinity of future development areas within the Plan. ▪ This information may be beneficial and cost saving for any site-specific investigations that may be designed as part of the project.	

3.5 SEA Environmental Report (Stage 3)

Stage 3 of the SEA process provides for the main assessment and written output: the SEA Environmental Report. Consultation submissions from Stage 2 (scoping), were considered in the Plan and in the assessment process.

The SEA Environmental Report assesses and evaluates the *likely significant effects* of the Plan and the Alternatives plan scenarios. The Environmental Report provides SDCC, stakeholders and the public with a clear understanding of the likely environmental consequences of implementing the Plan.

Stage 3 was undertaken in a number of phases, as set out in Table 3.4.

Table 3.4: SEA Assessment Stage

Assessment Stage	Description
Consultation & Baseline	Information gathered during the SEA Scoping Stage was collated and expanded upon. This included a review of the findings of the consultation submissions received during the Scoping stage.
Policies, Plans & Programmes Review	A review of relevant national and regional policies, plans and programmes was undertaken both to identify the key environmental issues, to ensure that the objectives set out in the Plan meet the requirements of all relevant plans and policies.
Strategic Environmental Objectives (SEOs)	The environmental objectives outlined in the Scoping Report were finalised.
Strategic Environmental Assessment	Using the environmental objectives, the assessment of the potential *significant effects* associated with the Plan (objectives, projects and alternatives to the Plan) was undertaken.
Mitigation Measures	Based on this assessment, and the potential environmental impacts, mitigation and recommendations have been proposed.
Monitoring	The development of the SEA monitoring framework.

3.5.1 Consultation on the Plan and SEA Environmental Report

In line with SEA Regulations, the Draft Plan, together with this SEA Environmental Report and Natura Impact Report (NIR) were placed on public display between the 7 July and 15 September 2021 and 302 submissions and observations were received.

Submissions made on the Draft Plan and associated documents, including the SEA and AA documents, were reviewed and addresses in the Chief Executive's Report (Dec. 2021) which was issued to the Elected Members for their consideration. 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), updated 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.

This SEA Environmental Report has also been updated to provide for SEA screening and environmental assessment of the Proposed Material Amendments, for update of relevant guidance, plans and programmes and in order to take account of relevant recommendations contained in submissions and observations. A summary of the submissions and observations in relation to the Environmental Report is provided in the Table 3.5.

Table 3.5: Submissions / Observations on the Environmental Report (ER) on Draft Plan

Submission / Observation	Comments
Office of the Planning Regulator	SEA considered comprehensive and generally consistent with the requirements of the section 28 guidelines.
Geological Survey of Ireland	Provided information on relevant and publicly available datasets, which are referenced in the ER.
An Taisce	Notes legal obligation for to ensure that the Strategic Environmental Assessment (SEA) process is robust, effective, and identifies all likely significant effects on the environment under the range of considerations set out in the Annexes to the SEA Directive. This is acknowledged. Highlights Article 10 of the Directive in relation to requirement for monitoring of – and remediation of unforeseen adverse effects

Submission / Observation	Comments
	from – the implementation of the Plan. This is addressed in Chapter 10 of the ER.
Eastern and Midland Regional Assembly (EMRA)	Welcomes the preparation of the Draft CDP in tandem with the required environmental process. Notes that the Environmental Report issued with the Draft CDP sets out the iterative process to date including an assessment of the overall environmental effects arising from the provisions of the Draft CDP.
Environmental Protection Agency (EPA)	Provided information the SEA process, environmental authorities and an inventory and updates for relevant legislation and guidance, which is acknowledged and referenced in the ER as appropriate and in the preparation of this SEA Statement.

3.6 Appropriate Assessment (AA)

In addition to compliance with the SEA Directive, the preparation and implementation of the Plan must meet the provisions of *Article 6(3) of the EU Habitats Directive (92/43/EEC*) for the requirement for AA. An Appropriate Assessment (AA) was undertaken in conjunction with the preparation the Plan and a Natura Impact Report (NIR) was prepared.

The Plan has undergone AA screening during its preparation, in parallel with SEA. The outcome of the screening stage was that it was determined[9] that due to the types of development that could arise as a result of implementing the Plan, that significant effects could not be ruled out and that the Plan would need further assessment during its preparation. At the time of screening the Plan, the detail of the development objectives and settlement plans were not known so the screening was undertaken in a precautionary and strategic manner.

The Plan has been subject to "*Stage 2 AA*" as required by *Article 6(3) of the Habitats Directive (92/43/EEC)* and a NIR has been prepared to accompany the Plan and SEA Environmental Report.

[9] Under Section 177U, Part XAB, Planning and Development Act 2000 (as amended).

The preparation of the Plan, SEA and AA has taken place concurrently and the findings of the AA have informed both the Plan and the SEA.

3.6.1 Integrated Biodiversity Impact Assessment

Elements of the Integrated Biodiversity Impact Assessment (IBIA) as detailed in the *EPA's Practitioner's* Manual[10] have been aligned with in undertaking SEA for the Plan. These include:

- **Scoping** - biodiversity relevant issues were identified for consideration at scoping stage.
- **Baseline** - biodiversity data sources were identified and datasets collated / gathered. The biodiversity baseline addresses designated sites and other habitats and species of ecological value. AA information has been incorporated into the SEA baseline.
- **Alternatives** - impacts upon biodiversity are considered under each of the alternatives.
- **Impact assessment** - the effects on biodiversity are identified and assessed and the AA gives consideration to the interrelationship between biodiversity and potential effects on European Sites.
- **Mitigation and monitoring -** taking into account all measures contained within the Plan, all the proposed mitigation measures deriving from the various processes were generally consistent and compatible. Indicators and associated targets have been included in the SEA for monitoring European sites.
- **Reporting -** the Environmental Report addresses biodiversity related considerations relevant for this county level assessment. This report has been informed by the findings and conclusion of the AA.
- **Consultation and Communication -** submissions received during the Scoping stages have been taken on board. The Plan, SEA Environmental Report and NIR were placed on display as part of the consultation and communication process and observations or submissions have been considered and informed the finalisation of the plan-making, SEA and AA processes.

3.7 Strategic Flood Risk Assessment (SFRA)

The Plan is subject to a Strategic Flood Risk Assessment (SFRA) in accordance with the requirements of *The Planning System and Flood Risk Assessment Guidelines for Planning Authorities*[11]. The Planning Guidelines outline an integrated process for SEA and plan-making.

[10] EPA (2013b).
[11] DEHLG (2009).

Chapter 3 of the *Guidelines* outlines the importance of the relationship between Flooding and SEA and that the SEA process provides a good practice framework for scoping and considering a range of planning and environmental issues, including flooding in the plan-making process. When SEA is required, flood risk assessment should be undertaken as early as possible in the process so that the SEA is fully informed of the flood risks and impacts of the proposed zoning or development.

A SFRA has been undertaken in tandem with the drafting of the Plan and the environmental assessment. The SFRA addresses the issues of assessment and management of flood risk and surface water in the Plan area and assists SDCC in making an informed strategic land-use planning decisions.

Land use zonings and provisions in the Plan have taken account of the findings of the SFRA. The SFRA included undertaking Justification Tests, informing land use zoning and recommendations regarding requirements for further site-specific SFRA for development proposals at project level.

3.8 SEA Guidance

The SEA Environmental Report will reflect the requirements of Directive 2001/42/EC *on the Assessment of the Effects of Certain Plans and Programmes on the Environment* (the SEA Directive) and the national implementing legislation, S.I. No. 436 of 2004, as amended by Regulations S.I. No. 201 of 2011, and the PDR 2001, as amended.

The preparation of the Environmental Report has had regard to the following principal sources of guidance, which has been informed through the SEA Scoping process:

- DHLGH (2022) Strategic Environmental Assessment: Guidelines for Regional Assemblies and Planning Authorities.
- DHLGH (2021). Strategic Environmental Assessment –Guidelines for Regional Assemblies and Planning Authorities.
- DECC (2021). Climate Action Plan 2021.
- DECLG (2013a). *Circular Letter PSSP 6/2011: Further Transposition of EU Directive 2001/42/EC on Strategic Environmental Assessment (SEA).*
- DECLG (2013b). *Circular Letter PL 9/2013: Article 8 (Decision Making) of EU Directives 2001/42/EC on Strategic Environmental Assessment (SEA) as amended*.
- DEHLG (2004). *Implementation of SEA Directive (2001/42/EC): Assessment of the Effects of Certain Plans and Programmes on the Environment.*

- DEHLG (2008). *Circular Letter SEA 1/08 & NPWS 1/08: Appropriate Assessment of Land Use Plans*.
- DEHLG (2009). *Guidelines for Planning Authorities. The Planning System and Flood Risk Management.*
- EC (2000). *Managing Natura 2000 Sites - The provisions of Article 6 of the 'Habitats' Directive 92/43/EEC.*
- EC (2001). Directive 2001/42/EC on the *assessment of Certain Plans and Programmes on the Environment.*
- EC (2002). *Assessment of plans and projects significantly affecting Natura 2000 sites - Methodological guidance on the provisions of Article 6(3) and (4) of the Habitats Directive 92/43/EEC*.
- EC (2004). *Guidance on Implementation of Directive 2001/42/*EC.
- EC (2013). *Guidance on Integrating Climate Change and Biodiversity into Strategic Environmental Assessment.*
- EPA (2008). *SEA Process Checklist.*
- EPA (2013a). *SEA Resource Manual for Local and Regional Planning Authorities*.
- EPA (2013b). *Integrated Biodiversity Impact Assessment - Streamlining AA, SEA and EIA Processes: Practitioner's Manual. Strive Report Series No. 106*.
- EPA (2015). *Developing and Assessing Alternatives in Strategic Environmental Assessment - Good Practice Guidance.*
- EPA (2019a). *Good Practice Note on Strategic Environmental Assessment on the Waste Sector.*
- EPA (2019b). *Integrating Climatic Factors into the Strategic Environmental Assessment Process in Ireland - A Guidance Note.*
- EPA (2020a). *Ireland's Environment - An Integrated Assessment 2020.*
- EPA (2020b). *Guidance on Strategic Environmental Assessment (SEA) Statements and Monitoring.*
- EPA (2020c). *Good practice guidance on Cumulative Effects Assessment in SEA.*
- EPA (2020d). *Second Review of SEA Effectiveness in Ireland.*
- EPA (2020f). *SEA Spatial Information Sources Inventory.* Updated November 2020.
- EPA (2020g). *Ireland's Greenhouse Gas Emissions Projections 2019-2040.*

- EPA (2022). *SEA of Local Authority Land Use Plans - Recommendations and Resources*. Updated 2022.
- EPA (2021b). **Environmental Mapping** / Geographical Information System (GIS) tools at: http://gis.epa.ie/SeeMaps
- EPA (2021c). EPA **Water Quality** Reports: http://www.epa.ie/pubs/reports/water/waterqua/
- EPA (2021d). EPA **Air Quality** Reports at: http://www.epa.ie/pubs/reports/air/quality/
- EPA (2022). EPA **Spatial Information** Sources at: https://www.epa.ie/publications/monitoring--assessment/assessment/strategic-environmental-assessment/sea-spatial-information-sources-inventory-.php
- EPA (2021f). EPA **SEA WebGIS Tool** at: https://gis.epa.ie/EPAMaps/SEA
- EPA (2021g). EPA **WFD Application** at: www.catchments.ie
- EPA (2021h). EPA **AA GeoTool** at: https://gis.epa.ie/EPAMaps/AAGeoTool
- EPA (2021k). *Strategic Environmental Assessment,* at: https://www.epa.ie/monitoringassessment/assessment/sea/
- EPA. OSI. Geo Hive (2021). *Environmental Sensitivity Mapping (ESM) Webtool* at: www.enviromap.ie
- EPA (2021a). *SEA Pack*. Updated 2021.
- NPWS (2009). *Appropriate Assessment of Plans and Projects in Ireland*.
- Planning and Development Act 2000, as amended.
- Planning and Development Regulations 2001, as amended.
- S.I. No. 201 of 2011 - Planning and Development (Strategic Environmental Assessment) (Amendment) Regulations 2011.
- S.I. No. 436 of 2004 - Planning and Development (Strategic Environmental Assessment) Regulations 2004.

4 Review of Relevant Policies, Plans & Programmes

4.1 Planning Context

The South Dublin County Development Plan (CDP) (2022-2028) ('*the Plan*') has been prepared in accordance with the *Planning and Development Act, 2000 (as amended)* which sets out the statutory requirements and content of a development plan. In accordance with the Pl*anning and Development Act,* the Plan is strategic in nature for the purposes of developing objectives to deliver an overall strategy for the proper planning and sustainable development of the county and has taken account of the statutory obligations of the Council and the relevant policies or objectives of the Government or Ministers of the Government.

4.2 Planning Hierarchy

The Plan is framed within a hierarchy of strategic action including plans and programmes and therefore is subject to higher level planning and environmental policies and objectives. This hierarchy of plans, programmes, policies, *etc.* sets the legislative and policy framework by which the Plan must be formulated.

In this instance, the Plan must comply with the requirements of the EU and National Planning and Development-related legislation, as well as higher level plans including *Project Ireland 2040: National Planning Framework* (NPF); the *Regional Spatial and Economic Strategy* (RSES) for the Eastern and Midlands Region and National Plans (refer to Tables 4.1 to 4.3). The objectives of the NPF is applied on a regional basis through statutory Regional Spatial and Economic Strategies. The RSES must accord with the NPF and in turn, local authority development plans which address further detailed local matters, must be in accordance with the RSES.

The Plan must also comply with wide range of theme related plans and programmes such as the *River Basin Management Plans, Regional Waste Management Plans, Climate Action Plan,* etc. (refer to Table 4.3).

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 Table 4.4).

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.

4.3 Interaction with Other Relevant Plans and Programmes

There is a legislative framework for the protection of the environment and our natural resources. Where relevant these are referenced in the plan-making process and the Plan includes relevant objectives for integration with key aims and requirements.

Table 4.1 and Table 4.2 provides a list of the principal legislative and principal EU frameworks.

Table 4.1: Legislative Framework

Legislative Framework	
EU Level	
Strategic Environmental Assessment (SEA) Directive (2001/42/EEC)	EU Landfill Directive (1999/31/EC)
Environmental Impact Assessment Directive (2011/92/EU) as amended by (2014/52/EU)	Waste Framework Directive (2008/98/EC) as amended by Directive (EU) 2018/851
Habitats Directive (92/43/EEC)	Environmental Noise Directive (2002/49/EC)
Birds Directive (2009/147/EC) on the Conservation of Wild Birds, 1979	Environmental Liability Directive (2004/35/EC)
Water Framework Directive (WFD) (2000/60/EC)	Air Quality Fourth Daughter Directive (2004/107/EC)
Flood Directive (2007/60/EC)	Air Quality Clean Air For Europe (CAFÉ) Directive (2008/50/EC)
Groundwater Directive (2006/118/EC)	Directive 2009/28/EC (on the promotion of the use of energy from renewable sources)
Drinking Water Directive (98/83/EC)	Renewable Energy Directive 2018/2001/EU
Urban Wastewater Directive (91/271/EEC)	Energy Performance of Buildings Directives 2010/31/EU and 2018/844
Nitrates Directive (91/676/EC)	Energy Efficiency Directive (2012/27/EU)
Seveso III Directive (2012/18/EU)	Sewage Sludge Directive (86/278/EEC)
Marine Strategy Framework Directive (2008/56/EC)	
National Level	
Planning and Development Act 2000, as amended	The Water Services Act (2007 & 2013)
Planning and Development Regulations 2001, as amended	The National Monuments Act 1930-2004
European Communities (Birds and Natural Habitats Regulations) 2011 (S.I. No. 477 of 2011)	Roads Act 1993, as amended
Wildlife Act 1976, as amended	Waste Management Act 1996 as amended

Legislative Framework	
Planning and Development (Strategic Environmental Assessment) Regulations 2004 (S.I. 436/2004) as amended by S.I. 201 of 2011	Climate Action and Low Carbon Development Act 2015
Inland Fisheries Act, 2010 (as amended)	Local Government (Water Pollution) Act, 1977 (as amended)
Air Pollution Act 1987 (as amended)	Environmental Protection Agency Act, 1992 (as amended)
Protection of the Environment Act, 2003 (as amended)	Climate Action Bill 2020

Table 4.2: EU Frameworks

EU Frameworks	
Renewable Energies in the 21st Century: Building a More Sustainable Future	A New Circular Economy Action Plan for a Cleaner More Competitive Europe (2020)
EU 2030 Climate and Energy Package	European Landscape Convention 2000
EU Energy Road Map 2050	EU Biodiversity Strategy 2030

Tables 4.3 and 4.4 provide a working list of some of the principal plans, programmes and guidelines influencing the formulation of the Plan policy, either directly or through European, National and / or county level.

Table 4.3: Relevant National & Regional Plans, Programmes and Guidelines

National & Regional Plans, Programme & Guidelines	
Project 2040: National Planning Framework (NPF)	Draft Bioenergy Plan (2014)
Regional Spatial and Economic Strategy (RSES) for the Eastern and Midlands Region (EMR)	Offshore Renewable Energy Development Plan (2018)
Metropolitan Area Strategic Plan for Dublin (MASP) (June 2019)	Draft Revised Wind Energy Development Guidelines (2019)
Ireland's Environment - An Assessment (2020)	Draft Statutory Climate Change Adaptation Plan for the Transport Sector (2019)
National Mitigation Plan 2017	National Air Pollution Control Programme (NAPCP) (2019)
Local Area Plans - Guidelines for Planning Authorities (2013)	Draft National Clean Air Strategy
Our Sustainable Future - A Framework for Sustainable Development for Ireland (2012) and Progress Report 2015	Traffic and Transport Assessment Guidelines (2014)

National & Regional Plans, Programme & Guidelines	
National Adaptation Framework (2018)	Grid Development Strategy - Your Grid, Your Tomorrow. Eirgrid
Delivering Homes, Sustaining Communities. Statement on Housing Policy (2007)	Tomorrow's Energy Scenarios 2017: Planning our Energy Future
Action Plan for Housing and Homelessness - Rebuilding Ireland (2016)	Transport 21, as superseded by the Department of Public Expenditure and Reform document titled Infrastructure and Capital Investment (2012-2016)
National Biodiversity Action Plan 2017-2021	National Policy Framework for Alternative Fuel Infrastructure in Transport in Ireland (2017-2030)
Management Plans for Natura 2000 sites	Integrated Implementation Plan (2019-2024) (Transport)
All-Ireland Pollinator Plan 2015-2020	NTA Transport Strategy 2022-2042
River Basin Management Plan for Ireland 2018-2021	Smarter Travel – A Sustainable Transport Future – Transport Policy for Ireland 2009-2020
National CFRAMS Programme (2011)	The Greenway Strategy - Strategy for the Future Development of National and Regional Greenways (2018)
The Planning System and Flood Risk Management for Planning Authorities (2009)	Architectural Heritage Protection Guidelines for Planning Authorities (2011)
Eastern Catchment Flood Risk Assessment and Management (CFRAM) Study (2011-2016)	Heritage Ireland 2030
Water Services Strategic Plan. A Plan for the Future of Water Services (2015) (Irish Water)	Realising Our Rural Potential - Action Plan for Rural Development (2018)
Draft National Marine Planning Framework	Rural Development Programme (2014-2020)
National Marine Research & Innovation Strategy 2017-2021	National Landscape Strategy 2015-2025
National Policy Position on Climate Action and Low Carbon Development (2014)	Eastern Midlands Region Waste Management Plan 2015-2021
National Climate Action Plan 2019-2024	National Hazardous Waste Management Plan (2014)
National Energy Efficiency Action Plan for Ireland #4 (2017-2020)	A Waste Action Plan for a Circular Economy - National Waste Policy for 2020-2025
Ireland's National Renewable Energy Action Plan (2018)	Tourism Action Plan 2019-2021
National Energy and Climate Plan 2021-2030	Food Harvest 2020 / Food Wise 2025
National Renewable Electricity Policy and Development Framework (2016)	National Broadband Plan (2019) and National Digital Strategy (2018)

National & Regional Plans, Programme & Guidelines	
Ireland's Transition to a Low Carbon Energy Future 2015-2035	Ready, Steady, Play: National Play Strategy Guidelines (2019)
White Paper On Energy: Ireland's Transition to a Low Carbon Energy Future 2015-2030	Climate Action Plan 2021
Construction 2020: A Strategy for a Renewed Construction Sector	Development Plans - Guidelines for Planning Authorities (2022)
Strategic Environmental Assessment: Guidelines for Regional Assemblies and Planning Authorities (2022)	
Section 28 Guidelines	
Housing Supply Target Methodology for Development Planning, (2020)	Sustainable Urban Housing, Design Standards for New Apartments: Guidelines for Planning Authorities (2020) – (Apartment Guidelines)
DHPLG Design Manual for Urban Roads and Streets (2019)	Urban Development and Building Heights: Guidelines for Planning Authorities (2018) – (Building Height Guidelines)
Guidelines for Local Authorities and An Bord Pleanála on Carrying Out Environmental Impact Assessments (2018)	Part V of the Planning and Development Act 2000 – Guidelines (2017)
Interim Guidelines for Planning Authorities on Statutory Plans, Renewable Energy and Climate Change (2017)	Local Area Plans: Guidelines for Planning Authorities (2013)
Development Contributions: Guidelines for Planning Authorities (2013)	Spatial Planning and National Roads: Guidelines for Local Authorities (2013)
Retail Planning: Guidelines for Planning Authorities (2012)	Architectural Heritage Protection: Guidelines for Planning Authorities (2011)
Appropriate Assessment of Plans and Projects in Ireland: Guidance for Planning Authorities (2009)	The Planning System and Flood Risk Management: Guidelines for Planning Authorities (2009)
Sustainable Residential Development in Urban Areas (Cities, Town and Villages): Guidelines for Planning Authorities (and the accompanying Urban Design Manual: a best practice guide) (2009)	The Provision of Schools and the Planning System: A Code of Practice (2008)
Development Management: Guidelines for Planning Authorities (2007)	Development Plans: Guidelines for Planning Authorities (2022)
Wind Energy Development: Guidelines for Planning Authorities (2006)	Sustainable Rural Housing: Guidelines for Planning Authorities (2005)
Implementation of the SEA Directive: Guidelines for Regional Authorities and Planning Authorities (2004)	Quarries and Ancillary Activities: Guidelines for Planning Authorities (2004)
Childcare Facilities: Guidelines for Planning Authorities (2001)	Telecommunications Antennae Support Structures: Guidelines for Planning Authorities (1996)
Tree Preservation Guidelines (1994)	

Table 4.4: Relevant Local Plans and Programmes

Local Plans and Programmes	
Heritage Plan 2010-2015	Tallaght Town Centre Local Area Plan 2020
Living with Trees: South Dublin County Council's Tree Management Policy 2015-2020	Fortunestown Local Area Plan 2012 (Extended)
Draft Biodiversity Action Plan for South Dublin County - Connecting with Nature 2020 - 2026	Newcastle Local Area Plan 2012 (Extended)
Landscape Character Assessment of South Dublin County 2015	Liffey Valley Local Area Plan 2008 (Extended)
The Geological Heritage of South Dublin County: An audit of County Geological Sites in South Dublin County 2014	Ballycullen - Oldcourt Local Area Plan 2014 (Extended)
Climate Change Action Plan (CCAP) 2019-2024	Adamstown SDZ 2014
Dublin Agglomeration Environmental Noise Action Plan 2018-2023. Volume 4: SDCC	Clonburris SDZ 2019
South Dublin County Local Economic and Community Plan (2016-2021)	A Strategy for a Healthy South Dublin (2019-2022)

5 Environmental Baseline and Issues

5.1 Introduction

Baseline data assists in assessing the current state of the environment, facilitating the identification, evaluation and subsequent monitoring of the effects of the Plan. Thus, this information creates a platform whereby existing issues relevant to the South Dublin Plan area can be quantified, where possible, or qualified thereby ensuring that the implementation of the Plan does not exacerbate identifiable problems.

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** and the **interrelationship between the above factors**. An overview of the various receptors and the issues of concern raised at the initial public consultation phase of the Plan's preparation were considered and influenced the preparation of the Scoping Report.

A *Strategic Issues Paper* prepared by South Dublin County Council (SDCC) and outlining the relevant items for discussion prior to the formulation of the Plan also informs the issues to be considered in the Plan. This document was made available to the public during the initial consultation phase of the preparation of the Plan, refer to Section 2.4. Submissions made during the SEA Scoping Stage (refer to Section 2.5) were considered and where appropriate influenced the scope of the assessment undertaken, the findings of which are included in this SEA Environmental Report.

This is a first step in the process of evaluating the sensitivity of the environment. The SEA Directive requires that information is provided on '*any existing environmental problems which are relevant to the Plan or programme*'. Information is therefore provided on existing environmental problems which are relevant to the Plan, thus helping to ensure that the Plan does not exacerbate any existing environmental problems in the study area.

The environmental aspects are described in line with the legislative requirements, under the following headings:

- Biodiversity (including Flora & Fauna);
- Population and Human Health;
- Land, Soils and Geology;

- Water Quality;
- Air, Noise and Climate;
- Cultural Heritage;
- Landscape;
- Material Assets;
- Interaction of the foregoing; and
- Cumulative Impacts.

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

In the absence of a new Plan it is unclear how permission for new development would be applied for and considered within the county. To date the current Plan (2016-2022) has contributed towards environmental protection and sustainable development within South Dublin.

If the Plan expires and is not be replaced, this would potentially result in a deterioration of the county's planning and environmental protection framework. Although higher level environmental protection objectives (including the various EU Directives and transposing Irish Regulations) would still apply, the deterioration 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 all environmental components, especially those arising cumulatively. Cumulative effects occur as a result of the addition of many small impacts to create one larger, more significant, impact.

Potentially *negative / adverse* effects from both the construction and operation of development and their associated infrastructure 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 accelerate the implementation of solutions. The environmental challenges that Ireland cut across different environmental topics, such as climate, air, soil, water, biodiversity and waste, and across organisations and sectors, business and all levels of society.

Unspoilt areas are being squeezed out and Ireland is losing pristine waters and the habitats that provide vital spaces for biodiversity. Climate change is impacting the established economic, social and natural structures of our world.

The COVID-19 pandemic has had a huge impact on Ireland's economy, however, the degree to which this impact will impede national environmental policy ambitions, including the transition to a climate-neutral economy, will be seen in the future. The key environmental challenges or messages identified by the report are:

SOE[12] 1: Environmental Policy Position	A national policy position for Ireland's environment. There are many interlinkages and dependencies between environmental policies and legislation.
SOE 2: Full Implementation	Full implementation of, and compliance with, existing environmental directives and legislation is a must to protect the environment. A review of environmental governance is needed to develop structures to achieve full implementation.
SOE 3: Health and Wellbeing	Managing the environmental and radiological risks to health from chemicals and other pollutants is still a major part of environmental protection. Green and blue spaces as well as quiet areas also need to be protected as they provide social spaces for communities and enable a connection to nature, with evidence showing that spending time in such spaces is good for health.
SOE 4: Climate	Systemic change is required for Ireland to become the climate-neutral and climate resilient society and economy that it aspires to be. More Urgency is needed to deliver actions on climate mitigation and adaptation and to ensure that Ireland meets its international obligations to reduce greenhouse gas (GHG) emissions.
SOE 5: Air Quality	Adoption of measures to meet the World Health Organization air quality guideline values should be the target to aim for in the Clean Air Strategy.
SOE 6: Nature	Nature and wild places are at risk in Ireland and need to be better safeguarded, both locally and in protected areas. The next Biodiversity Action Plan needs to be more ambitious and identify the pathway to transformative change for nature protection in Ireland.
SOE 7: Water Quality	The water quality in Ireland's rivers, lakes and estuaries needs to be better protected through evidence-based measures, integrated water catchment-based projects and initiatives and by reducing the amount of nutrients ending up in water courses.
SOE 8: Marine	As an island nation with an extensive marine area, Ireland needs to ensure that robust governance and legal frameworks are in place to protect the marine environment.

[12] State of Environment (SOE).

SOE 9: Clean Energy	The emissions from the combustion of mainly imported fossil fuels are damaging for our health and our environment and drive climate change. The transition from reliance on fossil energy to a clean energy future for heating, electricity and transport is essential for the protection of human health, the climate and the environment and has multiple benefits for sustainable development and energy security.
SOE 10: Environmentally sustainable Agriculture	A more holistic farm management and water catchment-level management approach, encompassing all environmental pressures, will be fundamental to progress towards a more environmentally sustainable and carbon-neutral food production system.
SOE 11: Water Services	Action is needed nationally to address the underlying causes for the delays in delivering improvements in drinking water and urban wastewater infrastructure. Addressing the legacy of under-investment and fixing the shortcomings highlighted in successive EPA reports on drinking water and urban wastewater need to be prioritised. The resilience of water-related infrastructure must also improve to guard against the impacts of weather events and climate extremes on water services and the water environment.
SOE 12: Circular Economy	Changing our behaviours on resource consumption, waste management and recycling are actions that everybody, from business to individuals, can take to protect the environment.
SOE 13: Land Use	The development of an integrated national approach to land mapping could support better decision-making on land use and management practices. It could contribute significantly to mapping land use change and managing competing pressures on the environment, such as agriculture, urbanisation, tourism and recreation, energy projects, carbon sinks, ecosystem services and space for nature.

5.1.3 UN Sustainable Development Goals

The Plan will contribute towards the 2030 Agenda for Sustainable Development and the Sustainable Development Goals (SDGs). The 17 SDGs were adopted by all UN Member States in 2015, as part of the 2030 Agenda, which set out a 15-year plan to achieve the Goals. Implementation of the Plan will contribute to a number of these Sustainable Development Goals, such as:

Goal 3	Good health and wellbeing.
Goal 6	Clean water and sanitation.
Goal 7	Affordable and clean energy.
Goal 8	Decent work and economic growth.
Goal 11	Sustainable cities and communities.
Goal 13	Climate action.
Goal 15	Life on land.

5.2 Biodiversity

5.2.1 Introduction

Biodiversity plays a significant role in the provision 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, freshwater and marine environments. However, over the last few decades, human impacts on biodiversity have accelerated and resulted in increased damage and loss of habitats and species, the diversification of wildlife and the degradation of our environment[13]. On a global scale, biodiversity loss has been identified as one of the biggest threats facing humanity in the next decade.

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.

5.2.2 Overview of Biodiversity in South Dublin

South Dublin County has a rich biodiversity of plants, animals, insects, birds, fish and micro-organisms and their habitats in which they live and interact, such as grasslands, woodlands, streams, hedgerows, boglands, public parks and private gardens.

More than half of South Dublin is green landscape. The low-lying areas are across most of the south-west, west and northern boundary of the county, with agricultural fields, hedgerows, different types of grasslands, and small local pockets of trees. The uplands of the Dublin Mountains, are mountain grasslands and gorse scrub, larger areas of commercial forestry, and open wet bogland and heath.

The built-up central and eastern areas of the county, green spaces occurs in the Council's large regional parks and smaller areas of open space and also in the mosaic of private gardens scattered across the residential areas.

The rivers in the county include the River Dodder, River Camac, River Poddle, Whitechurch Stream (or River Glynn), River Owendoher, River Lisheen and River Brittas, River Shinkeen, Greenogue Stream, Baldonnell Stream, Tobermaclugg Stream, River Griffeen, and the River Liffey located at the county's northern boundary.

[13] DCHG (2017).

Key ecological sensitivities within the county include those relating to:

- Special Areas of Conservation (SAC), Special Protection Areas (SPAs), which are designated within / adjacent to the Plan area.
- Proposed Natural Heritage Areas (pNHAs).
- Ecological networks and connectivity.
- Ecosystem services, hedgerows, canals, woodlands.
- Green and blue infrastructure.
- Aquatic and riverine ecology associated with various rivers and their tributaries and riparian buffer zones.
- Land cover mapping - CORINE.
- Certain entries to the Water Framework Directive Register of Protected Areas.
- Salmonid rivers / watercourses.
- Nature Reserves.
- Other sites of high biodiversity value or ecological importance. Tree Preservation Orders (TPOs) and Special Amenity Area Order.

5.2.3 Biodiversity Action Plan

The *National Biodiversity Action Plan (BAP)* for Ireland provides a framework for government, civil society and private sectors to track and assess progress towards Ireland's Vision for Biodiversity over a five-year timeframe from 2017 to 2021. The NBAP notes that a significant proportion of Ireland's biodiversity is in a vulnerable state. The main threats and pressures to biodiversity in Ireland are from agriculture, forestry and fisheries, natural system modifications (including drainage), mining and quarrying (including peat extraction), climate change, pollution, and invasive species[14].

In preparing the Plan, measures have been considered to enhance ecological biodiversity as outlined in the NBAP 2017-2021. NBAP targets relevant to the Plan are:

- enhance appreciation of the value of biodiversity and ecosystem services;
- optimise opportunities under agriculture and rural development, forestry and other relevant policies to benefit biodiversity;
- aim to reduce principal pollutant pressures on terrestrial and freshwater biodiversity;

[14] DCHG (2017).

- optimise benefits for biodiversity in Flood Risk Management Planning and drainage schemes; and
- promote the control of non-native invasive species.

Target 1.1 of the NBAP 2017-2021 is:

> *'Shared responsibility for the conservation of biodiversity and the sustainable use of its components is fully recognised, and acted upon, by all sectors.'*

5.2.3.1 Draft Biodiversity Action Plan for South Dublin County

The *Draft Biodiversity Action Plan (BAP) for South Dublin County - Connecting with Nature 2020-2026,* highlights the manner in which the wildlife resources of the county, including native plants, animals and the ecosystems, will be managed and protected. The actions of the Draft BAP were formulated with the aim of addressing local biodiversity needs and addressing key actions of the National BAP 2017-2021.

The objective of the Draft BAP is to encourage residents / visitors to connect with the biodiversity around the county and to identify ways in which it can protect and enhance this diversity, for the good of the people and for the good of wildlife. The actions in the Draft BAP are listed under three agreed themes / targets:

- **Getting to know what we have** - surveying and mapping habitats and species in the county, identifying high nature value areas and local biodiversity spots, mapping the county's Green Infrastructure, locating and managing non-native invasive species.
- **Telling the story** - connecting with nature around us, encouraging awareness and community involvement in biodiversity projects, celebrating and promoting the county's biodiversity, communicating our objectives and our achievements, undertaking biodiversity research studies.
- **Leading the way** - good governance, addressing the threats to biodiversity in the county by striving for better implementation of local, national, and international biodiversity policy and action for climate change.

5.2.4 Ecological Networks and Connectivity

Article 10 of the Habitats Directive recognises the importance of ecological networks as corridors and stepping stones for wildlife, including for migration, dispersal and genetic exchange of species of flora

and fauna. The Directive requires that ecological connectivity and areas of ecological value outside the Natura 2000 network of designated ecological sites are maintained and it recognises the need for the management of these areas through land use planning and development policies.

The networks are considered imperative in connecting areas of biodiversity within the County to each other, thus avoiding the creation of isolated islands of habitat. These corridors are particularly important for mammals, small birds and bats.

The county has a number of undeveloped or protected corridors of land, which act as links from the surrounding countryside into 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.

Other corridors include:

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

Ecological networks are important in connecting areas of local biodiversity with each other and with nearby designated sites so as to prevent islands of habitat from being isolated entities. They are composed of linear features, such as treelines, hedgerows and rivers / streams which provide corridors or stepping stones for wildlife species moving within their normal range.

In Ireland, urban streams are largely culverted underground, fenced off, overgrown (sometimes with invasive species) and sometimes polluted. Such streams and watercourses represent missed opportunities for amenity and biodiversity. The *EU Biodiversity Strategy for 2030* outlines the greater efforts are needed to restore freshwater ecosystems and the natural functions of rivers in order to meet the objectives of the WFD. Such measures include the removal or adjusting barriers that prevent the passage of migrating fish and improving the flow of water and sediments.

5.2.4.1 Ecosystem Services

Ecosystem services are the benefits that natural environments supply to human beings either directly or indirectly. The *National Biodiversity Action Plan* has adopted four main categories of ecosystem services, namely provisioning services, regulating services, supporting services, and cultural services.

- **Provisioning services** refer to products obtained from ecosystems, such as food, fibre, fuel, clean water, medicines and genetic resources.
- **Regulating services** refer to the benefits of managing ecosystem processes, such as carbon sequestration, flood control, water purification, waste decomposition, and pest control.
- **Supporting services** are those which are necessary for the production of all other ecosystem services, and include soil fertility and crop pollination.
- **Cultural services** are the nonmaterial benefits people obtain from ecosystems through cognitive development, inspiration, recreation, and aesthetic experiences.

5.2.4.2 Hedgerows

Hedgerows, particularly those with a variety of plant and tree species, are of particular importance for biological diversity in the countryside and urban areas.

The most species rich hedgerows are usually the oldest ones and townland boundary and roadside hedgerows are particularly important for this reason. Species-rich hedgerows are important habitats in their own right, and they also act as wildlife corridors for many species, allowing dispersal and movement between other habitats. Linear features, such as hedgerows, also provide links between other habitats which are sometimes of higher ecological value.

Hedgerows are not only important for biodiversity, but have farming, landscape, archaeology and cultural value. 'Heritage hedges' have a notable historical, structural or species composition characteristics as well as forming important links between larger blocks of semi-natural habitats.

5.2.5 Green and Blue Infrastructure

The European Green Infrastructure Strategy promotes the development of Green Infrastructure and guides its implementation at EU, regional, national and local levels.

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 refers to our green spaces including parks, gardens, open amenity space,

cemeteries, woodlands, hedgerows of biodiversity and heritage importance which form barony, parish or townland boundaries.

Blue infrastructure refers to waterways and waterbodies such as rivers, canals and the sea. Blue infrastructure refers to waterways and waterbodies such as rivers, canals and Dublin Bay.

Green and blue infrastructure plays an essential role in creating a more healthy and liveable county. These natural assets provide a platform for community activities, social interaction, recreation and physical activity, providing sustainable drainage solutions, facilitating biodiversity and wildlife habitats, carbon capture and creating connectivity.

5.2.5.1 South Dublin's Existing Green and Blue Infrastructure

From the foothills of the Dublin Mountains to the Liffey Valley and the local and regional parks in between, South Dublin County contains a wide range of biodiversity-rich areas. The key components and features of the South Dublin's green and blue infrastructure are:

- **Core areas** - which provides a transition between the mountains and the rural hinterlands to the west and the urban area of the county and its settlements. Areas include major parks and public green spaces, such as Waterstown Park and Lucan Demense within the Liffey Valley, Griffeen Valley Park, Tymon Park, Corkagh Park. The Liffey Valley Special Amenity Order Area extends protection within the Liffey Valley from Chapelizod to Lucan.
- **Corridors** – a network of overlapping and multi-functional corridors connecting the core areas with the Dublin Mountain's, Liffey Valley, Kildare rural hinterland and the broader regional green and blue infrastructure network. These corridors largely comprise of watercourses and their associated riparian zones, such as the River Liffey, Dodder, and Camac as well as the Grand Canal. Additional emerging potential corridors included the extensive network of hedgerows and trees that exist across the county.

5.2.6 European Sites

South Dublin (including adjacent Plan areas), include a number of areas designated for protection under the *EU Habitats Directive (92/43/EEC)* which form part of a European network of important ecological sites known as the Natura 2000 network. These include Special Areas of Conservation (SACs), which are legally protected under the *EU Habitats Directive (92/43/EEC)* and are selected for the conservation of Annex I habitats and Annex II species, and Special Protection Areas (SPAs), which

are protected under the *EU Directive on the Conservation of Wild Birds 2009/147/EC*. In Ireland, SACs and SPAs are known as European sites.

There are three European sites within the administrative boundary of 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.

All European sites (i.e. SAC and SPA) located within South Dublin County are listed in Table 5.1, as well as any European sites within 15km of the Plan area are considered, particularly where ecological links (source-pathway-receptors) exist between the area of the Plan and other European sites.

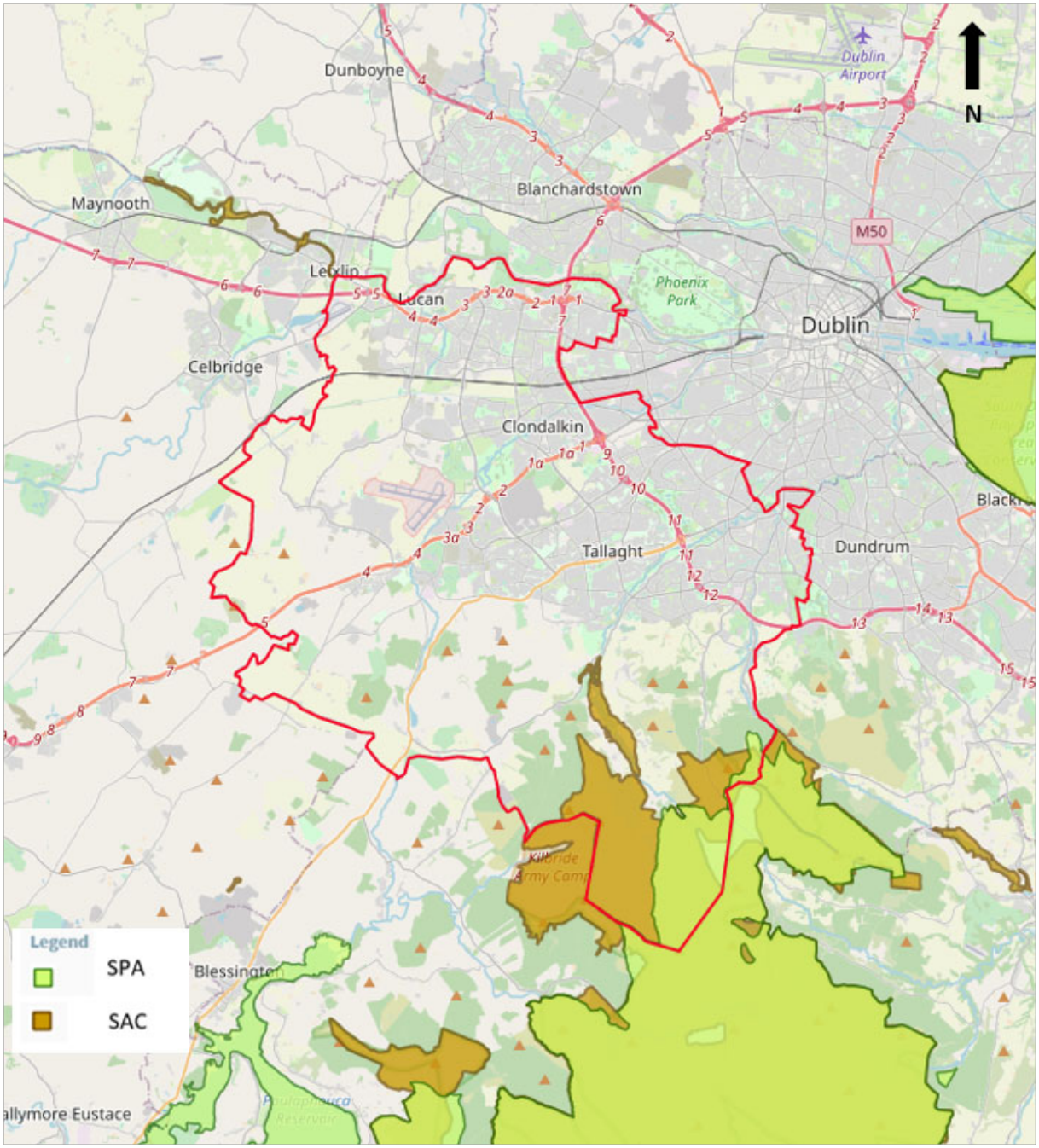
Table 5.1: European Sites located in and within a 15km buffer of the Plan Area[15]

European Sites in South Dublin County			
Site Code	Special Areas of Conservation	Site Code	Special Protection Area
001209	Glenasmole Valley SAC	004040	Wicklow Mountains SPA
002122	Wicklow Mountains SAC		
European Sites within a 15km buffer of the Plan Area			
Site Code	Special Areas of Conservation	Site Code	Special Protection Areas
001398	Rye Water Valley / Carton SAC	004024	South Dublin Bay & River Tolka Estuary SPA
000210	South Dublin Bay SAC	004063	Poulaphouca Reservoir SPA
000725	Knocksink Wood SAC	004006	North Bull Island SPA
000397	Red Bog SAC		
000206	North Dublin Bay SAC		

Conservation objectives for SACs and SPAs have been set for the habitats and species for which the sites have been selected. Site specific detailed conservation objectives are available on the NPWS website[16]. Any potential for *adverse* effects on European sites are fully addressed in the NIR that accompanies the Plan.

[15] EPA AA Geotool Map (2021h).
[16] NPWS (2021a).

Figure 5.1: European Sites within and Adjacent to the Plan Area[17]



5.2.7 Natural Heritage Areas and Proposed Natural Heritage Areas

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, including geological / geomorphological sites in need of protection through

[17] EPA AA Geotool Map (2021h). Source*: OpenStreet Maps*.

NHA designation. NHAs are designated under the Wildlife (Amendment) Act 2000[18]. There are no NHAs within or adjoining the Plan boundary.

Proposed NHAs (pNHAs) were published on a non-statutory basis in 1995, but have not since been statutorily proposed or designated. This network of NHAs and pNHAs provides supporting or stepping stone functions to the SAC and SPA network.

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, refer to Table 5.2.

Table 5.2: PNHAs in the vicinity of the Plan Area[19]

Proposed Natural Heritage Areas in the vicinity of the Plan Alan		
Site Code	Proposed Natural Heritage Areas	Distance from the Plan
000128	Liffey Valley	Within the Plan boundary
002104	Grand Canal	Within the Plan boundary
000991	Dodder Valley	Within the Plan boundary
001212	Lugmore Glen	Within the Plan boundary
000211	Slade of Saggart and Crooksling Glen	Within the Plan boundary

5.2.8 CORINE Land Cover Mapping

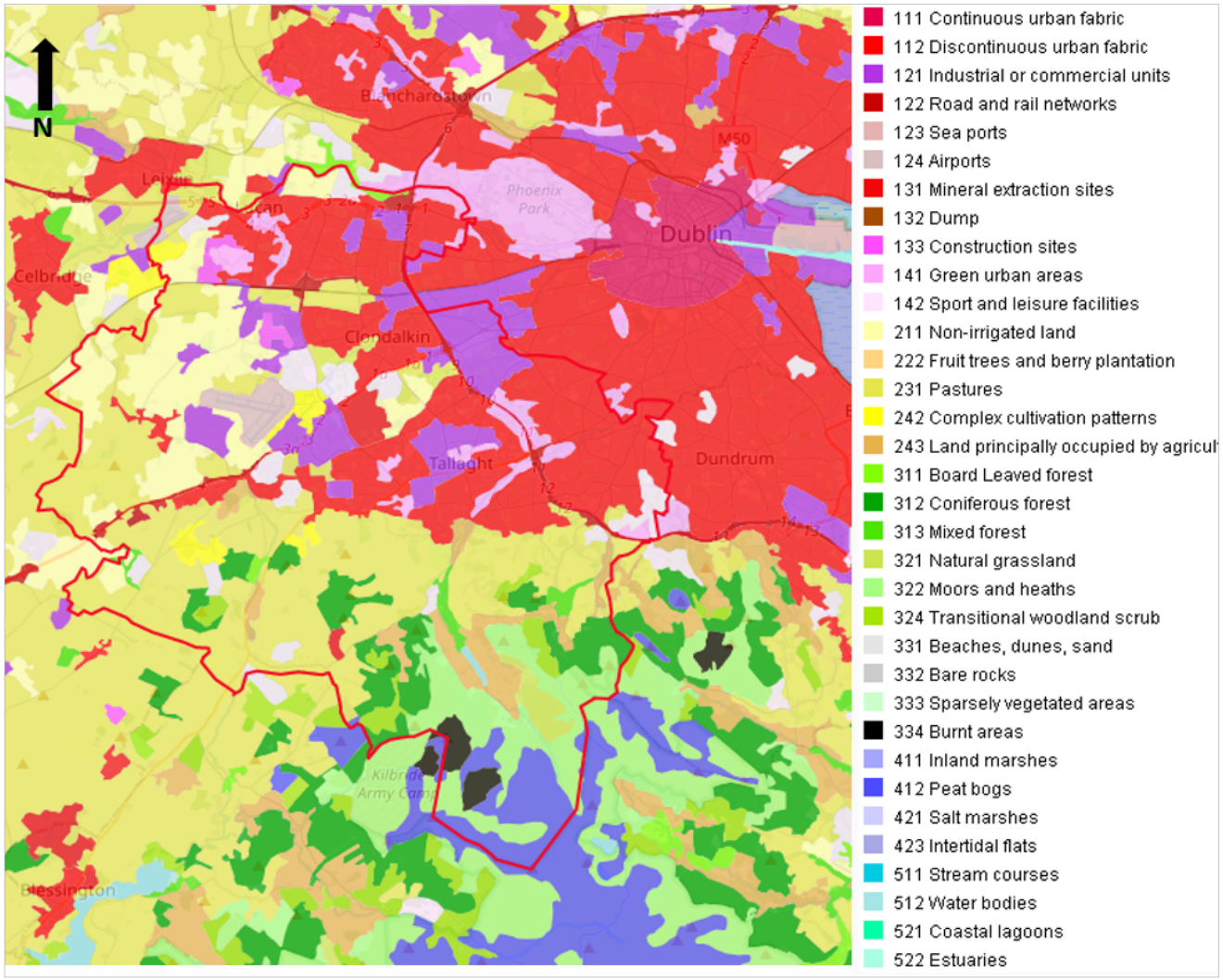
The CORINE land cover mapping (2018) for South Dublin County classifies land cover under various headings as shown on Figure 5.2. The most common land covers within the Plan area are *artificial surfaces / urban fabric* to the north and east, *agricultural areas / pastures* to the west and *forest and semi-natural areas* to the south of the county.

The south and west of the county includes the highest concentration of land cover categories indicating elevated levels of value to ecology (including peat bogs, forests and land principally occupied by agriculture with areas of natural vegetation).

The land covers in this part of the county are part of a wider area of similar land covers that extends into County Kildare and County Wicklow.

[18] NPWS (2021b).
[19] only those which don't overlap with European sites are listed.

Figure 5.2: CORINE Land Cover 2018[20]



[20] EPA AA Geotool Map (2021h). Source: *OpenStreet Maps*.

5.2.9 WFD Register of Protected Areas

Under the requirements of the Water Framework Directive (WFD) a number of waterbodies (or parts of) must have extra controls on their quality by virtue of how their waters are used by people and by wildlife have been listed on Registers of Protected Areas (RPAs). This register is split into five categories as outlined by the EPA:

- Areas designated for the **abstraction of water** intended for human consumption under Article 7;
- Areas designated for the **protection of economically significant aquatic species** (i.e. shellfish);
- Bodies of **water designated as recreational waters**, including areas designated as bathing waters under Directive 76/160/EEC;
- **Nutrient-sensitive areas**, including areas designated as vulnerable zones under Directive 91/676/EEC and areas designated as sensitive areas under Directive 91/271/EEC; and
- Areas designated for the **protection of habitats** or species where the maintenance or improvement of the status of water is an important factor in their protection, including relevant European sites (Natura 2000) designated under Directive 92/43/EEC and Directive 79/409/EEC.

A number of these protected areas are present within South Dublin and these are:

- **Rivers** for the **abstraction of drinking water** (River Dodder, section of the River Liffey from the M50 to Palmerstown and section of the River Dodder from the M50 to Woodview Cottages, Rathfarnham).
- 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 which have been listed on RPAs (Glenasmole Valley, Grand Canal, and the Rivers Liffey and Dodder) – these relate to designated SACs and SPAs (see Section 5.2.6).

5.2.10 Salmonid Waters

The Salmonid Regulations (S.I. No. 293 of 1988) designate the waters capable of supporting salmon (*Salmo salar*), trout (*Salmo trutta*), char *(Salvelinus*) and whitefish (*Coregonus*) as protected. Thirty-four rivers, tributaries and lakes are listed and protected under these Regulations that prescribe quality standards for salmonid waters, sampling programmes and methods of analysis and inspection to be used by local authorities to determine compliance with the standards.

The River's Liffey and Dodder are highly significant regional salmonid catchments. There are three waterbodies within the Plan area which support important fisheries, there are the Grand Canal, and the Rivers Liffey and Dodder. The latter two support Atlantic Salmon (*Salmo salar*, Annex II of the Habitats Directive), and brown and sea trout. In addition some protected species such as White Clawed Crayfish are to be found in the Grand Canal. The canal also supports a large amount of coarse fish.

5.2.11 Other Designations

A **Nature Reserve** is an area of importance to wildlife, which is protected under Ministerial order. There are currently 78 no. Statutory Nature Reserves in Ireland.

There are no Nature Reserves in South Dublin, however the nearest Nature Reserve in County Wicklow, *Knocksink Wood Nature Reserve*, located c. 6km to the south-east of the Plan area.

5.2.12 Other Sites of Biodiversity Value

5.2.12.1 Special Amenity Area Order

South Dublin has a **Special Amenity Area Order** - the Liffey Valley Special Amenity Area Order (SAAO). The objective of the SAAO is primarily to protect outstanding landscapes, nature and amenities. The Liffey Valley SAAO was designated due to:

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

This section of the Liffey Valley, when considered as a whole, acts as a rural landscape feature and green belt. Mature tree stands, alluvial meadows, soft riverbanks with associated pastoral weirs, bridges, mill-races and large heritage houses combine to create a distinct river landscape.

Additionally, the undeveloped lands assist in maintaining river and soil quality, while allowing for a wide variety of habitats and species to flourish.

5.2.12.2 Tree Preservation Order

Tree Preservation Orders can be made in the interest of amenity or the environment and allow for the protection of individual or groups of trees, refer to Section 5.8.5.

5.2.12.3 Areas of Significant Amenity Value

The county contains many key natural assets including the Dublin Mountains, the Liffey River Valley, the Dodder River Valley, the Grand Canal, and a number of smaller river corridors including the Griffeen, Camac, and Owendoher Rivers. These areas are considered to:

- Support nationally and regionally unique habitats, biodiversity, and fragile ecosystems;
- Have important recreational, tourism and cultural roles;
- Provide or support forestry, agriculture and carbon sequestration;
- Provide green buffers /green wedges between built up areas;
- Improve air quality and provide for natural flood plains and riparian corridors.

5.2.13 Invasive Species

Invasive species constitute a threat to biodiversity and ecosystems and can have economic costs. In Ireland, there are currently 377 no. recorded non-native species and 342 no. non-native '*potential Invaders*', 66% are considered to have a low impact risk, 21% to have a medium impact risk and 13% have a high impact risk. The majority of invasive species in Ireland are plants, however, there is potential for rising trends of invasive vertebrate and invertebrate species[21].

Invasive alien species can negatively impact on native species, transform habitats and threaten whole ecosystems causing serious problems to the environment and the economy. They may in certain cases pose a threat to human safety. There is potential for the spread of invasive species during excavation and construction works.

Landowners are responsible for preventing the spread of Japanese Knotweed on their own land and vigilance is required by all landowners as invasive species can spread quickly across boundaries.

A number of non-native invasive species are found within South Dublin, these include[22]:

- Japanese knotweed *Fallopia japonica*

[21] O'Flynn, C., Kelly,J. and Lysaght,L. (2014).
[22] SDCC (2020).

- Giant hogweed *Heracleum mantegazzianum*
- Himalayan balsam *Impatiens glandulifera*
- American mink[23] *Mustela vision*
- Grey squirrel[24] *Sciurus carolinensis*

SDCC is undertaking an annual programme of mapping and treatment of non-native invasive species.

5.2.14 Existing Biodiversity Issues

Ireland is currently experiencing a decline in floral and faunal populations. Implementation of measures to achieve the requirements of the Habitats Directive and the objectives of the Water Framework Directive (WFD) are likely to benefit protected sites in the future.

Developments and activities associated with agricultural activities, urban development, tourism and recreation and flood defence schemes as well as a wide range of infrastructural works (including road works, water and wastewater disposal) that are located within, or close to, ecologically sensitive sites and species can give rise to significant environmental pressures.

Existing biodiversity issues / pressures and threats on Ireland's habitats and species, which are also relevant to the South Dublin, include[25]:

- **Development -** construction and use of residential, commercial, industrial and recreational infrastructure and areas (For example development on greenfield sites, the construction and development of the road network and changes in farming practices).
- **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, gas, power, water and wastewater, also windfarms, etc.).
- **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.

[23] Mink prey on water birds and fish, affecting numbers of ducks, kingfisher, dippers, and trout.
[24] Grey squirrels have pushed native red squirrel out of their natural range.
[25] DCHG (2019).

- **Climate Change** - (For example the loss of wetlands, due to climate change events *i.e.* storms and flood events.).
- **Human-induced changes in water regimes** - contamination arising through poor working practices, leakages or accidental spillage of materials (For example wastewater treatment systems in the vicinity of significant waterbodies.).
- **Mixed source pollution** - (For example emissions from transport, heating homes, leachate from landfills, pollution from wastewater treatment systems, eutrophication and acidification from forestry).
- **Geological events, natural catastrophes -** (For example flooding, storms / extreme weather events).
- **Agriculture** - (For example intensive agricultural practices, use of fertiliser and pesticides, hedgerow removal and lack of hedgerow management, overgrazing, under grazing).
- **Awareness** - increasing awareness of biodiversity through enhanced interpretation on-site and through visitor facilities.
- **Land Management** - conversion of land / sites and sealing of soils can release CO_2 into the atmosphere and further reduce areas of 'carbon sinks'.
- **Invasive Species** - continued control and management of invasive species.
- **Alien and problematic species -** (For example the loss of biodiversity as native species are shaded out, but also diseases and pathogens).

5.3 Population & Human Health

5.3.1 Introduction

Since the adoption of the previous Plan, South Dublin has experienced population growth and economic development. The RSES identifies there are some challenges for the region, as there is a need to sustain economic growth whilst transitioning to a low carbon society and the requirement to align population growth with the location of homes and jobs whilst creating healthy attractive places and an enhanced quality of life.

5.3.2 Population

The National Planning Framework (NPF) outlines that by 2040 there will be roughly an extra one million people living in Ireland. The NPF identifies a target population of 1.4 million people in Dublin City and Suburbs (this includes South Dublin) for 2031, an increase of some 220,000 people, and a target of 1.65m in the Metropolitan Area Strategic Plan (MASP), an increase of some 250,000 (18%) people.

The provision of additional housing over the Plan period will be dictated by the Core Strategy that guides where new development should be allocated in accordance with national and regional strategies and policies, including the NPF and the Regional Spatial and Economic Strategy (RSES) for Eastern and Midlands Region.

With a total population of nearly 1.2 million people in 2016, Dublin City and Suburbs accounts for about half of the Eastern & Midland Region's population or a quarter of the national population, as well as being the largest economic contributor in the State[26]. The metropolitan area of Dublin covers a wider area[27] and is home to 1.4 million people or three out of five people living in the Region. Between 2006 and 2016 the metropolitan population increased by around 160,000 people or 13%, which was slightly higher than the State, but lower than the average growth rate in the Eastern and Midland Region, which grew by around 15% over the same period.

South Dublin County experienced continued population growth over the last 10 - 20 years. While the rate of growth reduced between 2002 and 2006, the years thereafter have contributed to an overall increase of +16.72% (+39,932 persons) between 2002 and 2016.

[26] Eastern & Midland Regional Assembly.
[27] Swords, Malahide, Maynooth, Leixlip, Celbridge, Bray and Greystones.

The 2016 Census results showed that the population for South Dublin local authority was 278,767[28] 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 growth potential within the County up to 2040 and beyond. This equates to growth of just under 3,500 persons per year.

Population trends have been taken into account as part of the review of the Plan and is influenced by the policies of both the NPF and the RSES.

5.3.3 Housing

The Planning and Development Act (PDA) places a statutory obligation on planning authorities to ensure that an adequate housing supply and sufficient lands for residential development are provided through the course of the County Development Housing Strategy.

According to the Census 2016, there is a total housing stock of 2,003,645 in Ireland. Based on the occupancy status of each property on Census night this can be broken down into four main categories:

- Occupied (1.7m or 85.2%);
- Temporarily absent (50k or 2.5%);
- Vacant (183k or 9.1%); or
- Holiday homes (62k or 3.1%).

In 2016, there were 98,387 residential units within South Dublin[29].

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

The Plan sets out the strategy to co-ordinate and prioritise areas of population growth capable of accommodating up to 46,500 people by 2028 (target population of c. 325,285), as South Dublin moves towards an additional 80,000 people and 32,000 new homes by 2040 in line with the provisions of National and Regional population targets. The combination of the additional housing

[28] EPA, OSI, Geo Hive (2021).
[29] SDCC (2022). Plan

needs alongside the population growth results in an anticipated reduction in average household size for the overall county.

The RSES outlines that in order to realise the ambitious compact growth targets of at least 50% of all new homes to be built, either within or contiguous to the existing built up area of Dublin City and Suburbs, a target of at least 30% is required for other metropolitan settlements, with a focus on healthy place-making and improved quality of life.

5.3.4 Human Health

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. Hazards or nuisances to human health can arise due to exposure to these vectors, for example arising from incompatible adjacent land uses. 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. It is also appreciated that new development or environmental change can elevated stress and effect mental health of local populations.

There are strong links between income and health, as it is recognised that the sustainability of current and future economic activity is an important element in protecting and promoting population health and in reducing poverty and deprivation. However, emphasising economic growth without due regard for social and environmental consequences of such growth can have negative impacts on health both for the population as a whole and for groups within the population.

Access to multiple public transport modes and maximizing the movement of people via sustainable modes (including walking) is important for human health. A shift to using multiple public transport modes, which can incorporate walking, means less energy consumption, fewer emissions and more active, healthy and social communities.

There needs to be particular attention to the environmental issues and sustainability endeavours to protect human health as the local economy develops. While employment is generally good for health, there can be negative impacts, usually related to the quality of the working environment and nature of work undertaken.

External factors, *e.g.* coronavirus (Covid-19), can also have a major impact on human health - both physical and mental. In public mental health terms, the main psychological impact to date is elevated

rates of stress or anxiety and its effects on many people's usual activities, routines or livelihoods[30] (*i.e.* quarantine / cocooning / lockdown, loss of employment, travel/movement restrictions, lack of physical contact with other family members, friends and colleagues and working from home / home-schooling children to mention a few).

5.3.4.1 Infrastructure / Amenity and Human Health

There is a clear understanding that access to nature and the outdoors has a positive impact on human health and wellbeing.

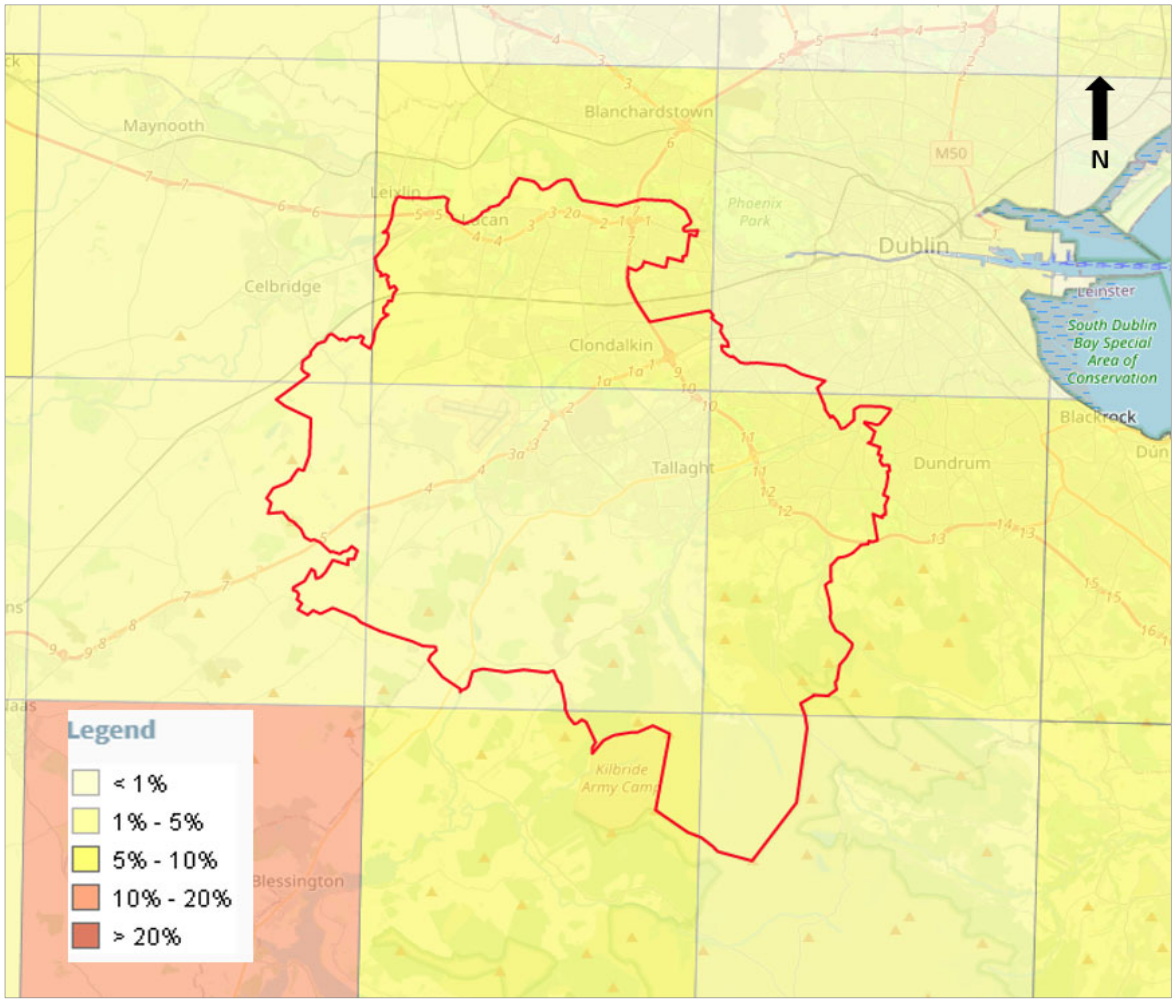
In South Dublin, green and blue infrastructure alongside playgrounds and sports facilities provide residents, businesses and visitors with important social, physical and environmental benefits including promoting health and wellbeing for all age groups and abilities. South Dublin has many parks and open spaces and the Dublin Mountains are a significant recreational attraction, which is a popular destination for hiking, climbing and bike riding. Many of these open spaces serve as important hotspots for biodiversity, and the trees, forestry and woodlands they contain filter carbon and other pollutants, contributing to air quality.

5.3.4.2 Radon and Human Health

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. Tiny radioactive particles are produced by the gas which when inhaled can cause lung cancer. The risk of contracting lung cancer as a result of Radon depends on how much Radon a person has been exposed to over a period of time.

[30] WHO (2020).

Figure 5.3: Radon Levels in South Dublin[31][32]



[31] EPA Maps (2021). Source: *OpenStreet Maps*.

[32] This map shows a prediction of the number of homes in a given grid square that exceed the national Reference Level. Grid squares in which the predicted percentage of homes is 10% or greater are called High Radon Areas.

5.3.5 Population & Human Health Issues

The EPAs latest report, *Ireland's Environment - An Integrated Assessment 2020*[33], reveals that the overall quality of Ireland's environment is not what it should be, and the outlook is not optimistic. Such challenges outlined in the report include the protection of health and wellbeing, but also the greater awareness about the positive benefits of a clean environment for health and wellbeing. The COVID-19 crisis that began in March 2020, has highlighted the importance of the natural environment in our local areas.

South Dublin is particularly vulnerable to fluvial and pluvial flooding events which occur as a result of storm events, see Section 5.5.8 of this report.

Radon levels in the county have been collated from the Radiological Protection Institute of Ireland and are shown in Figure 5.3. Information on the status of drinking water, urban wastewater climate change are provided in other sections of this report.

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, see Section 5.5.8 of this report).
- **Radon -** Radon levels in the South Dublin have been collated from the Radiological Protection Institute of Ireland, refer to Figure 5.3.
- **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, wastewater climate change are provided in other sections of this report.

[33] EPA (2020a).

5.4 Land, Soils & Geology

The upper most layer of the earth's surface is generally termed **'soil'.** It comprises for the most part organic matter, minerals and fine to course grained weathered rocks. The variability in the constituent parts and the percentage content of each in the soil matrix results in differing characteristics. This has implications for suitable land use and the appropriateness for differing land use practices.

Geology encompasses the understanding and study of the solid and liquid matter that constitutes the earth and the processes by which they are formed, moved and changed. Its understanding is necessary to fully appreciate the geological factors that shape and influence the world and its particular structure.

5.4.1 Legislation

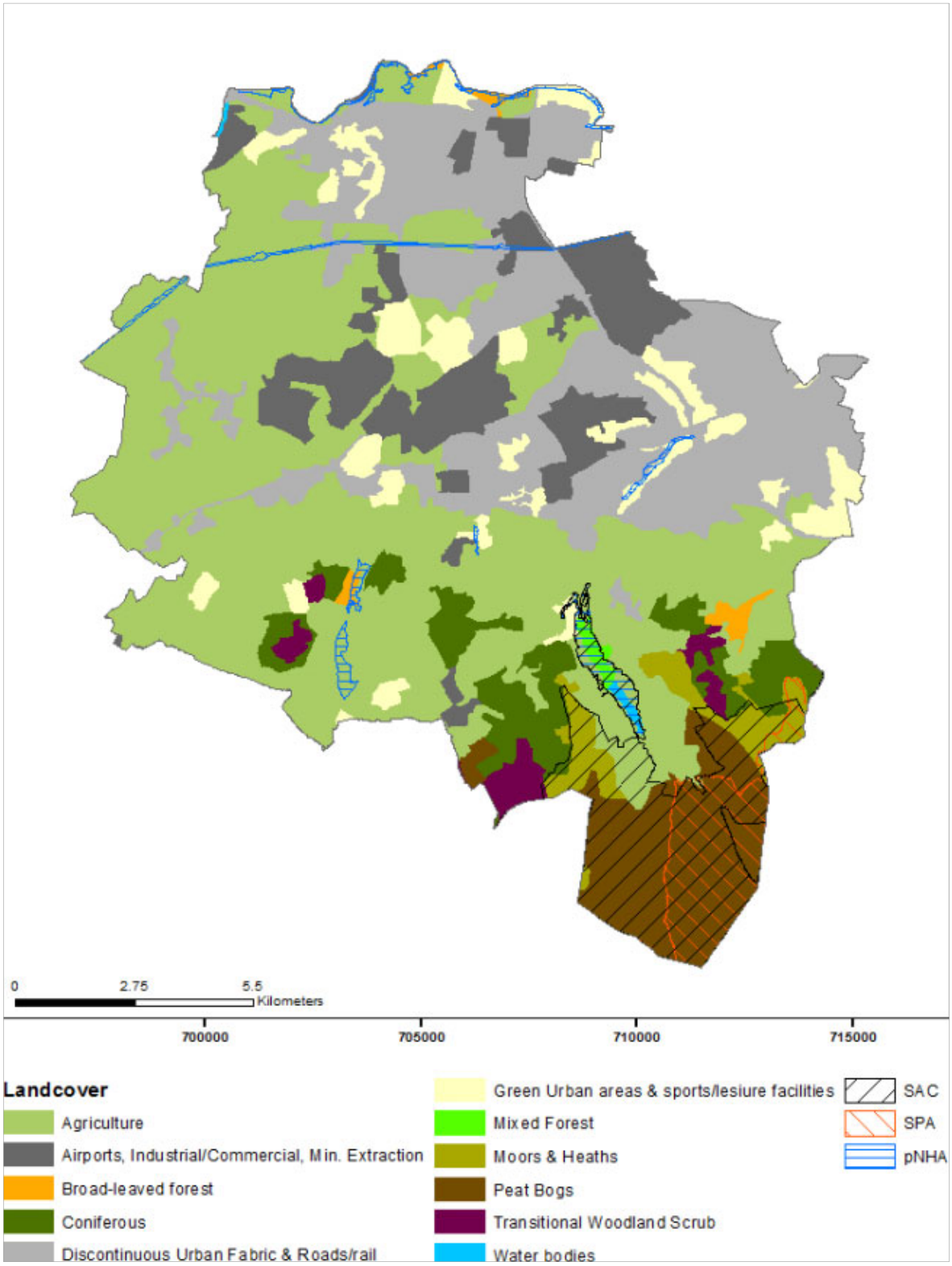
Currently, there is no legislation which is specific to the protection of soil resources. In 2014, the proposal for a Soil Framework Directive was withdrawn. The importance of sustainable soil management was recognised in the Seventh Environment Action Programme, where sustainable land management is to be achieved by 2020.

The *Pesticides Framework Directive (2009/128/EC)* controls the storage, use and disposal of pesticides to minimise risk to health and environment from their usage.

5.4.2 Land

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, refer to Figure 5.4.

Figure 5.4: Landcover of South Dublin[34]



[34] Minogue and Associates with Aegis Archaeology, Michael Cregan and Geoscience Ltd (2015).

5.4.2.1 Agriculture

Farmland in South Dublin can be broadly broken down into four categories:

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

Due to the proximity of the Dublin Metropolitan area, farmland types in the county are subject to differing levels of urban development pressure, either for one-off rural housing, or larger urban development.

Land use patterns from agriculture to uses for residential developments, business parks and light industry can result in the loss of hedgerow boundaries and alteration or culverting of stream channels. The loss of agricultural and soil resources close to the metropolitan area of Dublin also increases dependency on imported food produce with corresponding increased *'food miles'* and higher carbon emissions.

5.4.2.2 Forestry

Woodlands, trees, and hedgerows, all offer opportunities for biodiversity protection, urban place enhancement, and mitigation for (and adaptation to) climate change. Forestry planting represents a small proportion of the overall land use of the county. The majority of forestry is located in the hills and uplands of the Dublin Mountains in the south of the county.

Some small areas of semi-natural woodland also remain in inaccessible river gullies in the foothills of the mountains. In addition, planting programmes have been undertaken in the past by the Council in public parks such as Tymon Park, Corkagh Park, and the Dodder Valley.

Although the area of forestry planting within the county is not particularly large, the concentration of coniferous planting in a particularly visible location such as the Dublin Mountains can raise a number of issues. Commercial coniferous plantations are not a traditional element of the Irish landscape and can have a visual impact which is not appreciated by all. In addition, concentrations of coniferous forestry in upland locations can lead to pollution and siltation of streams and riverine systems due to higher levels of acidity and aluminium concentrations, an issue which affects the Water Frameworks Directive (WFD) and the requirement to improve water quality.

5.4.3 Soils

Soil is a non-renewable resource that performs many vital functions: food, storage, filtration and transformation of many substances including water, carbon, and nitrogen. Soil has a role as a habitat and gene pool, serves as a platform for human activities, landscape and heritage and acts as a provider of raw materials. Such functions of soil are worthy of protection because of their socio-economic as well as environmental importance.

The soil cover within the county has developed from a combination of the parent material from which the soils are derived, terrain, climate and vegetation cover. The short distances which glacial material was transported mean that overlying soils are generally similar to underlying bedrock. The soil cover in the northern area of the county is '*grey-brown podzolics'*. The south of the county comprises '*acid-brown earths'* in the lower reaches of the mountains, while the upland areas are '*peats and peaty gleys'*[35].

The blanket peats found in the uplands are considered to be of international importance, hence the SAC protection of a large section of the upland peat soils in the county. Blanket peat, which is rare internationally, resource is considered of socio-economic as well as economic importance. The more diverse soils are found along the central plain and Liffey Valley section of the county. Aside from the upper reaches of the mountains, the soil resource within South Dublin is capable of accepting a diverse range of agricultural options with a wide land use capability. The preservation of the growth function of the soil supports a wide variety of flora and fauna.

Localised sections of glacial till are present in the lowland areas of the county, most noticeably in the form of undulating deposits in the north and east of the county. This is part of the Esker Riada, a band of glacial moraine stretching from Dublin to Galway. The location of the Metropolitan urban area and its increased and accelerated growth is now having an impact on the high quality soil resource within the county. There are a number of sites, such as old landfills which have adversely affected the adjoining soil resources.

The potential for disturbance of soils during infrastructural development can lead to the loss of soils along with compaction of soils due to operations of heavy machinery. Loss of soils and sediment to water courses can lead to sediment issues such as an increase in suspended solids, which can impact on water quality. Human activity is also a significant driver of soil degradation through poor or

[35] Geological Survey, Ireland (GSI).

inappropriate land management practices[36]. Figure 5.5 below shows how South Dublin is characterised under the Soil Information System (SIS).

5.4.3.1 Contaminated Soils

In the absence of mitigation, contaminated materials have the potential to adversely impact upon human health, water quality and biodiversity including habitats and species. There is potential for contamination at sites within South Dublin, especially where land use (such as landfills and Seveso sites) occurred in the past in the absence of environmental protection legislation. Disturbance of contaminated soils in areas like South Dublin, could result in potential for water pollution and further potential land contamination.

A number of sites (extant and closed) are located in the county which have adversely affected the soil resource in which they are located. There have been 66 no. degraded sites[37] identified by the SDCC Environment Department, as having potential to negatively affect receiving waters and land uses. A number of these sites are monitored by SDCC, with a view to providing remedial action when required.

5.4.3.2 Extractive Industries

Quarrying has been historically undertaken throughout the county due to the presence of deep deposits of sand, gravel and bedrock. Many of the older quarry operations within the county which were located around Clondalkin and in the Mountain areas are now closed.

In planning for quarries, a balance must be sought between permitting extraction to meet economic demands and the prevention of undue harm to the environment and amenities. Extraction activity should not have adverse impacts on Natura 2000 sites and geological features of national and international importance. Likewise it is important that we don't sterilise reserves by building where there are rare reserves.

Extractive industries by their nature can give rise to detrimental environmental and residential amenity effects including traffic generation, vibration, dust, noise, water pollution, visual intrusion and loss of groundwater supplies. There are five quarries operating within South Dublin. These are

[36] EPA (2020a).
[37] SDCC (2016).

located at Newlands Cross, Windmill Hill, Aghfarrell, Ballinascorney, and Corbally-Lugmore. All are large operations for rock extraction[38].

Guidelines for Planning Authorities on Quarries and Ancillary Activities published by the Department of the Environment, Heritage and Local Government (DEHLG) in 2004 and a number of other guidelines relating to quarrying have been produced by various bodies for example *'Geological Heritage Guidelines for the Extractive Industry'*[39], '*Guidelines for the Preparation of Soils, Geology and Hydrogeology Chapters of Environmental Impact Statements'*[40] and '*Wildlife, Habitats and the Extractive Industry'*[41] to provide guidance on the management of extractive industries.

5.4.3.3 Seveso Sites

The Seveso III Directive (European Directive 2012/18/EU) and the European Communities (Control of Major Accident Hazards Involving Dangerous Substances) Regulations, 2000 (S.I. No. 476 of 2000) apply to companies where dangerous substances are present in quantities equal to or above specified thresholds. There are two thresholds, a lower one of 50 tonnes ('*lower tier sites'*) and a higher one of 200 tonnes ('*upper tier sites*'). Lower tier sites are required to have a Major Accidents Prevention Policy and a Safe Work Systems Plan. Upper tier sites are required to carry out, in conjunction with the local competent authority (which includes the Health Service Executive (HSE), the Local Authority and An Garda Síochána) a Major Accidents External Emergency Plan.

In the SDCC administrative area there are two Upper Tier sites and three Lower Tier sites[42]. The location of the current Seveso sites in the county are mapped on the Plan maps. Refer to Table 5.3[43].

Table 5.3: Seveso Sites in South Dublin

Upper Tier Seveso Sites	
Site Name	**Address**
BOC Gases Ltd. Ireland	PO Box 201, Bluebell Industrial Estate, Dublin 12
Dachser Ireland Ltd.	Blackchurch Business Park, Rathcoole, Dublin

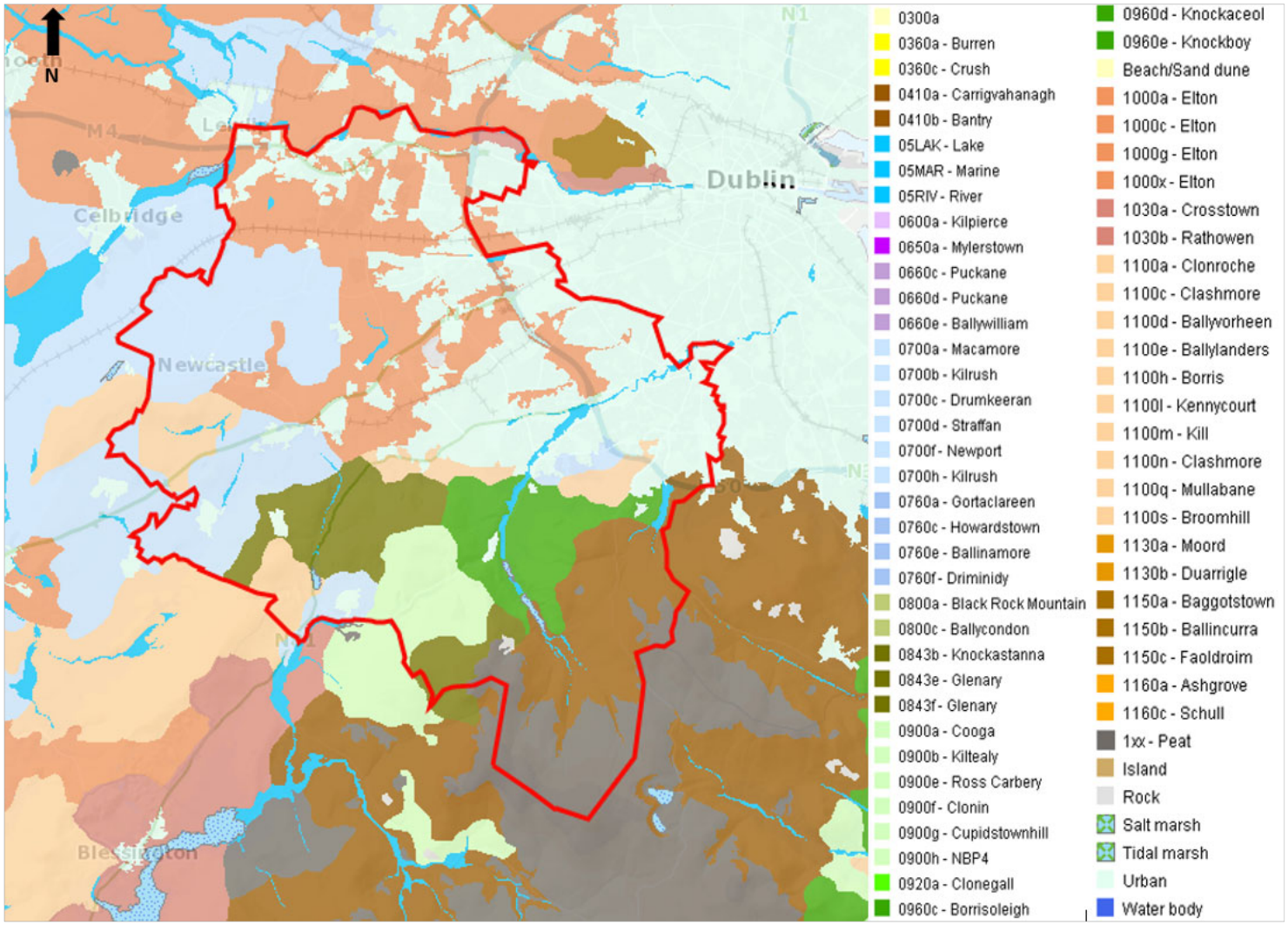
[38] SDCC (2016).
[39] GSI (2008).
[40] IGI (2013).
[41] DEHLG (2006).
[42] HSA (2021).
[43] These are correct at time of adoption of the Plan but may be subject to change over the lifetime of the Plan and should be reviewed, as necessary, against the HSA website.

Lower Tier Seveso Sites	
Site Name	Address
Irish Distillers Ltd.	Robinhood Road, fox and Geese, Clondalkin, Dublin 22
Brenntag Chemicals Distribution (Ire) Ltd.	Unit 405, Greenogue Business Park, Rathcoole, Dublin 24
Kayfoam Wolfson	Bluebell Industrial Estate, Naas Road, Dublin 12

5.4.3.4 Landslides

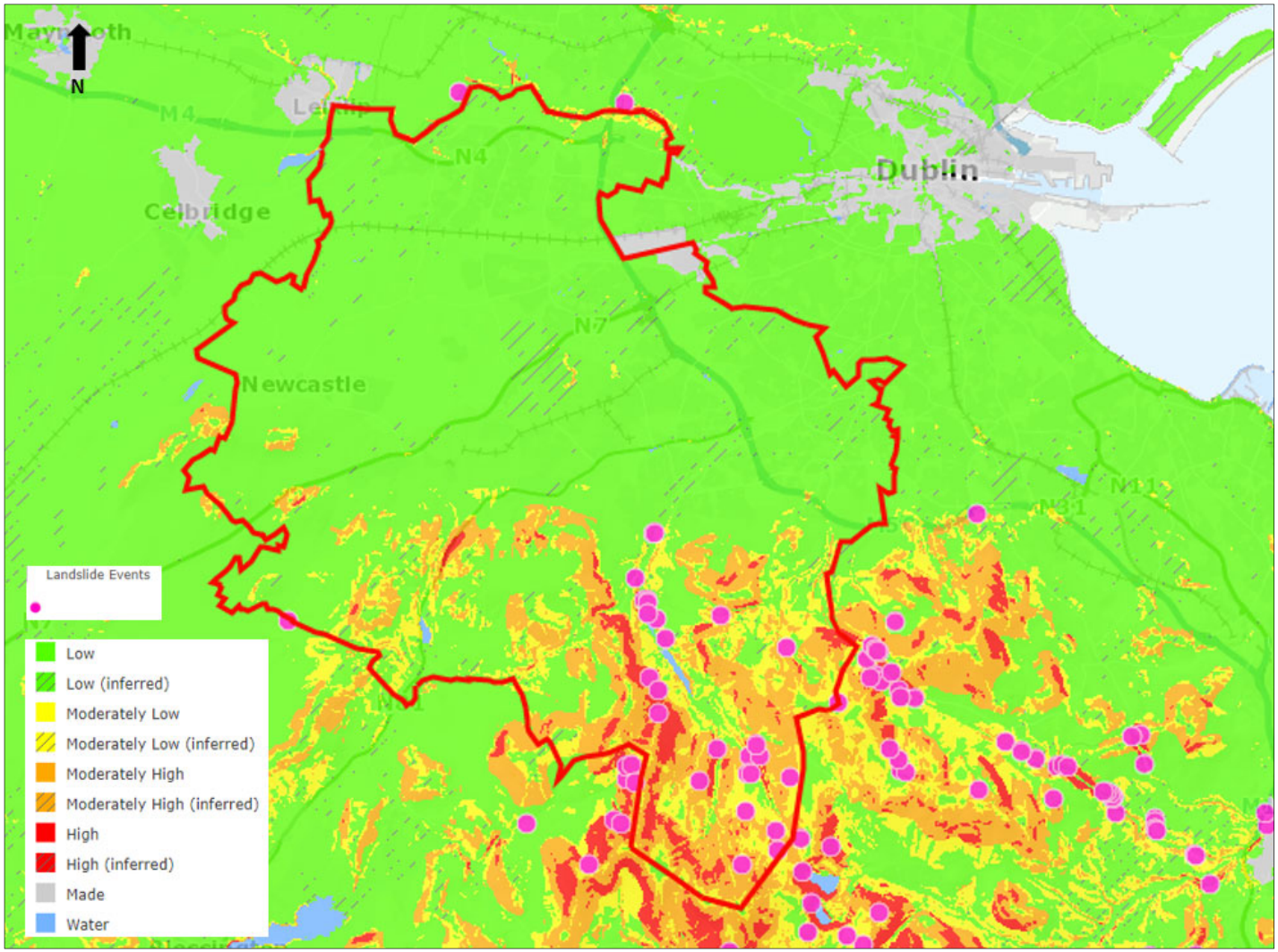
According to Geological Survey, Ireland *landslide susceptibility mapping*, the majority of the county has a *low landslide susceptibility,* with the risk rising of *moderate* to *high landslide susceptibility* towards the south of the county, towards the Dublin Mountains. There are recorded landslides in South Dublin, in the Dublin Mountains, refer to Figure 5.6.

Figure 5.5: Soil Information System (SIS) National Soils Map for South Dublin[44]



[44] EPA, OSI, Geo Hive (2021).

Figure 5.6: Landslide Susceptibility and Landslide Events in South Dublin[45]



[45] EPA, OSI, Geo Hive (2021).

5.4.4 Geology

The Geological Survey, Ireland (GSI) provides information available on bedrock, subsoil, aquifer classifications and vulnerability. Numerous natural factors influence the composition of soils, notably bedrock, climate and topography. Geological understanding and interpretation is best achieved on the ground at sites where rocks and landforms are displayed.

The geology of South Dublin County is recognised as an intrinsic component of the county's natural heritage resource. Its fertile low-lying limestone soils formed the foundation of the county's rich agricultural heritage while its deposits of sands, gravels, and rock in the uplands sustained generations of extractive industries. This geology is represented by three main periods of geological activity.

- The oldest geology is in south western part of the county. This is composed of Ordovician volcanic rocks and Silurian sedimentary rocks (c. 470 to 440 million years ago).
- The northern half of the county is formed of younger Carboniferous Limestone rocks (c. 340 million years ago).
- The third element of the county's geological heritage is represented by the most recent Quaternary period (c. 2 million years ago).

The Irish Geological Heritage (IGH) Programme is currently identifying and selecting the very best national sites for Natural Heritage Area (NHA) designation, to represent the country's geology. The IGH is also identifying many sites of national or local geological heritage importance, which are classed as County Geological Sites (CGS), although these will not receive statutory protection of NHA sites. CGS do not receive statutory protection like Natural Heritage Areas (NHA) but receive an effective protection from their inclusion in the planning system. Some of these sites overlap with SACs and some are already pNHAs.

The Geological Heritage Audit of South Dublin was completed in 2014, which identifies ten geological sites of interest in the county. The list of County Geological Sites (CGS) for Protection is set out in Table 5.4 below.

Table 5.4: Geological Heritage Sites in South Dublin County[46]

No.	IGH[47] Theme	Site Name	Description
1	IGH11 Igneous Intrusions	Ballinascorney Quarry	The site consists of a large abandoned quarry in the hills above Tallaght, bounded by the R114 road and a forest that covers Slievenabawnogue hill to the south-east. The rock is predominantly Caledonian dolerite, emplaced into Ordovician siltstones and slates of the Aghfarrell Formation. The dolerite pre-dates the Leinster Granite (405 Ma) but post-dates the main regional deformation.
2	IGH 8 Lower Carboniferous IGH 15 Economic Geology	Belgard Quarry	Belgard Quarry is a very large, working quarry. The quarry is extracting the Lower Carboniferous Limestone.
3	IGH7 Quaternary	Brittas Gravel Complex	The Brittas Gravel Complex includes a large accumulation of sands and gravels deposited at the edge of a series of ice margins at the end of the last Ice Age. The meltwater complex formed on bedrock of Ordovician and Silurian metasediments and volcanic rocks, but the features comprising the complex itself are Quaternary in age.
4	IGH7 Quaternary	Dodder Terraces	The Dodder Terraces comprise a series of flat-topped, elevated terraces much higher than the current Dodder River, but which form what was the river floodplain during the last deglaciation at the end of the last ice Age. The Dodder channel is formed in an area of glacial till of varying depths, with portions of bedrock outcrop or subcrop along its stretch. The till was deposited at the maximum of the last Ice Age. The terraces on either side of the channel were formed during deglaciation at the end of the last Ice Age, by meltwater deposition along the edge of the deglacial Dodder River.
5	IGH7 Quaternary	Greenhills Esker	The Greenhills Esker includes a large accumulation of sands and gravels deposited both under the ice sheet and at its margin as the ice withdrew north-westwards across south Dublin at the end of the last Ice Age. The Greenhills Esker is formed within an area of Lower Carboniferous limestone, but the esker itself is Quaternary in age, having been deposited either under or at the edge of the north-westward-retreating ice sheet during deglaciation after the last Ice Age.

[46] GSI (2015).
[47] Irish Geological Heritage Theme

No.	IGH[47] Theme	Site Name	Description
6	IGH7 Quaternary IGH14 Fluvial / Lacustrine Geomorphology	Kippure	A landmark mountain on the South Dublin-Wicklow county boundary, capped with a prominent transmission tower. The upper mountain hosts extensively eroded peat, exposed granite sands, and granite blocks.
7	IGH8 Lower Carboniferous	Liffey Valley Centre road sections	Roadside exposures of Calp limestones near the N4 junction to Liffey Valley Shopping Centre. Bedrock consists of Lower Carboniferous (Mississippian) 'Calp' (Lucan Formation). Mainly dark grey coloured limestones interbedded with shaly limestones, and shales.
8	IGH7 Quaternary	Lucan Esker	The Lucan Esker includes a large accumulation of sands and gravels deposited both under the ice sheet and at its margin as the ice withdrew north-westwards across west Dublin at the end of the last Ice Age. The Lucan Esker is formed within an area of Lower Carboniferous limestone, but the esker itself is Quaternary in age, having been deposited either under or at the edge of the north-westward-retreating ice sheet during deglaciation after the last Ice Age.
9	IGH8 Lower Carboniferous	N4 Lucan cutting	Roadside exposure of Calp limestones beside the N4 underpass junction for Lucan. Bedrock consists of Lower Carboniferous (Mississippian) 'Calp' (Lucan Formation). Mainly dark grey coloured limestones interbedded with shaly limestones, and shales.
10	IGH 12 Mesozoic and Tertiary	Newcastle Buried Channel	A deep buried channel in the Carboniferous Limestone bedrock is not seen at surface and only identified and delineated by mineral exploration boreholes. The bedrock is Carboniferous Limestone, and the channel sediments are presumed to be Tertiary in age. Glacial till is present at surface, obscuring any outcrop of the channel or its infilling sediments.

5.4.5 Land, Soils & Geology Issues

Changes to land and soils from both natural processes and human activities contribute to their dynamic and evolving nature. The physical, biological and / or chemical degradation of soils, can cause direct loss of soil, and indirectly impact ecologically essential soil processes, reduce productive capacity and deplete soil quality and biodiversity.

Land, soil and geology issues with environmental considerations under the existing Plan include:

- **Soil** - the loss / damage of soil from the construction of greenfield sites for development.
- **Soil** - erosion of soils in the county from intensive agricultural / forestry practices, quarrying activities (including sand from sensitive areas in the east) and road and major infrastructural projects.
- **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 CO_2 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, see Table 5.4.
- **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

5.5.1 Introduction

Water is fundamental to all life; for humans, plants and animals alike. 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. However, it is also a fragile resource requiring continued protection.

Nearly half of the surface waters in Ireland are failing to meet the legally binding water quality objectives set by the EU Water Framework Directive because of pollution and other human disturbance[48]. The 2019 EPA assessment of water quality in Ireland, finds that there has been an overall decline in surface water quality, especially in rivers, between 2004 and 2012[49]. Preserving a high standard of water is essential for human health and the natural environment.

For the purposes of this section, the water environment is taken to include natural features such as **lakes**, **rivers, streams** (all surface waterbodies) and **ground waterbodies**. In addition **flooding** is also dealt with in this section. Wastewater treatment and drinking water are discussed under Material Assets in Section 5.9.

The Rivers Liffey and the Dodder and their tributaries have had a considerable impact on the landscape. Water from South Dublin was one of the earliest supplies (13th century) of clear water to Dublin City, and still supplies drinking water to the county today. South Dublin has no natural lakes. Therefore it is important that the county's drinking water supply resources are protected so that reliable, safe and good quality water supplies are always available.

South Dublin County Council (SDCC) is responsible for surface water management and aquifer protection in the county, with the Office of Public Works (OPW) having responsibility for flood risk management.

5.5.2 Legislation

5.5.2.1 Water Framework Directive (WFD)

The EU Water Framework Directive (WFD) (2000/60/EC) establishes a framework for the protection of both surface water and groundwater waterbodies. This Directive was transposed into Irish law under the European Communities (Water Policy) Regulations 2003 (S.I. No. 722 of 2003). This

[48] EPA (2020a).
[49] EPA (2019c).

legislation requires governments to take a holistic approach to managing all their water resources based on natural geographic boundaries, *i.e.* the river catchment or basin.

The WFD establishes a common framework for the sustainable and integrated management of all waters covering groundwater, inland surface waters, transitional waters and coastal waters. The WFD requires Member States to manage all of their waters and ensure that they achieve at least *'good status'* by 2015 and beyond. The ultimate deadline for Member States for achievement of *'good'* status is 2027 at the latest.

5.5.2.2 Groundwater Directive

The EU Groundwater Directive (2006/118/EC) was adopted by the European Parliament in June 2006. The Groundwater Directive uses a holistic approach to groundwater by addressing the relationships between groundwater, surface water and ecological receptors. The Groundwater Directive complements the WFD setting up environmental objectives of *'good'* groundwater quantitative and chemical status, as well as ensuring a continuity to the Directive 80/68/EEC on the protection of groundwater against pollution caused by dangerous substances, which is due to be repealed by the end of 2013[50].

5.5.3 River Basin Management Plan

For the purpose of implementing the WFD, Ireland was divided into eight River Basin Districts (RBDs) or areas of land that are drained by a large river or number of rivers and the adjacent estuarine / coastal areas. The first cycle of the **River Basin Management Plan (RBMP)** ran from **2009-2015**, where the eight RBDs devised separate plans with the objective of achieving at least '*good*' status for all waters by 2015.

The second cycle of the **RBMP 2018-2021**, is currently underway and all eight RBDs have merged to form one national RBD. The RBMP sets out the actions that Ireland will take to improve water quality and achieve *'good'* ecological status in waterbodies (rivers, lakes, estuaries and coastal waters) by 2027.

Water quality data is also collected by the EPA to provide an overall status of water quality. The monitoring programme, as part of the WFD, assesses water quality but also water trends of rivers in relation to their ecological status and includes biological, physico-chemical and hydromorphological

[50] EC (2019).

status. The WFD status of rivers ranges from *'high'* to *'bad'*. The EPA also undertakes water quality surveys for transitional and coastal waterbodies.

A catchment is an area of land contributing to a waterbody, with all the water ultimately running off to a single outlet. The WFD requires water quality management to be based on natural river catchments *i.e.* by reference to the natural, environmental unit rather than by reference to administrative or legal boundaries, which often fragment river catchments. Table 5.5 lists the WFD Catchments and WFD Sub-Catchments in the Plan area.

Table 5.5: WFD Catchments and Sub-Catchments in Plan Area [51]

Catchment (WFD Catchment Code)	Sub-catchment Name (WFD Sub-catchment Code)
Liffey and Dublin Bay (09)	Liffey_SC_090
	Liffey_SC_070
	Liffey_SC_010
	Dodder_SC_010

5.5.4 Surface Water Quality Status

The WFD defines *'overall surface water status'* as the general status of a body of surface water, determined by the poorer of its ecological status and its chemical status. In order to achieve *'good surface water status'* both the ecological status[52] and the chemical status[53] of a surface waterbody need to be at least '*good*'.

The latest EPA reports on water quality are the '*Water Quality in Ireland 2013-2018'* report (2019) and '*Water Quality in 2019 - An Indicators Report' (*2020). These reports contains the most up-to-date and comprehensive assessments of the ecological health of Ireland's rivers, lakes, canals, groundwaters, transitional waters and coastal waters collected over a six-year period between 2013-2018 and 2019.

The last full EPA assessment of water quality (*Water Quality in Ireland* 2013-2018) found that just over half of the rivers and lakes were in satisfactory ecological health and overall water quality had declined since the previous assessment. The latest EPA report results show that 52.8% of surface

[51] EPA Maps (2021).
[52] **Ecological status** is an expression of the structure and functioning of aquatic ecosystems associated with surface waters.
[53] **Chemical Status** is a pass/fail assignment with a failure defined by a face-value exceedance of an Environmental Quality Standards (EQS) for one or more Priority Action Substances (PAS) listed in Annex X of the Water Framework Directive (WFD).

waterbodies assessed (2,703) are in satisfactory ecological health being in either *'good'* or *'high'* ecological status. The remaining 47.2% of surface waterbodies are in *'moderate'*, '*poor',* or *'bad'* ecological status. This compares with 55.4% at satisfactory status for the last assessment period of 2010-2015, a decrease of 2.6%[54]. The number of seriously polluted '*bad'* status river waterbodies has increased to nine having reached a low of six waterbodies in the last assessment 2010-2015[55].

The main problem damaging Irish waters is the presence of too much nutrients such as phosphorus and nitrogen which come primarily from agriculture and wastewater.

The EPA, '*Water Quality in Ireland 2013-2018'*, report shows there has been an overall decline in '*high'* status waters which reflects the general decline in high quality biological river sites seen in recent decades. These near pristine unpolluted waters are vital for the survival of sensitive aquatic species and the protection of aquatic biodiversity[56].

5.5.4.1 Surface Water Quality Status in South Dublin

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.

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.

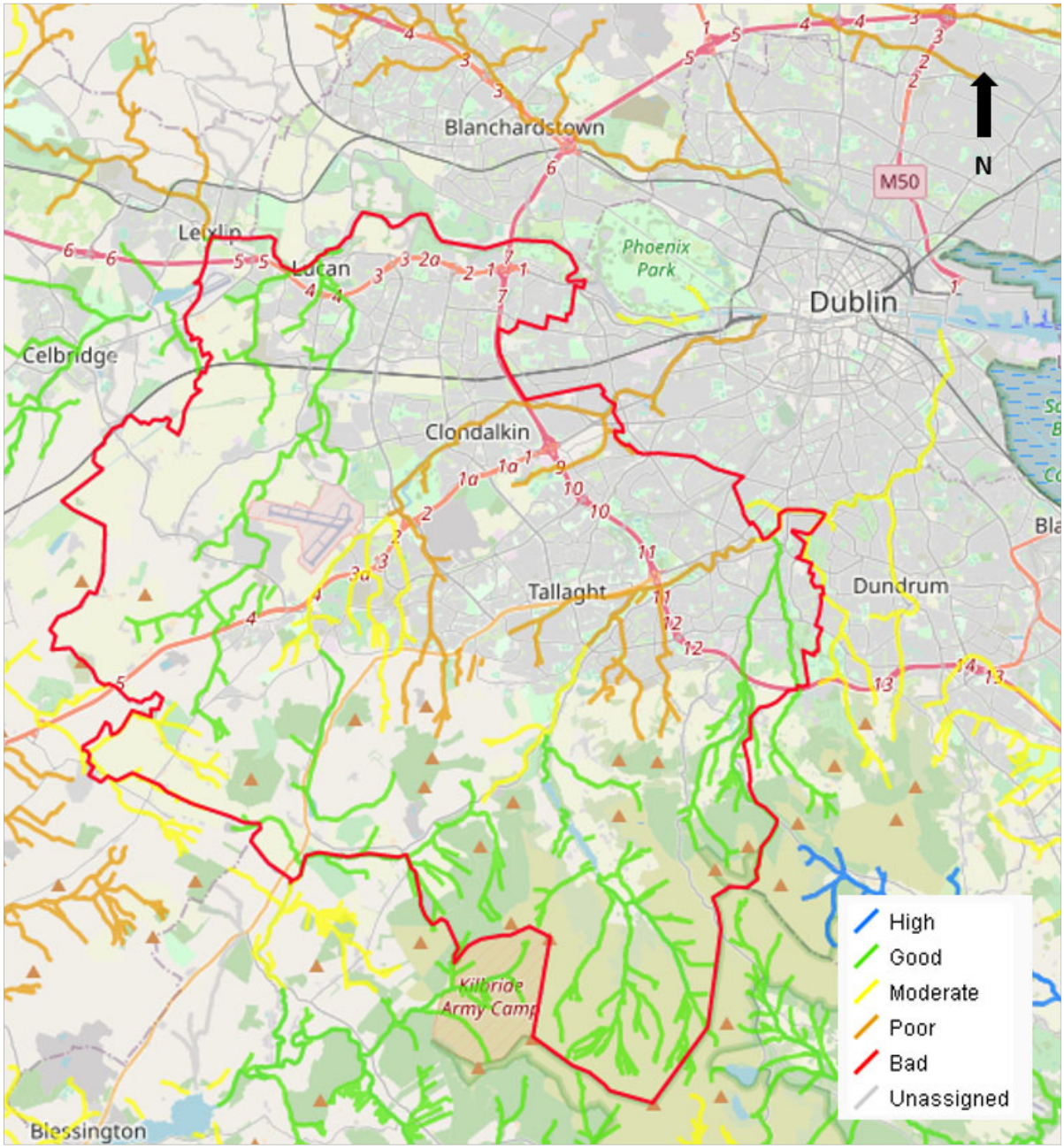
The **River Liffey** source is located in Wicklow and the river drains lands in Wicklow, Kildare, South Dublin, Fingal and Dublin City. The River Liffey water quality status is '*good*' as it flows in an easterly direction along the border of South Dublin.

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.

[54] EPA (2019c).
[55] EPA (2019c).
[56] EPA (2019c).

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, refer to Figure 5.7.

Figure 5.7: WFD River Waterbody Status for South Dublin 2013-2018[57]



[57] EPA Maps (2021). *Source OpenStreet Maps*.

5.5.5 Groundwater Quality

5.5.5.1 Groundwater Quality

Groundwater is important for a drinking water supply as well as the supply to surface waters. The National Groundwater Monitoring Programme assesses the general state of groundwater quality and groundwater levels and flows[58].

Groundwater WFD Quality Status in South Dublin (2013 to 2018) was generally '*good*'[59] and therefore, the Plan must protect groundwater from deterioration. There is a small area of '*poor*' quality groundwater present at the industrial facility (P0325-01) on the South Dublin and County Kildare border outside Kill.

5.5.5.2 Aquifer Vulnerability and Productivity

Groundwater aquifers form important sources of drinking water both locally and regionally. Much of the summer seasonal flow in many rivers is also derived from groundwater sources. To maintain high quality water resources within the plan area, it is important that development is controlled and managed appropriately, in particular in areas of high groundwater vulnerability to avoid transmission of pollutants into important aquifers.

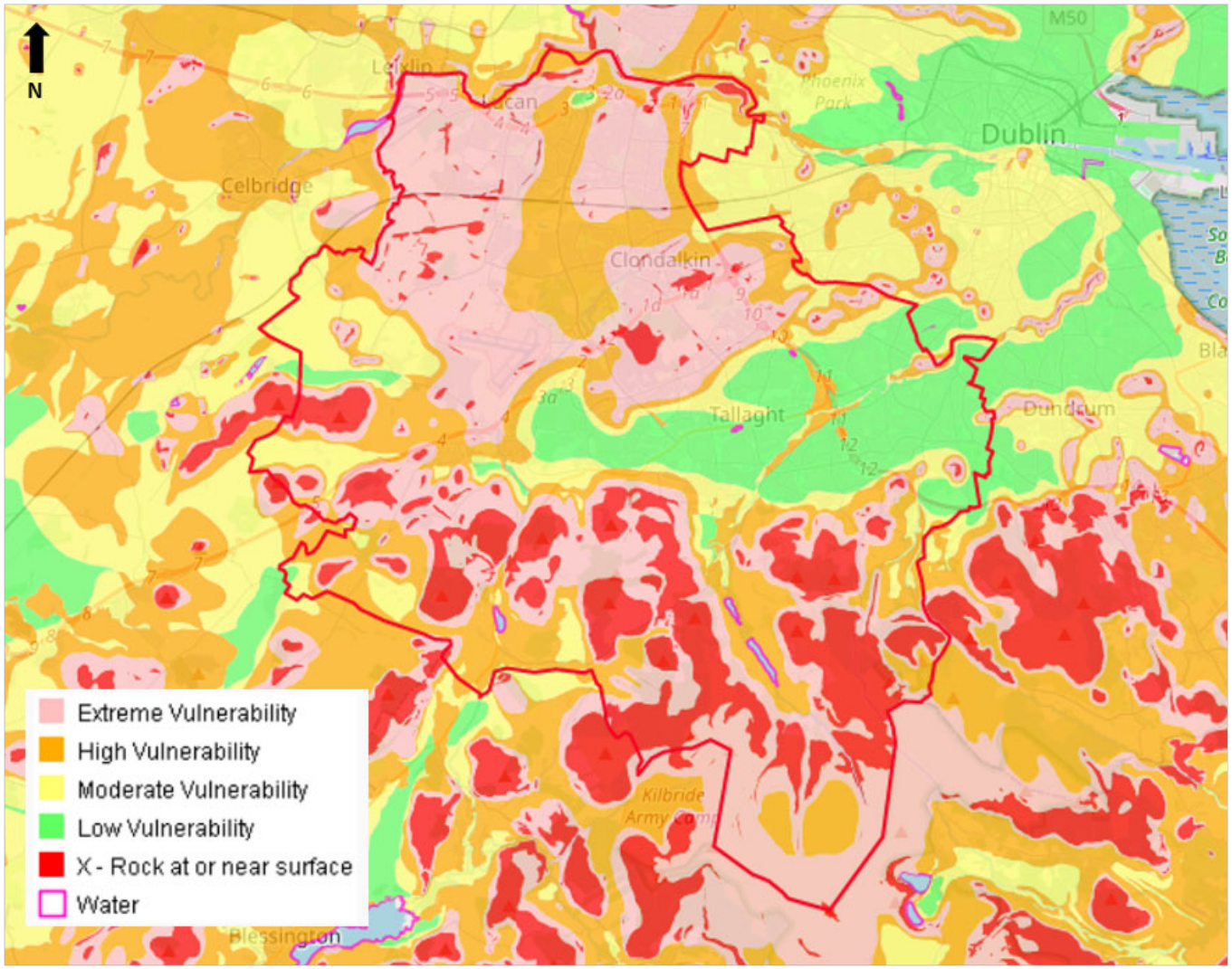
The GSI rates aquifers according to both their productivity and vulnerability to pollution. Groundwater vulnerability maps are based on the type and thicknesses of subsoils (sands, gravels, glacial tills (or boulder clays), peat, lake and alluvial silts and clays), and the presence of karst features. Groundwater is most at risk where the subsoils are absent or thin and, in areas of karstic limestone, where surface streams sink underground at swallow holes. Aquifer vulnerability is the ease with which pollutants of various kinds can enter into groundwater. The vulnerability of aquifers underlying the county are generally classified as being of:

- *Extreme* vulnerability and *Extreme (Rock at or near surface or karst),* in the north-east and the south-east of the county at the Dublin Mountains.
- *High* and *Moderate* vulnerability, in the north and east of the county.
- *Low* vulnerability, in the east of the county.

[58] EPA (2018).
[59] EPA Maps (2021).

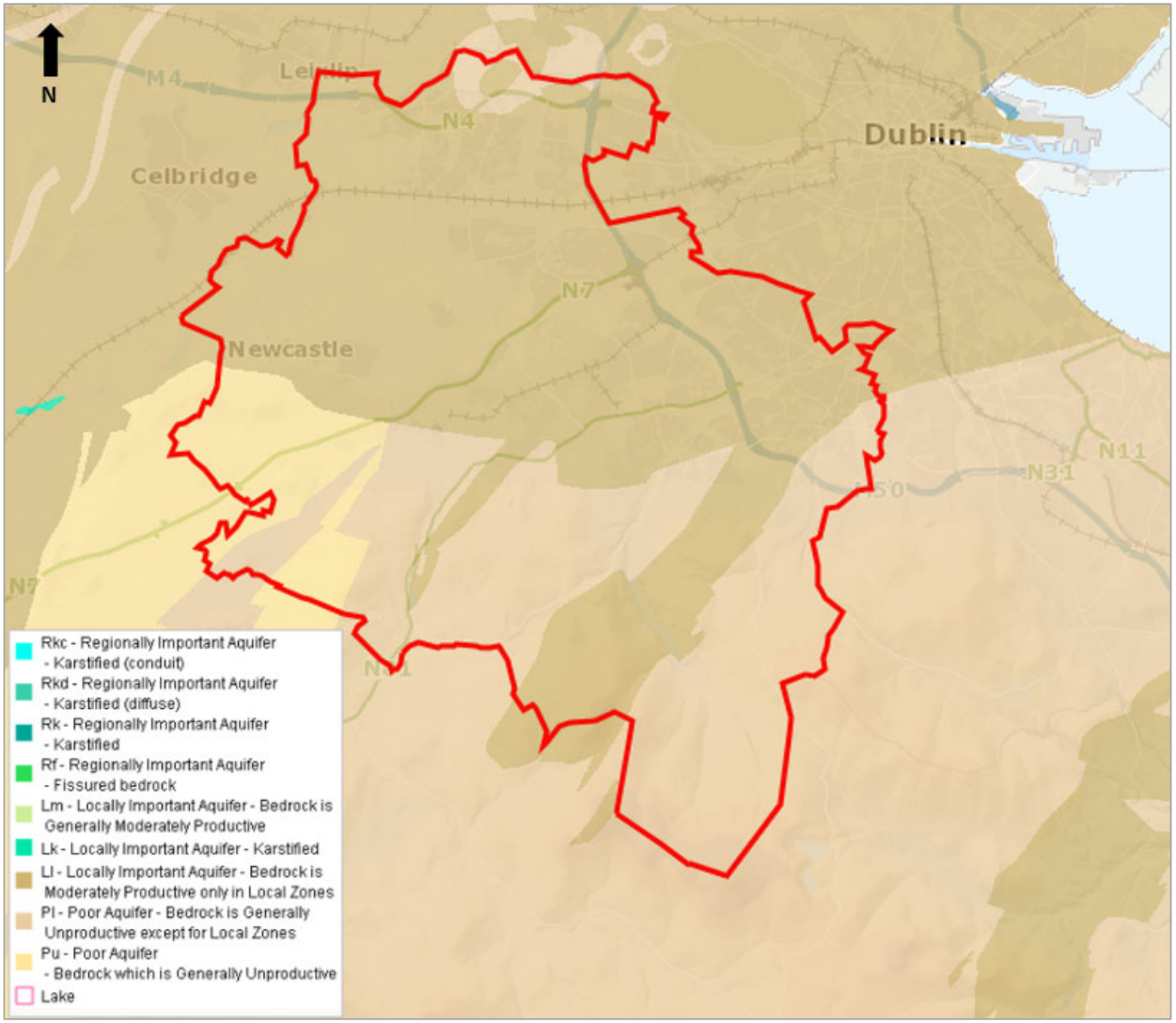
South Dublin is underlain with a '*locally important aquifer – Bedrock which is Moderately Productive only in Local Zones'* in the north and centre of the Plan. The south of the county is underlain with a *'Poor Aquifer - Bedrock which is Generally Unproductive except for Local Zones'.* The groundwater aquifer vulnerability of South Dublin is shown in Figure 5.8 and the Bedrock Aquifer of South Dublin is shown in Figure 5.9.

Figure 5.8: Groundwater Aquifer Vulnerability in South Dublin[60]



[60] EPA Maps (2021). *Source OpenStreet Maps*.

Figure 5.9: Bedrock Aquifer in South Dublin [61]



[61] EPA, OSI, Geo Hive (2021).

5.5.6 WFD Registers of Protected Areas

The WFD 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 by virtue of how their waters are used by people and by wildlife. The WFD requires that these RPAs contain:

- areas from which waters are taken for public or private water supply schemes;
- designated shellfish production areas;
- bathing waters;
- areas which are affected by high levels of substances most commonly found in fertilizers, animal and human wastes - these areas are considered nutrient sensitive; areas designated for the protection of habitats or species e.g. Salmonid areas; and
- Special Areas of Conservation (SACs) and Special Protection Areas (SPAs).

See Section 5.2.9 for the full list of RPAs in the Plan Area.

5.5.7 Sustainable Urban Drainage Systems

Surface water on all new development sites should be managed through Sustainable urban Drainage Systems (SuDS). SuDS aims to reduce the rate and quantity of surface water runoff, and improve water quality from the site. SuDS can provide an opportunity to enhance biodiversity and amenity.

The objective of SuDS in new developments is to replicate, as closely as possible, the surface water drainage regime to the predevelopment *'greenfield'* situation. This is achieved through the use of surface water source control and site control measures. Source control measures include rainwater harvesting, natural infiltration, infiltration trenches, filter drains, filter strips, swales and permeable paving. Site control measures include attenuation by means of tanks or retention ponds. The surface water runoff rate from the site must be limited to the *'greenfield'* runoff rate to reduce the risk of flooding.

5.5.8 Flooding & Flood Risk

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.

Flood risk can be defined as the probability of flooding multiplied by the consequences of flooding. In *'The 'Planning System and Flood Risk Management', Guidelines for Planning Authorities*, the probability of a flood event taking place is recognised through the classification of Flood Zones which

indicate a high, moderate or low risk of flooding from fluvial or tidal sources. The Office of Public Works (OPW) is the lead State body for flood risk management.

The National *Catchment Flood Risk Assessment and Management* (CFRAM) Programme has been the principle vehicle to deliver on Ireland's commitments under the EU Floods Directive (2007/60/EC)[62]. The CFRAM Programme identified significant flood risk communities under a national screening exercise, known as Areas for Further Assessment (AFAs). The Eastern CFRAM study commenced in in 2011 and ran until the end of 2016.

The National Development Plan (NDP) 2018-2027 is committed to provide funding for flood relief schemes, with annual Capital funding for flood relief for the OPW. South Dublin is susceptible 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 (2009),* a Strategic Flood Risk Assessment (SFRA) of South Dublin have been carried out to inform the preparation of the Plan. The SFRA is taking place concurrently with the preparation of the Plan and SEA and will inform both, including integration of flood risk management considerations into the Plan.

5.5.9 Water Quality Issues

The principal threat to water is pollution which can adversely impact on all parts of the water cycle from groundwater to rivers, lakes estuaries and coastal waters.

Agriculture and forestry, which accounts for the vast majority of the land use in the county, are amongst the most significant causes of adverse effects on water quality. Urban and rural development including wastewater and surface water disposal can also have significant impacts on water quality.

The river waterbodies in South Dublin range from *'bad'* to *'high'* with most of the river waterbodies being *'unassigned' or* have a *'moderate'* status under the WFD, see Figure 5.7. Significant work is

[62] OPW (2020).

required if the objectives of the WFD are to be achieved and equally it is important that where water quality is of *'good'* status, this must be protected.

Any development as part of the Plan has the potential to impact waterbody status, water usage, flood risk and generate wastewater. The Plan must fully meet the requirements of the WFD and the Groundwater Directive and aim to drive improvement to water quality in both the short and long-term.

Existing water quality issues / pressures and threats on waterbodies under the existing Plan 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 leads to eutrophication; agriculture and municipal sources are the most important suspected causes of pollution to rivers.
- 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.
- RBMP - implementation of the actions set out in the Plan.
- 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 Development 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

5.6.1 Air Quality - Introduction

Air quality legislation in Ireland highlights the need '*to avoid, prevent or reduce harmful effects on human health and the environment as a whole*'. In addition, it requires that Local Authorities where appropriate '*shall promote the preservation of best ambient air quality compatible with sustainable development'*.

5.6.2 Air Quality - Legislation / Policy / Guidance

EU legislation on air quality requires that Member States divide their territory into zones for the assessment and management of air quality, where reporting of national air pollutants and air quality is an obligation for all European member states.

5.6.2.1 Ambient Air Quality Standards

In order to reduce the risk to health from poor air quality, national and European statutory bodies have set limit values in ambient air for a range of air pollutants. These limit values or "*Air Quality Standards*" are health or environmental-based levels for which additional factors may be considered.

The applicable standards in Ireland include the *Air Quality Standards Regulations 2011*, which incorporate EU Directive 2008/50/EC, which has set limit values for NO_2, PM_{10}, $PM_{2.5}$, benzene and CO.

5.6.2.2 National Emission Ceilings Directive

The National Emission Ceilings (NEC) Directive (2016/2284/EU)[63], Annex II, set emissions reduction commitments for 2020 and 2030, based on a reduction from 2005 emissions, for the five main air pollutants.

5.6.2.3 National Clean Air Strategy

The *National Clean Air Strategy* will provide an overarching policy framework within which clean air policies can be formulated and given effect in a manner consistent with national, EU and international policy considerations and priorities. The development of this first *National Air Pollution Control Programme* (NAPCP) is being undertaken in parallel with a number of other relevant national policy frameworks in Ireland.

[63] The new NEC Directive (2016/2284/EU), which entered force on 31 December 2016, replaces earlier NEC directive (2001/81/EC).

The Local Authorities in the Dublin Region have prepared the *Air Quality Management Plan* for *improvement in levels of Nitrogen Dioxide in ambient air quality* for submission to the EPA[64]. Ambient air quality monitoring is carried out in the Dublin Region by the four local authorities under the direction of the EPA. This involves monitoring for a range of air pollutants specified under European Union rules to ensure that legal standards for air quality are met. Nitrogen Dioxide levels in the Dublin Region are primarily associated with traffic emissions. Short-term exposure is linked to adverse respiratory effects including airway inflammation in healthy people and increased respiratory symptoms in asthmatics. Long-term exposure is associated with increased risk of respiratory infection in children.

5.6.2.4 Greenhouse Gas Emission

The EPA's 2020 publication *Ireland's Greenhouse Gas Emission Projections 2019-2040*[65] provides an assessment of Ireland's progress towards achieving its emission reduction targets set down under the EU Effort Sharing Decision (Decision No 406/2009/EC) between 2013-2020 and a longer-term assessment based on current projections. Ireland's 2030 target under the Effort Sharing Regulation is a 30% reduction of emissions compared to 2005 levels by 2030. The key insights identified include:

- There is a long-term projected decrease in greenhouse gas (GHG) emissions as a result of inclusion of new climate mitigation policies and measures that formed part of the NDP *2018-2027.*
- Fossil fuels *(i.e*. coal, peat and gas) continue to be key contributors to emissions from the power generation sector.
- Growth in emissions from the transport sector continues to be projected which is largely attributed to fuel consumption from diesel cars and diesel freight.
- Agriculture emissions are projected to continue to grow steadily over the period which is mainly a result of an increase in animal numbers particularly for the dairy herd.
- The implementation of additional energy efficiency measures included in the NDP will see a significant reduction in emissions in residential, commercial, public and manufacturing.

5.6.3 Air Quality Monitoring

The EPA manages the national ambient air quality monitoring network and measures the levels of a number of atmospheric pollutants. Following a review of ambient air quality monitoring in Ireland,

[64] DCC, SDCC, FCC, DLRCC.
[65] EPA (2020g).

the current national monitoring programme was launched at the end of 2017. The programme is providing more comprehensive, real-time, localised air quality information that is linked to public health advice[66].

The current trends in air quality in Ireland are reported in the latest EPA publication (2020) '*Air Quality in Ireland 2019*'[67]. The report indicates that air quality levels at monitoring sites in Ireland were below the EU legislative limit values in 2019, however, there was one exceedance of EU annual average limit values in 2019 at one urban traffic station in Dublin due to pollution from transport.

Ireland was above World Health Organization (WHO) air quality guideline value levels at a number of monitoring sites for particulate matter, ozone and nitrogen dioxide (NO_2). However, the report indicates that Ireland will exceed EU limit values for NO_2 in the near future. There are four national air quality designated zones in Ireland, these are:

- Zone A is the Dublin conurbation;
- Zone B is the Cork conurbation;
- Zone C comprises of 23 large towns in Ireland with a population of >15,000; and
- Zone D is the remaining area of Ireland.

South Dublin is located within Zone A, within the '*Dublin conurbation*' zone[68]. The main sources of air pollution are domestic solid fuel burning, diesel fuelled vehicle emissions, agriculture, industry and even natural sources such as sea salt and wind-blown dust.

The air quality index for health (AQIH) regions are calculated on an hourly basis at various locations around Ireland[69]. There are one AQIH monitoring locations in South Dublin at Tallaght[70]. The AQIH is based on measurements of five air pollutants all of which can harm health. The five pollutants are:

- Ozone gas;
- Nitrogen dioxide gas (combustion of fossil fuels);
- Sulphur dioxide gas (combustion of fossil fuels);
- $PM_{2.5}$ particles (combustion of fossil fuels); and

[66] EPA (2020a).
[67] EPA (2020h).
[68] EPA Maps (2021).
[69] The AQIH is calculated on an hourly basis using representative sampling from each region. (Dublin, Cork, large towns, small towns, rural east and rural west.
[70] EPA (2020i).

- PM_{10} particles (combustion of fossil fuels).

The EPA AQIH map show whether air quality is '*good*', '*fair*', '*poor*' or '*very poor*' in each region. The current air quality across South Dublin is *'good'*[71]. The EPA monitors air pollutants levels and compares them to EU legal limit values and World Health Organisation (WHO) guideline values. These pollutants are:

- Particulate matter - $PM_{2.5}$ and PM_{10}
- Nitrogen oxides - NO_2 and NO
- Sulphur dioxide (SO_2)
- Ozone (O_3)
- Carbon monoxide (CO)
- Benzene and ozone precursors
- Benzo(a)Pyrene, a Polycyclic Aromatic Hydrocarbon (PAH) - both in PM_{10} and deposition
- Heavy metals - both in PM_{10} and deposition
- Chemical composition of $PM_{2.5}$
- Mercury.

SDCC has a number of air quality monitoring stations in the county managed by the Environmental Health Team at Tallaght, Rathcoole and Walkinstown. There is a need to protect and improve, (as appropriate), air quality in South Dublin, particularly in areas zoned for increased urban related development. SDCC will support the implementation of the *'Air Quality Management Plan'* in cooperation with the other Dublin Local Authorities.

5.6.3.1 Licenced Facilities

A system of **Integrated Pollution Prevention and Control (IPPC)** licensing came into effect in Ireland on 12 July 2004. The primary aims of IPPC licensing are to prevent or reduce emissions to air, water and land, to reduce waste and to use energy efficiently. An IPPC licence is a single integrated licence which covers all emissions from the facility and its environmental management. The IPPC system replaces Integrated Pollution Control (IPC).

[71] EPA Maps (2021).

There are a number of IPPC licensed facilities in the county, are located in industrial estates at the eastern boundary of the county with Dublin City, in the industrial estates around Tallaght, or in Grange Castle Business Park.

Licensed Waste Facilities (LWF) generally include landfills, transfer stations, hazardous waste disposal and recovery activities. In granting a waste license all emissions from the relevant facility are considered. The operation of the facility in accordance with the conditions of the license should result in no environmental pollution being emitted. There are 14 no. license holders[72], most of which are located in the east of the county.

5.6.4 Noise - Introduction

In general, low environmental sound levels can contribute significantly to the good health and quality of life for the population in South Dublin.

5.6.5 Noise - Legislation / Policy / Guidance

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*', and this includes noise nuisance. The Noise Directive - Environmental Noise Directive (END) 2002/49/EC relating to the assessment and management of environmental noise - is part of an EU strategy setting out to reduce the number of people affected by noise in the longer term and to provide a framework for developing existing community policy on noise reduction from source. The Directive requires competent authorities in Member States to draw up:

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

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

[72] SDCC (2016).

5.6.5.1 Environmental Noise Guidelines

In 2018, the World Health Organisation (WHO) published the Environmental Noise Guidelines for the European Region. The WHO Guidelines have set out how noise pollution in towns and cities is increasing and how excessive noise (particularly from transport sources), has negative impacts on human health and wellbeing, adversely affecting sleep and cardiovascular and metabolic function.

5.6.6 Dublin Agglomeration Noise Action Plan 2018-2023

The *Dublin Agglomeration Noise Action Plan 2018-2023* (NAP)[73] has been prepared jointly by the four Local Authorities[74] in the Dublin Agglomeration. The Plan will be implemented through a staged process over five years.

The objective of the *Noise Action Plan* is to avoid, prevent and reduce where necessary, on a prioritised basis the harmful effects, including annoyance, due to long-term exposure to environmental noise. The aim of the *Noise Action Plan* is to manage existing road noise within the plan area and to prevent the future environmental noise environment within the plan area.

5.6.7 Noise Mapping

The Environmental Noise Directive (END), requires Member States to prepare and publish, every five years, strategic noise maps and noise management action plans. The aim of the END is to provide a common framework to avoid, prevent or reduce, on a prioritised basis, the harmful effects of exposure to environmental noise through the preparation of strategic noise maps and the development and implementation of action plans.

The strategic noise mapping of the major roads across Ireland was undertaken by the National Roads Authority (NRA) with the support of the local authorities within whose functional areas the major roads were located. They provide supplementary information relating to the Noise Action Plans developed in 2013 for the major roads in Ireland as part of the second round of the implementation of the EC Directive 2002/49/EC.

Daytime and night-time noise mapping of major roads have been prepared using EPA recommended noise limits which identified local *'hot spots'* (noise sensitive areas) in terms of population exposure.

[73] NAP has been prepared in accordance with the requirements of the *Environmental Noise Regulations 2006*, S.I. No. 140 of 2006

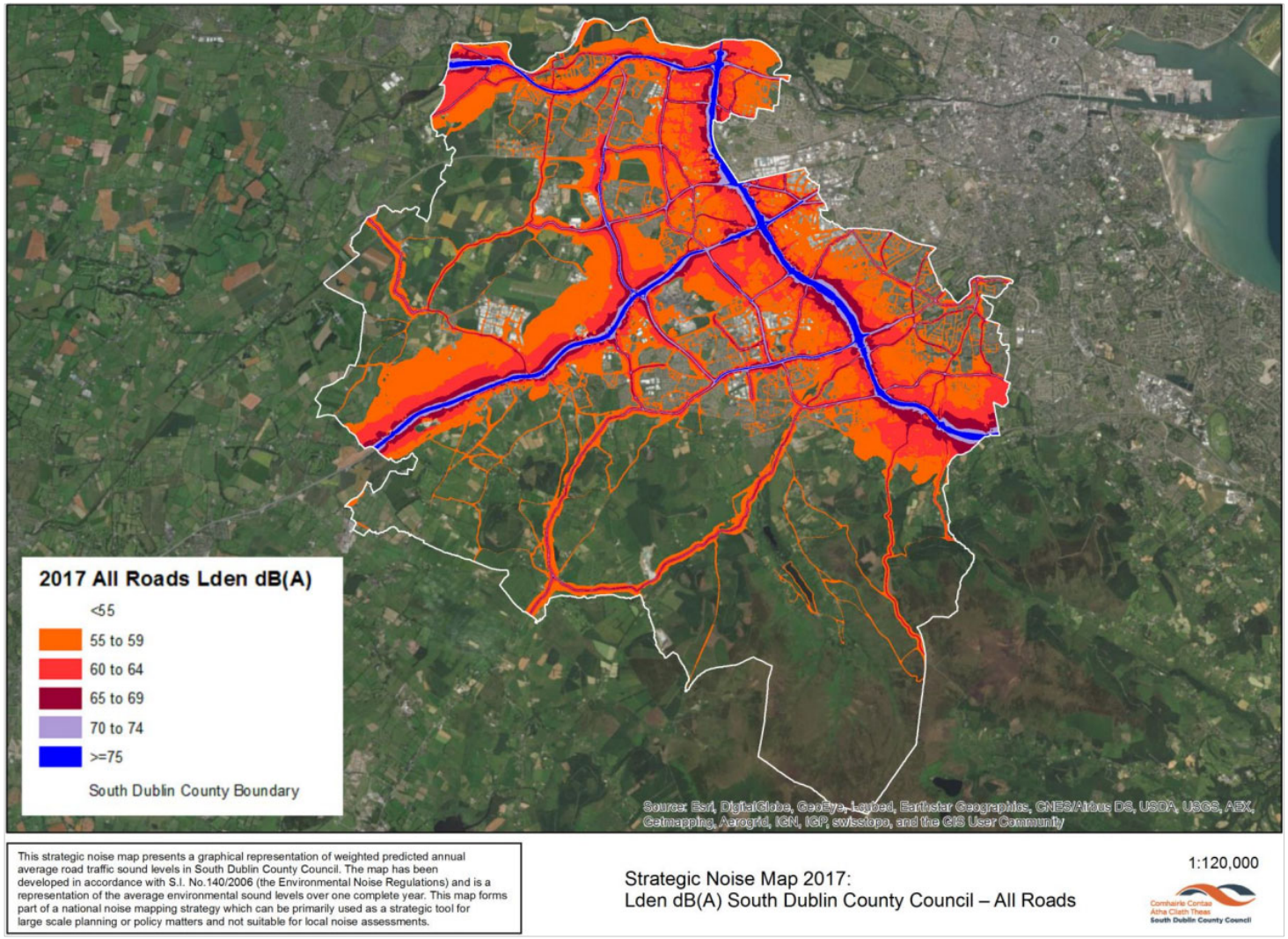
[74] Dublin City Council, Dún Laoghaire-Rathdown County Council, Fingal County Council and South Dublin County Council.

The identification of noise sensitive areas allows for the application of protectives measure or mitigation measures in advance of further development, refer to Figures 5.10 and 5.11.

The main priority of the END is to reduce environmental noise exposure in residential areas. To this effect, the Plan should ensure this requirement is complied with and as appropriate, the Plan should promote the implementation of END and associated national regulations.

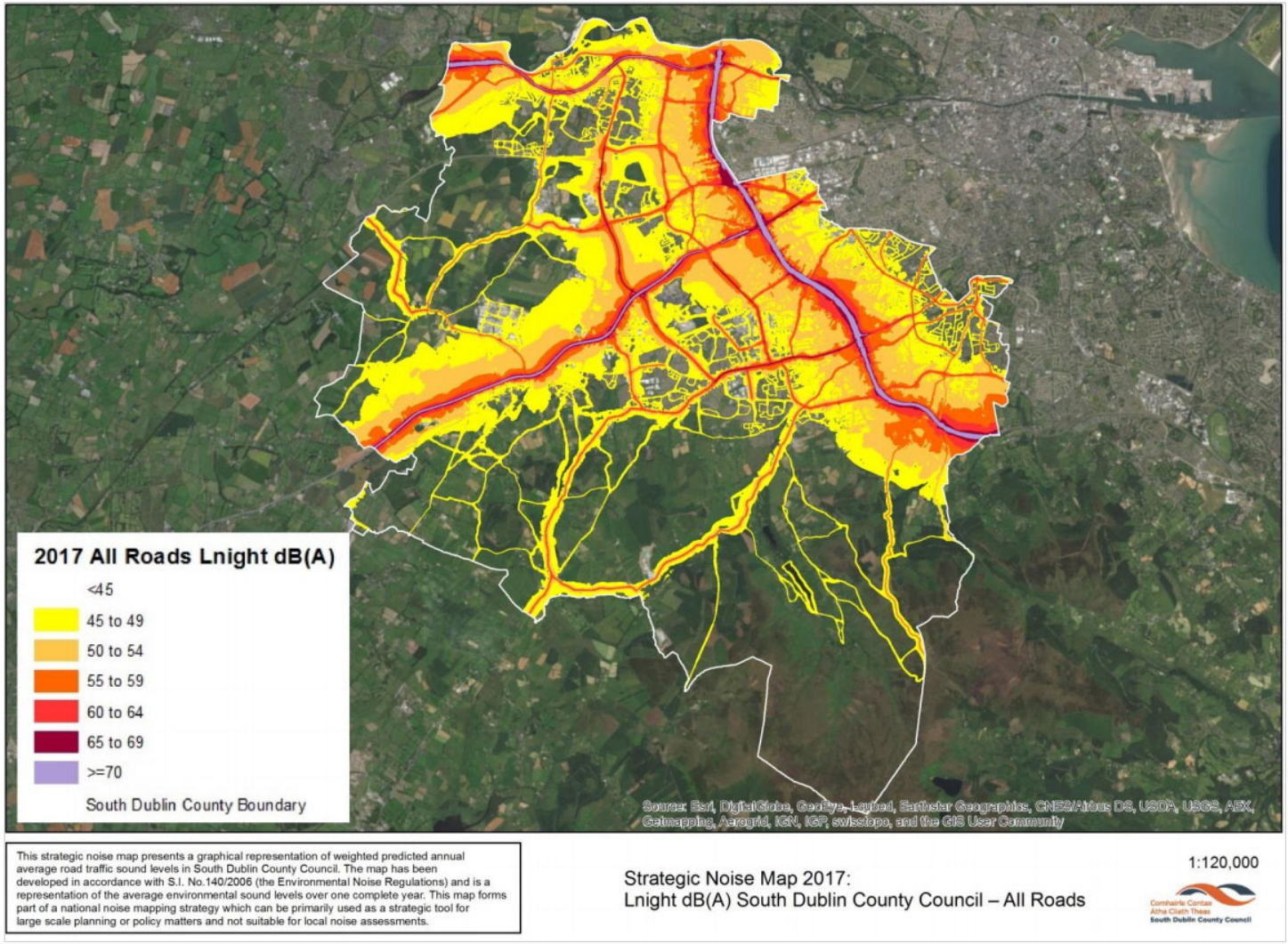
Consideration should also be given to protect, where relevant, any designated quiet areas in open country. In 2003, the EPA commissioned a research project to establish baseline data for the identification of quiet areas in rural locations. Quiet Areas are defined as '*an area in open country, substantially unaffected by anthropogenic noise.*' A range of minimum distance criteria from man-made noise sources such as urban areas, industry and major road sources were defined, and the report includes a number of key recommendations for the identification and control of Quiet Areas.

Figure 5.10: Strategic Noise Map 2017: All Roads[75]



[75] SDCC (2018).

Figure 5.11: Strategic Noise Map 2017: All Roads[76]



[76] SDCC (2018).

5.6.8 Climate Change - Introduction

Climate Change is a phenomenon that has widespread economic, health and safety, food production, security, and other dimensions. 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 ever increasing rate of carbon dioxide combustion, and the emission of other greenhouse gases (GHG) such as methane and nitrous oxide since the industrial revolution, has resulted in the 'greenhouse affect'. Most greenhouse gases emissions are related to the energy generation, transport, agriculture, and industry sectors.

In Ireland, the expected effects of Climate Change are increased frequency of extreme weather events within the next century. This will include a 20%-30% increase in precipitation, greater rainfall intensity coupled with flash floods and an average annual temperature increase of ~2°C. The potential impacts of Climate Change could have serious consequences for both people and infrastructure along Ireland's coastal areas as well as its rivers[77].

Climate mitigation refers to efforts to reduce or prevent emission of greenhouse gases. Refer to Section 5.6.10.

Climate adaptation is focused on anticipating the adverse effects of climate change and taking appropriate action to prevent or minimise the damage or taking advantage of opportunities that may arise. Refer to Section 5.6.10.

5.6.9 Climate Change - Legislation / Policy / Guidance

5.6.9.1 Climate Agreements

Ireland ratified the United Nations Framework Convention on Climate Change (UNFCCC) in April 1994 and the *Kyoto Protocol* in principle in 1997 and formally in May 2002[78]. For the purposes of the EU burden sharing agreement under Article 4 of the *Doha Amendment* to the *Kyoto Protocol*, in December 2012, Ireland agreed to limit the net growth of the six Greenhouse Gases (GHGs) under the *Kyoto Protocol* to 20% below the 2005 level over the period 2013 to 2020[79]. The UNFCCC is

[77] GOI. OPW (2019).
[78] UNFCC (1997) and UNFCC (1999).
[79] UNFCC (2012).

continuing detailed negotiations in relation to GHG reductions and in relation to technical issues such as Emission Trading and burden sharing.

The most recent Conference of the Parties to the Convention (COP25) took place in Madrid, Spain from the 2nd to the 13th of December 2019 and focussed on advancing the implementation of the Paris Agreement. The Paris Agreement was established at COP21 in Paris in 2015 and is an important milestone in terms of international climate change agreements.

The EU in 2014, agreed the "2030 *Climate and Energy Policy Framework*"[80]. The European Council endorsed a binding EU target of at least a 40% domestic reduction in greenhouse gas emissions by 2030 compared to 1990. The target will be delivered collectively by the EU in the most cost-effective manner possible.

The *Climate Action and Low Carbon Development Act 2015*[81] was developed to provide for the approval of plans by the government in relation to climate change and to enable achievement of the national transition objective of achieving decarbonisation by 2050. Under this Act the *National Mitigation Plan*[82] and the *National Adaptation Framework*[83] were established.

5.6.9.2 National Policy Position 2014

In 2014, the Government adopted the *National Policy Position on Climate Action and Low Carbon Development*. The National Policy Position provides a high-level policy direction for the adoption and implementation by Government of plans to enable the State to pursue the transition to a low carbon, climate resilient and environmentally sustainable economy by 2050. It sets out the context for the objective, clarifies the level of greenhouse gas mitigation ambition envisaged and establishes the process to pursue and achieve the overall objective.

5.6.9.3 Climate Action and Low Carbon Development Act 2015

The Climate Action and Low Carbon Development Act 2015 seeks to address the issue of climate changes and establishes the national goal to move to a low carbon, climate resilient and environmentally sustainable economy. The Act sets out a roadmap for Ireland's transition towards a low carbon economy and details mechanisms for the implementation of the '*National Low Carbon*

[80] EC (2014).
[81] DCCAE (2015).
[82] The Plan was quashed by the Supreme Court on 31 July 2020 (Appeal No. 205/10)
[83] DCCAE (2017) & (2018a).

Transition and Mitigation Plan'[84], to lower Ireland's level of greenhouse emissions and a '*National Climate Change Adaptation Framework'*[85].

5.6.9.4 National Mitigation Plan 2017

(The Plan was quashed by the Supreme Court on 31 July 2020 (Appeal No. 205/10)

Ireland's long-term climate policy framework is set out in the 2017 National Mitigation Plan. The National Mitigation Plan[86] sets out the initial steps to achieve the level of decarbonisation required.

5.6.9.5 National Adaptation Framework 2018

The National Adaptation Framework (NAF) was published in 2018 and sets out the national strategy which seeks to reduce the vulnerability of the country to the negative effects of climate change and to avail of positive impacts. The NAF was developed under the *Climate Action and Low Carbon Development Act 2015*.

5.6.9.6 Climate Action Plan 2021

The *Climate Action Plan 2021, Securing Our Future* provides a detailed plan for taking decisive action to achieve a 51% reduction in overall greenhouse gas emissions by 2030 and setting us on a path to reach net-zero emissions by no later than 2050, as committed to in the Programme for Government and set out in the Climate Act 2021. The Plan lists the actions needed to deliver on our climate targets and sets indicative ranges of emissions reductions for each sector of the economy. It will be updated annually, including in 2022, to ensure alignment with our legally binding economy-wide carbon budgets and sectoral ceilings.

5.6.9.7 European Green Deal

The *European Green Deal* [87] is Europe's new growth strategy and acts as a roadmap for making Europe the first carbon neutral continent by 2050 whilst also enabling the EU to achieve its commitment under the Paris agreement. The Climate Action Bill 2020 transposes the European Green Deal into Irish law.

[84] DCCAE (2017).
[85] DCCAE (2018a).
[86] The Plan sets out the Government's approach to reducing greenhouse gas emissions
[87] Launched by the European Commission in 2019.

5.6.9.8 Climate Change and Flooding Risk Management

The OPW published the '*Flood Risk Management 2015-2019*' report as part of the Department of Communication, Climate Action and Environment's (DCCAE) '*Climate Change Sectoral Adaptation Plan*'[88].

The *Flood Risk Management Climate Change Sectoral Adaptation Plan* outlines the potential impacts of climate change on flooding and flood risk management, identifies objectives for an effective, sustainable and coordinated approach to adaptation, and recommends further actions required to meet the long-term goal for adaptation in flood risk management.

5.6.10 Climate Change Mitigation and Adaption

The Intergovernmental Panel on Climate Change (IPCC) is the United Nations body for assessing the science related to climate change and uses the following definitions:

Climate Mitigation is defined as *'a human intervention to reduce the sources or enhance the sinks of greenhouse gases'*

Climate Change Adaptation is defined as '*the process of adjustment to actual or expected climate and its effects. In human systems, adaptation seeks to moderate or avoid harm or exploit beneficial opportunities. In some natural systems, human intervention may facilitate adjustment to expected climate and its effects'.*

The **National Mitigation Plan** (refer to Section 5.6.9.4), represents an initial step to set Ireland on a pathway to achieve the level of decarbonisation required.

The **National Adaptation Framework** (refer to Section 5.6.9.5), sets out the national strategy to reduce the vulnerability of the country to the negative effects of climate change and to avail of positive impacts.

The **Climate Action Plan 2021** (refer to Section 5.6.9.6 & 5.6.9.7), is an all of Government plan to tackle climate change and bring about a step change in Ireland's climate ambition over the coming years.

The use of alternative fuels, including electricity, forms a significant part of government policy to reduce emissions, including from transport. Greater use of alternative fuels, including renewable energy, has the potential to further contribute towards energy security.

[88] Term 2080s used to describe the period covering 2071-2100. Increases are measured with respect to the period 1961-1990.

The 2019 emission projections do not consider the impact of new policies and measures that will be included in the forthcoming Government Climate Plan. It is anticipated that future emission projections will include the additional impact of the Government Climate Plan.

The *Climate Change Advisory Council's Annual Review 2020*[89] identified that Ireland will not meet its 2020 targets and will require huge efforts to meet its EU 2030 targets, notwithstanding progress made in the development of the *Climate Action Plan* and the ambition contained in the Programme for Government. The Council emphasises that Ireland needs to increase its mitigation efforts in implementation and delivery, not only to meet legislated EU targets but also to set in train the actions required to meet our 2050 ambitions. Projections show that we can meet our legislated EU 2030 targets but there is absolutely no room for complacency.

National emissions reduced by 0.1% from 2017 to 2018 largely due to progress in the Electricity sector.

The NPF, the RSES and the *SDCC Climate Change Action Plan 2019,* outline land use aspects / themes of climate action and how the planning system can be utilized to effect positive change and action. The following themes are where change can be made in order to positively address climate change and reduce greenhouse gases:

- Sustainable Settlement Patterns.
- Compact Growth and Urban Regeneration.
- Integrated Transport and Land Use.

5.6.10.1 Climate Change Adaptation

In 2019, the Department of Transport, Tourism and Sport (DTTS) released a new plan - *Developing Resilience to Climate Change in the Irish Transport Sector*[90]. This Plan seeks to assess the state of our preparedness for the predicted changes to Ireland's climate in the years to come. The transport sector in Ireland is inherently sensitive to the effects of climate change and the impacts of numerous recent severe weather events on key transport infrastructure and services. Adaptation planning is crucial for the transport sector as a key player in the Irish economy.

As an island nation, Ireland's network of 25 no. ports constitutes infrastructure of strategic economic importance to the State. In the Plan, the potential climate change vulnerabilities to ports (but

[89] Climate Change Advisory Council (2020).
[90] DTTS (2019).

including other transport infrastructure) were identified as precipitation; flooding; high winds; storm surges; heatwaves; cold spells; and sea level rise.

5.6.10.2 Decarbonising Zone

A Decarbonising Zone is an area identified by the local authority, in which a range of climate mitigation measures can co-exist to address local low carbon energy, greenhouse gas emissions and climate needs. This can include a range of technologies and measures addressing electricity, heat, transport, building energy efficiency, carbon sequestration, energy storage, grid frequency / inertia etc.

A Decarbonising Zone should also address the wider co-benefits of air quality, improved health, biodiversity, embodied carbon, agricultural practices, sustainable land management, lower noise levels, waste, water, circular economy etc., and should integrate with smart data and 'smart cities' initiatives (as relevant).

5.6.11 Climate Action Requirements for Development Plans

The NPF, Regional Spatial and Economic Strategy (RSES) for Eastern and Midland Region, the Climate Action Plan 2021 and SDCC *Climate Change Action Plan 2019-2024*, all outline support for climate action requirements for Development Plans.

The RSES states '*RPO 3.6 'City and county development plans shall undergo assessment of their impact on carbon reduction targets in their preparation, and shall include measures to monitor and review progress towards carbon reduction targets'.*

In 2017, the Department of Housing, Planning, Community and Local Government, published the *'Interim Guidelines for Planning Authorities on Statutory Plans, Renewable Energy and Climate Change'* report. This report identifies that development plans play a critical part in translating overall national policy on energy, renewable energy and wind energy in a manner that supports the achievement of Ireland's binding international obligations relating to climate change and renewable energy, and taking account of local circumstances. This report also states that central and local government need to work together in achieving these targets.

5.6.11.1 SDCC Climate Change Action Plan 2019-2024

SDCC has prepared a *Climate Change Action Plan 2019-2024*[91] in accordance with the provisions of *The Climate Action and Low Carbon Development Act 2015* and the NAF 2018. The 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;
- to make Dublin a climate resilient region, by reducing the impacts of future climate change-related events; and
- to actively engage and inform citizens on climate change.

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

5.6.12 Air Quality, Noise & Climate Change Issues

Ireland's **air quality** currently is good, relative to other EU Member States, but maintaining this standard is a growing challenge. In urban areas, concern has shifted to a range of pollutants associated with domestic fossil fuel use and road traffic which may be considered relatively new in the context of air quality control. The key issue regarding air quality for the Plan area is likely to be the impact on air quality from domestic fossil fuel use and local traffic.

Existing air quality issues / pressures and threats on air quality with environmental considerations under the existing Plan include:

- **Air emissions** - associated with the high use of the private car.
- **Air emissions** - associated with the burning of fossil fuels to heat homes / buildings, emissions from the construction industry and industrial activities.

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

Existing noise issues to local areas and communities with environmental considerations under the existing Plan include:

- **High noise levels** - areas of high noise.
- **Noise levels-** noise associated with increased traffic on major roads.

[91] in association with Codema (Dublin's Energy Agency) & the Dublin Metropolitan Climate Action Regional Office (CARO).

- **Noise levels -** increasing traffic volumes affect the acoustic environment.
- **Development** - new development such as roads, housing developments and industry, must adhere to international best practice standards for noise attenuation.

The potential effects of **climate change** resulting in an increase in the frequency and severity of flooding and storms events must also be considered in the Plan. Severe rainfall and storms events as a result of Climate Change could adversely impact South Dublin, leading to water shortages, residential flooding and disruption and damage to infrastructure.

Existing climate change issues / pressures and threats with environmental considerations under the existing Plan include:

- **Policy** - need to incorporated and implement strategic goals from higher level plans and programmes.
- **Air emissions** - associated with the high use of the private car.
- **Biodiversity -** direct and indirect impacts from flooding, temperature changes, sea level rise, etc.
- **Population** - population growth and the need for transportation and transport networks, energy, housing and waste disposal.
- **Population** – direct and indirect impacts from flooding, health effects etc.
- **Flooding** - direct and indirect impacts from flooding with impacts for populations, development, etc.
- **Land use changes** - the loss / damage of soil / land from the construction of sites for development.
- **Land use changes** - changes to agricultural practices, greater water requirement, etc.

5.7 Cultural Heritage

5.7.1 Introduction

The physical traces left in the landscape by previous generations in archaeological monuments and sites and in historic buildings, townscapes and vernacular structures forms part of the tangible cultural heritage linking the past and present.

South Dublin benefits from a large and varied array of built heritage across the county ranging from grand houses, demesnes and ecclesiastical architecture to the cottages of industrial workers and industrial buildings, public buildings such as schools, libraries and courthouses, structures associated with railways, canals, spas and items of local architectural importance such as milestones and water pumps. The heritage assets which South Dublin possesses are a reminder of the predominantly rural history of the County.

The landscape and natural resources have shaped the economic development and the cultural identity of South Dublin. Since prehistoric times, the wide, flat, fertile, plain between the River Liffey to the north, and the hills of the Dublin Mountains to the south, offered many opportunities for settlement and agriculture. This is reflected today in the abundant archaeological heritage that is recorded from the low-lying plains to the tops of the Dublin Mountains, where a rich record of prehistoric tombs and other archaeological records point to the importance of this area in early cultures.

A positive approach to heritage management enhances quality of life and environmental sustainability.

Archaeological Heritage refers to sites, monuments and complexes imprinted in the landscape and area protected under the national monuments Act 1930-2004.

Architectural Heritage refers historic or modern buildings of architectural, technological or social importance.

5.7.2 Archaeological Heritage

Archaeological heritage is a non-renewable resource which helps us to understand how cultures and past societies developed. It consists of material remains in the form of sites and monuments, as well as artefacts or moveable objects. **'Monuments'** refer to manmade structures or natural features altered by man while 'sites' are normally situated below ground and may have no visible surface features at all.

The archaeological heritage of an area includes structures, constructions, groups of buildings, developed sites, moveable objects, monuments of other types as well as their context, whether situated on or under land or water.

The National Monuments Acts 1930-2004 provide for the protection of archaeological heritage. At present, a monument is protected in one of four ways[92]:

- It is recorded in the Record of Monuments and Places (RMP).
- It is registered in the Register of Historic Monuments (RHM).
- It is a national monument subject to a preservation order (or temporary preservation order).
- It is a national monument in the ownership or guardianship of the Minister for Culture, Heritage and the Gaeltacht or a Local Authority.

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, was established under Section 12 of the National Monuments (Amendment) Act 1994 and structures, features, objects or sites listed in this Record are known as Recorded Monuments.

There are six extensive zones of *archaeological potential* in the County located at Tallaght, Newcastle, Clondalkin, Lucan, Saggart and Rathcoole. The most visible examples of archaeological heritage are the street patterns which remain in the monastic settlements of Clondalkin and Tallaght. These street patterns show the pattern of the defensive walls surrounding the ecclesiastic buildings, have been preserved in the built form that can be seen today.

Medieval village settlement patterns are evident in Newcastle, where a well preserved layout of a manor village with adjacent Rundale field systems is still evident. Preservation of the monastic village street patterns should be a priority.

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. Buried archaeology may also be present within the zones of archaeological protection, and all effort must be made to assess such zones prior to development taking place.

[92] Different levels of protection apply to a monument depending on which of the four categories it falls under.

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

5.7.3 Architectural Heritage

The term architectural heritage is defined in the Architectural Heritage (National Inventory) and Historic Monuments Act 1999 as meaning all: *structures and buildings together with their settings and attendant grounds, fixtures and fittings; groups of structures and buildings; and, sites which are of technical, historical, archaeological, artistic, cultural, scientific, social, or technical interest*.

5.7.3.1 Record of Protected Structures

Section 10 of the Planning & Development Act 2000 (as amended) places an obligation on all Local Authorities to include in their Development Plan objectives for the protection of structures, or parts of structures, which are of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest. These buildings and structures are compiled on a register known as the **Record of Protected Structures** (RPS). A Protected Structure, unless otherwise stated in the RPS, includes:

- the interior of the structure;
- the land lying within its curtilage;
- any other structures within the curtilage, and their interiors; and
- all fixtures and features which form part of the interior or exterior of any of these structures.

There are currently just over 9,000 structures listed for protection in the Record of Protected Structures. These structures include individual houses, warehouses, shop fronts, churches, boundary walls, bridges, building exteriors etc.

In addition to the Record of Protected Structures, structures of architectural heritage merit, although not put forward for inclusion in the Record of Protected Structures (RPS) may be of local value and may continue to contribute to the identity of a particular area of the county. The Plan will continue to actively seek to protect buildings / structures of heritage value, which may not be protected, but

which make a positive contribution to the area and identity of the county. The contributions of any features, which give identity to and enhance that uniqueness, have been given recognition in the preparation of the Plan.

There are 470 no. structures listed on the Record of Protected Structures in the Plan area. This includes a total of 20 no. additions to the Record of Protected Structures and a total of 94 no. deletions. Of the proposed deletions, 88 no. deletions relate to structures that are now within Architectural Conservation Areas (ACAs). The statutory protection afforded by this designation is considered to offer a high level of protection to the exterior of these structures, which is the primary area of interest, while offering more flexibility to owners and occupiers, particularly in relation to the carrying out of works to the interior of the structures. Where a structure is protected under the RPS, the protection includes (unless otherwise stated) the structure, its interior and the land within its curtilage and other structures within that curtilage (including their interiors) and all fixtures and features which form part of the interior or exterior of all these structures.

5.7.3.2 Architectural Conservation Areas

Architectural Conservation Areas (ACAs) is a place, area, group of structures or townscape, taking account of building lines and heights, that is of special architectural, historical, archaeological, artistic, cultural scientific, social or technical interest or that contributes to the appreciation of a protected structure, and whose character is an objective of a Development Plan to preserve. It should be noted that not all buildings or structures within an ACA are contained within the RPS. The ACAs also offer protection to surrounding structures which combine to create a specific character, street pattern or layout which is worthy of recognition.

South Dublin has designated 12 no. ACAs, indicating the locations where many clusters of protected structures are found, refer to Table 5.6.

Table 5.6: Architectural Conservation Areas

Architectural Conservation Areas	
Rathcoole Village	Balrothery Cottages, Tallaght
Newcastle Village	Boden Village Cottages, Ballyboden
Riverside Cottages, Templeogue	Clondalkin Village
Saint Patrick’s Cottages, Grange Road, Rathfarnham	Palmerstown Lower - Mill Complex

Architectural Conservation Areas	
Whitechurch Road and Taylor's Lane Cottages, Rathfarnham	Rathfarnham Village including Willbrook
Lucan Village	Tallaght Village

In addition to these identified areas, numerous additional structures worthy of preservation are located throughout the County, many relating directly to the pastoral rural condition of the County up until recent times. Such buildings or structures are noted within the RPS. Protected structures are defined as structures, or parts of structures that are of special interest from an architectural, historical, archaeological, artistic, cultural, scientific, social or technical point of view. These include a fine stock of country houses, villas, gate lodges, stables and outhouses, artisan cottages, vernacular longhouses, roadside public houses, pumps, bridges, milestones, gate piers and other structures dating from the 17th to 20th centuries. Many other buildings and structures predating these times, such as round towers, standing stones, burial chambers, tower-houses and churches are also contained within the Record of Protected Structures.

5.7.4 Other Heritage Areas in South Dublin

5.7.4.1 Industrial Heritage

'*Industrial Heritage*' refers to everything from the extraction of raw materials, manufacturing and processing into usable forms or finished products, public utilities, transport, communications and energy production. Over the past number of years there has been a growing public awareness of Ireland's industrial heritage, and a number of sites have been restored and are now open to the public as tourist and educational attractions.

South Dublin is particularly rich in industrial heritage, much of which dates from the 18th and 19th centuries. A desktop survey of the industrial heritage of the county was carried out in 2012. The industrial heritage inventory that resulted includes bridges, infrastructure relating to water and sewage, waterways including the Grand Canal, weirs, bridges, mills, and railways.

The construction of the Grand Canal between 1783 and 1805 allowed for the establishment of several industries such as lime production, stone extraction, quarries, mining, factories, mills, and development of smithies and forges. Paper manufacturing was a significant industry in South Dublin County with paper mills located on the Rivers Liffey, Camac and Dodder.

The transportation network began to grow during this period, with improvements to the roads and Canal including construction of bridges and canal locks. This period also saw Lucan develop as a 'post town' on the main Dublin to Galway road.

5.7.5 Cultural Heritage Issues

Construction activities have the potential for direct negative impacts on heritage features and their setting. Development of infrastructure, in addition to development resulting from economic growth and increasing population, can potentially impact on the integrity of sites or features of architectural, archaeological or cultural heritage interest.

Implementation of the Plan also provides the opportunity to potentially uncover new heritage features and enhance public awareness of and access to these sites.

Existing cultural heritage issues with environmental considerations under the existing Plan include:

- **Development** - development of infrastructure resulting from economic growth and increasing population, 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.
- **Architecture** - impact on heritage streetscapes of regional and local importance.
- **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 and along the coastline including holiday accommodation, can potentially impact cultural heritage sites and features.

5.8 Landscape & Visual

5.8.1 Introduction

The concept of landscape encompasses all that can be seen by looking across an area of land, *i.e*. it is the visible environment in its entirety. Landscape is the context in which all change takes place and helps to create a unique sense of place or identity within an area. The landscape supports a wide range of ecological habitats despite growth in its resident population. The interaction of all of these elements influences landscape character for future generations.

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

5.8.2 Legislation / Policy / Guidance

The *European Landscape Convention*, also known as the Florence Convention, promotes the protection, management and planning of European landscapes and organises European co-operation on landscape issues. The convention was adopted on 20 October 2000 in Florence (Italy) and came into force on 1 March 2004[93].

The *National Planning Framework, Project Ireland* 2040 outlines that Ireland's landscape has a wealth of natural and cultural assets which support our quality of life. Therefore the protection, management and planning of the landscape is also interconnected with the National Landscape Strategy for Ireland, and a national landscape character assessment, will provide consistency in how we characterise and connect with the landscape. The *National Policy Objective 61* is:

> *"Facilitate landscape protection, management and change through the preparation of a National Landscape Character Map and development of guidance on local landscape character assessments, (including historic landscape characterisation) to ensure a consistent approach to landscape character assessment, particularly across planning and administrative boundaries".*

A *National Landscape Strategy for Ireland 2015-2025*[94] was published, in line with Ireland's obligations under the European Landscape Convention. The key objectives of this Strategy are the recognition of landscape in law and the provision of a policy framework to put measures in place for

[93] Council of Europe.
[94] DAHG (2015).

the management and protection of landscape and the production of a national Landscape Character Assessment (LCA).

5.8.3 Landscape Character Assessment / Areas

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'*.

LCA identifies areas of common character called landscape character areas or landscape character units (LCU). A LCU has a distinct, recognisable and consistent pattern of elements that makes it different from its neighbouring landscape. Each LCU has its own distinctive character, based upon patterns of geology, landform, land-use, cultural, historical and ecological features.

The objective of a LCA is to analyse the character, value, and sensitivity of landscapes identified within a particular area. By understanding how different landscapes developed and evolved from both a natural and social perspective, decisions relating to the management and planning of the landscape can be made from an informed basis.

The landscapes within the county is one of the greatest resources; including the Dublin mountains offering ecological and biodiversity interest with panoramic views over Dublin bay and its glacial features of Glenasmole Valley; the sweeping scenic views of the Liffey valley to the north of the county; the historical and tourism amenity of the linear landscape corridor of the Grand Canal; and the urbanised lowlands playing host to much of the county's population.

The LCA for South Dublin County was reviewed and updated during 2020/2021 in conjunction with the review of the Plan. The Landscape Character Assessment (LCA) is included at Appendix 9 to the Plan and should be read in parallel with it. The LCA defines five Landscape Character Areas in the county, as follows: (Refer to Figure 5.12)

- **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.

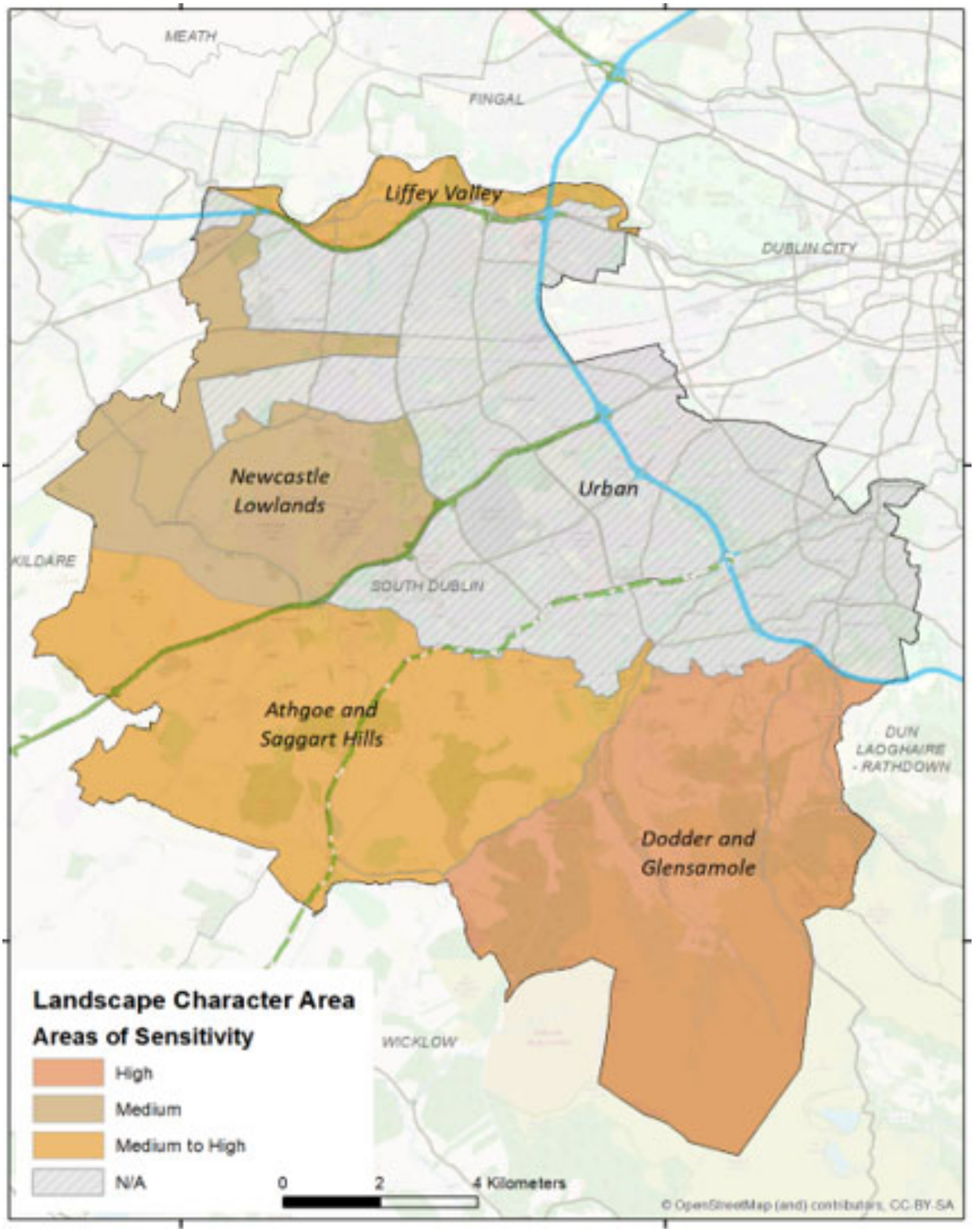
5.8.3.1 Landscape Character Types

The LCA identifies several Landscape Character Types within the county as follows:

River Valley	Transport Corridors
Canal	Green Space
Agricultural Lowlands	Urban
Low Foothills	Historic Urban
Foothills	Urban Fringe
Mountains	

The capacity of each Landscape Character Type to absorb new development will largely depend on the sensitivity of the landscape. Landscape capacity means the ability of a landscape to accommodate different amounts of change for a development of a specific type without adversely affecting the intrinsic character of the landscape. Assessment of sensitivity takes account of the overall landscape character, quality and condition of the landscape and considers its potential ability to adapt to change without losing its intrinsic character. Sensitivity is classed as Low, Moderate or High. Thus, a high sensitivity landscape would have a low capacity but the level of the capacity will vary according to the type of development concerned, refer to Figure 5.12.

Figure 5.12: Landscape Character Areas and Areas of Sensitivity[95]



[95] SDCC (2022). *Plan.*

5.8.4 Protected Views & Prospects

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.

South Dublin County contains many scenic views and prospects of places of natural beauty or interest that are located within the county and in adjoining counties. These include localised views and panoramic prospects of rural, mountain, hill, coastal and urban landscapes such as Dublin City and environs, Dublin Bay, the Liffey Valley and the Dublin and Wicklow Hills and Mountains including the Glenasmole Valley. The protection of views and prospects in South Dublin are considered when assessing projects and development proposals.

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.

5.8.5 Tree Preservation Order

Tree Preservation Orders (TPOs) may be made under Section 45 of the Local Government (Planning and Development) Act, 1963 and subsequent acts. Part XIII of the Planning and Development Act, 2000 sets out the provisions for TPOs.

A TPO can be made if it appears to the planning authority to be desirable and appropriate in the interest of amenity or the environment. A TPO can apply to a tree, trees, group of trees or woodland. The principle effect of a TPO is to prohibit the cutting down, topping, lopping or wilful destruction of trees without the planning authority's consent. These trees have been designated due to their

landscape, amenity and ecological value. The trees may only be removed if they are a risk to public health and safety or in the interest of design. 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.

5.8.6 Habitat & Landscape Features of Importance for Biodiversity

Many important and significant biodiversity areas occur outside sites that are subject to legal protection under EU and National legislations. There are many habitats and important features that are of particular importance for biodiversity throughout Ireland, including South Dublin. Such areas include, hedgerows, woodlands and other field boundary types such as stone walls and ditches, rivers, streams, canals and wetlands. It is important that these areas are protected and enhanced where possible, as these landscape features and habitats cannot be sustained in isolation from one another as they provide ecological '*corridors*' that support the movements of species necessary to maintain biodiversity.

5.8.7 Landscape & Visual Issues

Landscape can be considered a dynamic rather than static asset. It is constantly changing, and its changes are driven by nature itself, by direct human intervention, and indirectly through the consequences of human activity, notably Climate Change. All physical development undertaken by human impacts on the landscape. At the same time, human activity, especially farming, does much to maintain the landscape.

Areas of a highly sensitive landscape have a low capacity to absorb new development and this can be a challenge to locate new development in these areas without it becoming unduly obtrusive. The CDP should seek to conserve and enhance natural habitats and ecosystems to protect and improve biodiversity.

Existing landscape and visual issues with environmental considerations under the existing Plan include:

- **Development** - development and 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

5.9.1 Introduction

Material assets are resources that are valued and intrinsic 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. Material assets also includes economic assets such as coastal and water resources which support fisheries and aquaculture.

5.9.2 Water Services

5.9.2.1 Water Supply & Water Services

The sustainable growth of the county is dependent on the provision of services and infrastructure. A Plan led approach, in accordance with the County's Core Settlement and Housing Strategy is required for the delivery of such services in order to ensure there is adequate capacity to support the future development of the county.

There have been significant changes in responsibilities for water supply services. As of January 2014, Irish Water replaced local authorities as a single provider of water supply services. The future development of South Dublin's water supply infrastructure is largely dependent on the Irish Water Services Capital Investment Programme (CIP), and the availability of funding therein.

Irish Water have prepared the Water Services Strategic Plan (WSSP), '*A Plan for the Future of Water Services*' and it provides for the first time at national level an opportunity to consider the way water services are delivered in Ireland. The WSSP sets out strategic objectives for the delivery of water services over the next 25 years up to 2040.

Irish Water is now developing its first *National Water Resources Plan (NWRP*) that will outline the move towards a sustainable, secure and reliable drinking water supply for Ireland over the next 25 years. The preparation of the NWRP provides, an opportunity to strategically plan the way that water services are delivered in Ireland at a national level.

Water is currently supplied to South Dublin from the Leixlip Water Treatment Plant (WTP) and Ballymore Eustace WTP.

As part of the *Water Supply Project (WSP) - Eastern and Midlands Region*, Irish Water, has plans – currently as a preferred option[96] – 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 IW 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.

The NWRP draft Framework Plan, published in December 2020, outlined the Supply Demand Balance for the Greater Dublin Area which includes South Dublin. The Supply Demand Balance shows a deficit in supply to the GDA in the short, medium and longer term. Growth projections in the Supply Demand Balance were obtained from the National Planning Framework (NPF), and updated information from the Regional Spatial and Economic Strategies (RSES).

5.9.2.2 Drinking Water Quality

Irish Water is responsible for providing and developing public water services; and ensuring drinking water quality meets the standards in the Drinking Water Regulations. The EPA is the drinking water quality regulator, responsible for enforcing the *Drinking Water Regulations*.

[96] Irish Water (2020).

The latest *Drinking Water Quality in Public Supplies 2019*[97] was published by the EPA in 2020. The report outlines the most important issues which should be addressed on a national level, to protect and improve public drinking water supplies, these are:

- delays in fixing significant problems at supplies;
- to keep water free of harmful bacteria (disinfection);
- minimise harmful disinfection by products (trihalomethanes);
- eliminate lead from the network;
- prevent pesticides from entering waters; and
- manage risks to our public water supplies.

This report notes that the quality of drinking water in public supplies remains high. Over the 12 years of the EPA's *Remedial Action Lists (RALs)*[98], the number of supplies on the List has decreased from year to year. Effective disinfection is the most fundamental part of the water treatment process and the part with the greatest potential to impact on public health.

At the end of January 2021, 46 no. supplies remain on the RAL which collectively supply water to 1,006,104 consumers[99]. The Leixlip Water Supply facility was on the RAL in January 2021.

5.9.3 Wastewater Services

The EPA's *Water Quality in Ireland 2013-2018*[100] highlights that one of the key causes of water pollution is from point sources including discharges from wastewater treatment plants.

There have been significant changes in responsibilities for wastewater treatment services. As of January 2014 Irish Water replaced local authorities as a single provider of wastewater services.

Much of South Dublin's wastewater is currently treated at Ringsend Wastewater Treatment Plant (WwTP). Planning permissions for a major upgrade at Ringsend WwTP were granted in 2012 and 2019, respectively. The upgrade is currently underway and will facilitate the existing plant meeting future wastewater treatment requirements, which will allow for growth in both population and industry. The project is being delivered on a phased basis, and when works are complete in 2025,

[97] EPA (2020i).
[98] Under Section 58 of the Environmental Protection Agency Act 1992.
[99] EPA (2021j).
[100] EPA (2019c).

Ringsend will have the capacity to treat the wastewater for a population equivalent of 2.4 million while achieving the standards of the Urban Waste Water Treatment Directive.

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 is acknowledged as a critical piece of national infrastructure and has been identified in the National Planning Framework (NPF) as a National Strategic Outcome of the National Development Plan. The project will have the capacity to provide wastewater treatment for the equivalent of half a million people to support the needs of a growing population and economy in Dublin and the surrounding counties, whilst also contributing to system resilience and flexibility.

The GDD project will assist the Dublin local authorities in delivering on their plans for future development; not just in terms of local spatial planning policy but also in supporting consolidation of the metropolitan area, sustainable population growth, economic prosperity and continued confidence for investors in the long-term. 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.

SDCC operates a Drainage System which comprises approximately 1,200km of foul and surface water public sewers[101]. While this system covers the existing built-up areas, there are also a considerable number of individual septic tanks servicing housing in the rural and upland areas.

5.9.3.1 Surface Water Drainage

Surface water can be proactively managed through measures such as Sustainable Urban Drainage Systems (SuDS). SuDS can minimise the quantity and increase the quality of surface water runoff as well as mitigating adverse impacts of climate change.

SuDS such as green roofs, permeable paving and attenuation areas contribute towards slowing surface water run-off, thereby alleviating flooding and helping to clean the water before it reaches our rivers. This 'green infrastructure approach' has an increasing role to play in surface water

[101] SDCC (2016).

management, reducing reliance on more traditional hard engineered solutions and contributing to flood management , climate action and measures to enable WFD compliance.

5.9.4 Utilities

Gas and electricity are the energy utilities which have traditionally supported homes and businesses across South Dublin.

ESB Networks and EirGrid are the utility providers responsible for the **electricity** distribution and transmission systems. EirGrid manages the higher capacity electricity network which supply's power to industry and businesses that use large amounts of energy and electricity, whilst the ESB manages and operates the distribution network supplying electricity to homes, businesses, schools and institutions.

The Dublin region is the major load centre on the Irish transmission system, accounting for approximately one third of total electricity demand. The Dublin Port hinterland and Poolbeg Peninsula is an electricity generation and transmission / distribution network hub.

EirGrid has a number of ongoing and planned projects in the Greater Dublin Area for the purpose of reinforcing the transmission and distribution networks.

Gas Networks Ireland (GNI) are the utility provider responsible for the supply, transmission and distribution of natural gas. GNI operates and maintains a modern gas network in South Dublin whilst Ervia is responsible for the delivery of gas infrastructure and services through GNI.

5.9.5 Energy

The Department of Communication, Climate Action and Environment (DCCAE) is responsible for the development of Ireland's energy and climate policies. Ireland's long-term energy policy framework is set out in the *2015 Energy White Paper, Ireland's Transition to a Low Carbon Energy Future 2015-2030.* The Paper sets out a framework to guide Irish energy policy in the period up to 2030 and sets out a vision for a transformation of Ireland's energy systems. This includes:

- Moving to lower emissions fuels and ultimately towards a lower reliance on fossil fuels;
- Significantly increasing renewable generation;
- Achieving a step change in energy efficiency performance;
- Implementing smart and interconnected energy systems;
- Strong regulatory structures and markets to underpin these changes; and

- Repositioning energy consumers to have a more active role within the energy sector.

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*[102]. This framework proposes new targets and measures to make the economy and energy system more secure and sustainable[103]. The 2030 framework aims to help the EU address issues such as:

- taking the next step towards the goal of reducing greenhouse gas emissions by 80-95% below 1990 level by 2050;
- high energy prices and the EU economy's vulnerability to future price rises, especially for oil and gas;
- the EU's dependence on energy imports, often from politically unstable areas;
- the need to replace and upgrade energy infrastructure and provide a stable regulatory framework for potential investors; and
- agree on a greenhouse gas reduction target for 2030.

The draft *National Energy & Climate Plan (NECP) 2021-2030*[104] takes into account energy and climate policies developed to date, demographic and economic growth (outlined in Project 2040). The NDP 2018-2027 sets out investment priorities for climate action for that 10 year period. This funding will support the implementation of energy efficiency and renewable measures in the electricity, transport and built environment, especially for heating and cooling.

The NPF identifies the Transition to a Low Carbon and Climate Resilient Society as one of ten National Strategic Outcomes (NSO) or priorities to guide future development. The NPF identifies the improvement of energy sustainability / resource efficiency as being a key future growth enabler for Dublin and district heating as being a way to achieve it.

The RSES identifies decentralised energy (energy generated off the main grid) as critical to the Regions' energy supply and could ensure that the Region can become more self-sufficient in relation to its energy needs.

The RSES notes that generating electricity supply from indigenous renewable sources requires:

[102] which includes EU-wide targets and policy objectives for the period from 2021 to 2030.
[103] European Council (2017).
[104] DCCAE (2018b).

- facilitating the provision of appropriate renewable energy infrastructure and technologies and deeper cooperation with Northern Ireland and the EU;
- expansion and upgrading of the grid with the aim of increasing the share of variable renewable electricity that the all-island system can accommodate;
- onshore wind, bioenergy, solar and offshore energy;
- effective community engagement including support for micro generation;
- moving from carbon intense fossil fuel generation to lower emissions fuels;
- increasing the use of electricity and bioenergy to heat our homes and fuel our transport; and
- the need to ensure sufficient electricity to meet increased demand.

The strategy set out in the RSES supports an increase in the amount of new renewable energy sources in the Region, which includes South Dublin.

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 of them and seven have been 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. The report concludes that South Dublin has achieved a 34.4% improvement in energy efficiency since 2009, reaching its target one year ahead of schedule. CO_2 emissions have been reduced by 33.6% since 2009.

5.9.5.1 Renewable Energy Potential

In December 2018, the recast Renewable Energy Directive 2018/2001/EU entered into force, as part of the *Clean Energy for all Europeans package*. Renewable energy sources are defined as renewable non-fossil energy sources such as, but not limited to wind, solar, geothermal, wave, tidal, hydropower, biomass, landfill gas, sewage treatment plant gas, bio-gases and bio-char (*i.e.* the thermal treatment of natural organic materials in an oxygen-limited environment).

Central to the reduction in greenhouse gas emissions will be the continued transition from the use of fossil fuels as an energy source to a more renewable energy focused system which harnesses the potential from energy sources appropriate in South Dublin such as wind, solar, hydro and geothermal.

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, refer to Sections 5.9.5.1 to 5.9.5.5.

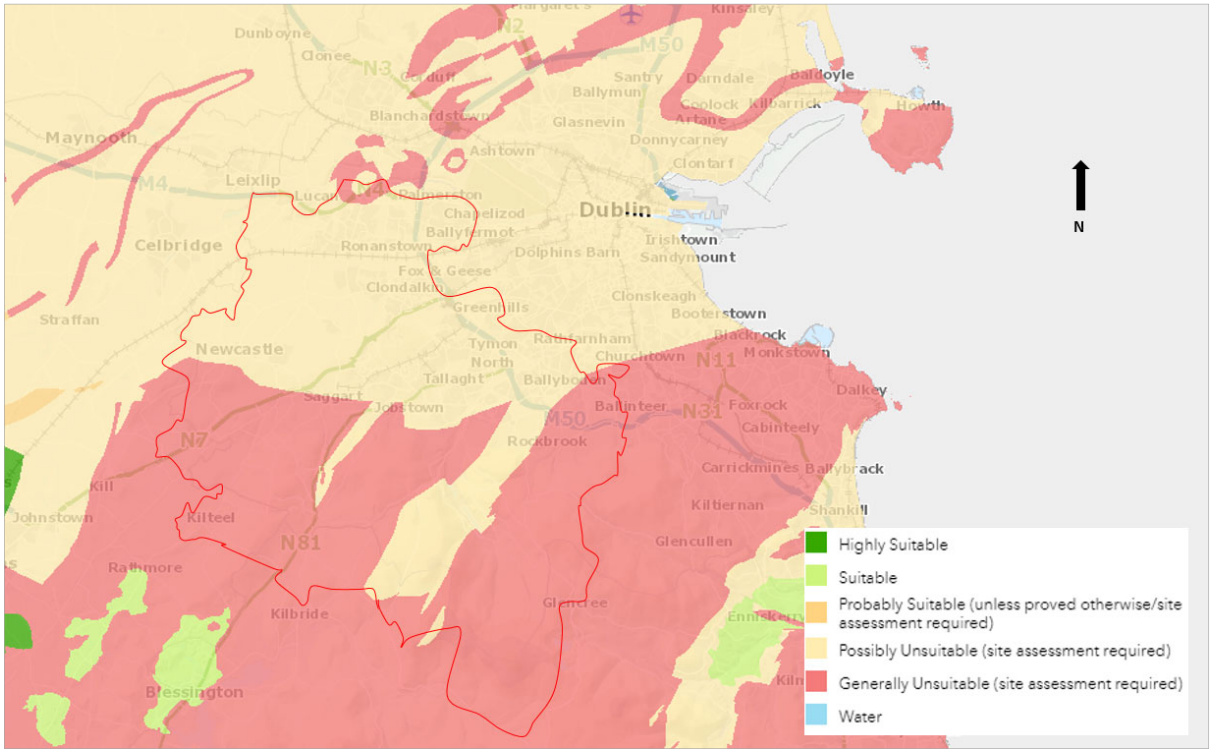
Geological Survey Ireland (GSI) provides information on ground source heat energy (geothermal), sometimes called shallow geothermal energy, which can be collected from the ground and boosted with heat pumps. Geothermal energy can be harnessed, or collected, using different types of collector systems:

- Closed loop collectors are systems where heat is extracted from the ground (or cooling is gained) by pumping a heat exchange fluid through closed pipes within the ground. The pipes can be installed borehole(s) (vertical closed loop) or laid out horizontally (horizontal closed loop).
- Open loop ground source heat systems operate by taking heat energy from abstracted groundwater using a heat pump. The volume of groundwater that can be abstracted from a borehole or taken from a spring each day (the 'yield') determines the total amount of heat energy available, and therefore the size of heat pump that can be used and the size of building that can be heated.

The GSI ground source heating / cooling suitability maps indicate which type of ground source heat collector is most compatible with the geology below a site. GSI mapping shows there is a shallow geothermal solution for heating or cooling for every location in Ireland.

The GSI suitability maps use a suitability rating ranging from 1 (worst) to 5 (best) for each type of heat collector / cooling system. Figure 5.13 shows the GSI *geothermal suitability mapping* for open loop larger commercial uses in South Dublin.

Figure 5.13: GSI Geothermal Suitability Map for South Dublin - Open Loop Commercial Uses [105]



5.9.5.2 Waste Energy – District Heating

The NPF deals with district heating under the theme of waste management, stating that '*District heating networks will be developed, where technically feasible and cost effective, to assist in meeting renewable heat targets and reduce Ireland's GHG emissions*'.

The RSES outlines that Local authorities should harness the potential of renewable energy in the region, across the technological spectrum, with RPO 7.35 to RPO 7.38 of the RSES outlining the objectives to decarbonising the energy sector for the region.

District heating is an emerging renewables-based thermal energy system of heat energy distribution which offers an alternative public utility to traditional gas. It has the potential to be an efficient and cost-effective heat energy source which uses networks from a variety of potential renewable energy sources and technologies, such as waste incineration, combined heat and power (CHP) and geothermal or energy. The use of renewable waste energy solutions to provide heating and hot water to homes and businesses contributes to sustainability as it reduces the demand for, and consumption

[105] GSI (2021). *Geological Survey Ireland Spatial Resources.*

of, energy while using a renewable form of fuel, contributing to the overall decarbonisation of the energy sector.

The ongoing Tallaght District Heating project uses waste from a data centre in Tallaght to provide low carbon heat to public sector buildings, 1,400 no. residential apartments and over 12,000m^2 of commercial buildings in the County Town. This district heating project is the first of its kind in Ireland and will reduce carbon emissions by 1,900 tonnes per year. The project began in 2013 with just 20 participants, and has now expanded to 200 local business and homes.

5.9.5.3 Wind Energy

SDCC recognises that wind energy makes a significant contribution to reaching Ireland's renewable energy targets. A *Wind Energy Sensitivity and Capacity Analysis* was carried out as part of the Landscape Character Assessment (LCA) in 2016. (An updated LCA (2021), accompanies the Plan).

A *Wind Capacity Sheet* was completed to determine the capacity of each Landscape Character Area in the county to accommodate wind turbine developments. This analysis when combined with the LCA, concluded that there are no areas in the county where large-scale commercial wind energy infrastructure could be classified as either 'permitted in principle' or 'open for consideration'.

A high-level wind energy potential assessment for the county was carried out by Codema in 2020. The wind speed assessment did identify some potential for wind energy projects, similar to the LCA assessment, within the Dublin / Wicklow Mountains, but were not subject to environmental assessments and the Wind Guidelines methodology. It is the intention of SDCC to carry out a review of Wind Energy.

5.9.5.4 Small Scale Hydro-Electricity Projects

There are a range of waterbodies in the county including the Liffey, Dodder, Griffeen, Owendoher and Camac rivers and their tributaries, refer to Section 5.5.4.1. This means that there is some potential for development of hydroelectricity in the county. Some of these rivers and their associated streams and tributary networks are partially designated as proposed Natural Heritage Areas (pNHA) and some contain protected structures including weirs and dams which are often the best location in technical terms for hydro-electric development. They also contain species and habitats that are protected under the *Birds and Habitats Directives*.

There are currently four active hydroelectric stations in South Dublin; the potential for further development of small-scale hydro-electricity projects in the county, in particular for on-site

consumption to meet the electricity requirements of proposed new buildings or refurbishment of existing buildings, will be assessed against the relevant environmental considerations appropriate to their riverside location and setting.

5.9.5.5 Decarbonising Zones (DZ)

Action 165 of the *Climate Action Plan* sets Local Authorities the challenge of identifying and developing Decarbonising Zones. Implementation of the action is being led by this Department of Housing, Local Government and Heritage. South Dublin is in the early stages of identifying an area as a decarbonisation zone.

5.9.6 Transport

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 maintenance and delivery of an efficient, integrated and coherent transport network in line with national and regional policy is essential to the future economic, social and physical development of the county. Land-use planning and transport planning are inextricably linked and their proper integration is a key determinant to sustainable development.

Dispersed settlement pattern and low population density in areas contributes to a high proportion of journeys being made by private car as there is no public transport or travel alternatives. In 2017, 96.7% of Ireland's transport energy demand was supplied by fossil fuels. Using more sustainable modes of transport is necessary to reduce Ireland's carbon emissions and reach the Government's goal of an 80% reduction in carbon emissions by 2050.

The Department of Transport, Tourism and Sport is launching a review Ireland's Sustainable Mobility (Active Travel and Public Transport) Policy (2022). A review of the public transport policy is needed to *"ensure services are sustainable into the future and are meeting the needs of a modern economy"*.

The Sustainable Mobility Policy will look at the ways of linking people and places in a sustainable way by supporting, comfortable and affordable journeys; travel by cleaner and greener transport; and a shift away from the private car to greater use of active travel (walking and cycling) and public transport (*e.g.* bus, rail).

Promoting modal change also encourages active travel (i.e. walking and cycling) in general and as a means to access public transport routes. The Covid-19 pandemic has highlighted the need to

accelerate a shift to active travel in particular, with a consequent upscaling in infrastructure provision for pedestrians and cyclists.

Data indicates that a significant majority of trips (62%) originating in South Dublin County are by private transport and are mainly car-based. Cycling accounts for a very small proportion of journeys at 5% while walking comprises 13% of trips. Approximately one fifth (20%) of trips are taken by public transport which breaks down as 17% bus and 3% rail.

5.9.6.1 Roads

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).

A critical issue is that much of the traffic on these arteries is passing through and not stopping in the county. Additional issues include associated noise and air quality issues and a lack of connectivity within the county both for soft and hard transport methods.

5.9.6.2 Public Transport

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 from the current low base of 17% bus and 3% rail, to 20% bus and 5% rail, respectively, over the lifetime of this Plan.

There are a number of strategic projects in the GDA Strategy 2022-2042 proposed for South Dublin that have the potential over the coming years to have a transformative impact on travel by shifting the dominance of car-based transport towards public transport. Refer to Table 5.7.

Table 5.7: Public Transport Projects in South Dublin

Public Transport Project	Project Description
Bus - BusConnects	**BusConnects** is proposing a Radial Core Bus Corridor Routes Serving South Dublin County. A number of orbital routes are also proposed which will greatly improve ease of movement within the county and to destinations beyond.
Rail - DART Expansion Programme	**DART+ along the Kildare Line from Heuston to Hazelhatch** The implementation of the DART expansion programme will provide DART+ services as far as Hazelhatch on the Kildare Line, serving the developing Adamstown SDZ lands, the Grange Castle Business Park, the established areas of Clondalkin and the Strategic Development Zone (SDZ) lands at Clonburris where a community of 23,000 population is planned. The newly-built station at Kishogue will open during Phase 1B of the Clonburris SDZ Planning Scheme (1,001-2,000 residential units). The expansion programme will also provide an increased train frequency at Park West in the Naas Road area.
Light Rail - Luas to Lucan	**Luas to Lucan** The NTA strategy provides for the extension of the Luas to Lucan, which will deliver a high-capacity radial service from this area to the City centre, sufficient to cater for the high transport demand along this corridor. The Luas will extend, subject to a preferred route, into the centre of Lucan's large residential areas to the south of the N4 and will connect to the City centre serving Liffey Valley and Ballyfermot along its route.
Transport interchanges at Tallaght and Liffey Valley	**Tallaght transport interchange** A public square and transport interchange is proposed for Tallaght Town Centre that would provide a first class interchange between the Luas, Bus Connects, taxi, cycling and walking. **Liffey Valley transport interchange** A transport interchange is also being progressed at the Liffey Valley Shopping Centre campus. The interchange will serve an essential function in the wider bus network and the NTA's Bus Connects project.

5.9.6.3 Cycling & Walking Infrastructure

Cycling and walking is environmentally friendly, fuel-efficient and a healthy mode of transport to work, school, shopping and for recreational purposes. Cycling and walking are considered an efficient, fast and relatively inexpensive form of transport and its promotion is in line with the principles of sustainable development and promotion of healthy lifestyles. Active walking and cycle infrastructure supports active health initiatives and significantly assist our transition to a lower carbon society.

The current or 'now' cycle routes / schemes that are currently underway in South Dublin are[106]:

- Lucan Canal Loop.

[106] 'Soon' and 'Later' schemes will be progressed over the 5 and 8 years respectively.

- Grand Canal extension.
- 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.

During the Covid-19 pandemic, the temporary reallocation of additional space for pedestrians and cyclists appears to have been generally welcomed although it is acknowledged that this has presented challenges in some areas as kerb side servicing has been impacted. In particular, urban centres is the most challenging area for pedestrians having regard to the volume of people moving around.

To achieve active travel and 10-minute neighbourhood objectives, SDCC is actively engaged in initiatives which will have a direct positive impact on walking and cycling:

- **Cycle South Dublin** - this is a programme of works to provide a safe cycle network within the County over the next decade.
- **Sustainable Movement Studies** - studies[107], involving the close examination of movement within neighbourhoods with a view to identifying projects that will encourage active travel and the use of public transport.
- **Greenway projects** including the extension of the Grand Canal Greenway and the continuing rollout of the Dodder Greenway.

[107] carried out as part of the preparation of the Development Plan.

A target mode share of 15% for walking and 10% for cycling has been set by SDCC, increasing the mode share from 13% and 5% respectively.

5.9.7 Waste Management

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. A circular economy involves:

- getting the most from products by using them as fully as possible;
- sharing items with others to re-use where possible; and
- increasing the levels of recycling to at least recover the value of the materials used to make these products[108].

For businesses: a circular economy reduces costs, improves the raw material supply chain and offers opportunities such as new business models and markets.

For individuals: a circular economy offers a sustainable lifestyle with reduced environmental impact and lower household bills.

The European Commission's Circular Economy Action Plan: *A New Circular Economy Action Plan for a Cleaner More Competitive Europe,* March 2020*,* forms one of the main blocks of the European Green Deal*. A Waste Action Plan for a Circular Economy*[109] was published in 2020 and outlines Ireland's National Waste Policy for 2020-2025.

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.

The three key objectives of the *Eastern-Midlands Region Waste Management Plan* are:

1. Prevent waste: a reduction of one per cent per annum in the amount of household waste generated over the period of the plan.
2. More recycling: increase the recycle rate of domestic and commercial waste from 40 to 50 per cent by 2020.

[108] EPA (2020j).
[109] DCCAE (2020).

3. Further reduce landfill: eliminate all unprocessed waste going to landfill from 2016.

5.9.8 Minerals and Aggregates

There are a number of 'mineral localities' within the SDCC administrative area. These townlands include: Laraghcon (metallic), Rathfarnham (metallic), Bohernabreena (metallic), Palmerston Upper (non-metallic), Fairview (non-metallic),Clondalkin (non-metallic), Cheeverstown (non-metallic), Corbally (non-metallic), Johnstown (non-metallic), Ballinascorney (non-metallic), Aghfarrell (non-metallic), Samucky (non-metallic), Killakee (non-metallic) and Lugmore (both).

Geological Survey, Ireland (GSI) have a suite of data sources available that would be useful in planning and assessing individual projects with regard to the environmental topic(s) of soil and / or material assets. These include:

- Aggregate Potential Mapping;
- Quaternary and Physiographic mapping;
- Bedrock mapping; and
- National Aquifer and Recharge mapping.

5.9.9 Aerodromes

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

5.9.10 Green Infrastructure

Green and blue infrastructure plays an essential role in creating a more healthy and liveable county. These natural assets provide a platform for community activities, social interaction, recreation and physical activity, providing sustainable drainage solutions, facilitating biodiversity and wildlife habitats, carbon capture and creating connectivity.

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. Refer to Section 5.2.5.1.

5.9.11 Material Assets Issues

The development of the Plan will result in increasing demand for water, wastewater treatment, waste management, transport infrastructure / links and energy and telecommunications services. Existing material assets issues / pressures and threats within and adjacent to the South Dublin administrative area, 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, offices and retail development), 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. Currently, municipal wastewater discharges are creating significant pressure on the receiving waterbodies.
- **Energy** - reduction of reliance on fossil fuels, increased use of renewable energy resources
- **Telecommunications -** the rollout of connectivity in the urban environment can be complex. Lack of coordination between infrastructure and utility providers can lead to the spatially inefficient and uncoordinated provision of utilities and connectivity infrastructure.
- **Transport -** the movement of people is key to the success of new development and areas, where adequate transport infrastructure (*i.e*. road, rail, cycle and pedestrian routes) to these developments and accessibility throughout the development / area (safe footpath and cycle paths) is fundamental to the development of South Dublin.
- **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. According to CSO figures, some 500,000 homes in Ireland do not implement waste prevention practices[110].
- **Utilities -** provision, protect and maintenance of adequate utilities to support existing and envisaged development.

[110] CSO (2016).

6 Strategic Environmental Objectives

6.1 Introduction

Strategic Environmental Objectives (SEOs) are methodological measures derived from environmental protection objectives established at international and / or national level (*e.g.* through EU Directives). SEOs are used as standards against which the provisions of the Plan can be evaluated, in order to identify areas in which significant adverse impacts are likely to occur, if unmitigated.

Therefore, the primary objective of the SEA is to provide for a high level of environmental protection and to contribute to the integration of environmental considerations into the preparation and adoption of the South Dublin County Development Plan (2022-2028).

The SEA Directive requires the identification of environmental protection objectives - SEOs. These SEOs assist in the prediction, description and monitoring of impacts on the environment as a result of the Plan. Indicators allow impacts to be assessed and highlighted in a simple and effective manner. Indicators can also be used to form the basis of a monitoring programme for the Plan, see Chapter 10 (Monitoring Measures), the results of which will inform the next Plan Review and other studies.

Thus to achieve the aim of assessing and improving the environmental performance of the Plan, a number of Environmental Objectives, specific to each environmental topic have been formulated, refer to Table 6.1. These SEOs are a fundamental part of the SEA process.

The SEOs are derived through consultation between the Planning Authority, the report authors (guided by SEA guidelines, incorporating where relevant international, national and regional policies which govern environmental protection / conservation) and are based on the overall strategy of the Planning Authority to safeguard the environmental integrity of the Development Plan area and to develop its functional area in a sustainable manner.

SEOs are distinct from the objectives within the Plan, although they will often overlap and are developed from international, national and regional policies which generally govern environmental protection objectives. The SEOs are used to assess the proposed development strategies of the Plan, its policies and objectives, in order to evaluate and identify where conflicts may occur, see Chapter 8 (Strategic Environmental Assessment).

The development of these objectives ensures that the SEA focuses only on those issues that are most relevant and of significance to the Plan.

The SEA objectives are separate to the objectives contained within the Plan. The SEA objectives have been divided into environmental topics, with at least one objective for each topic:

- Biodiversity (Flora & Fauna) (B);
- Population & Human Health (PHH);
- Soils & Geology (SG);
- Water (W);
- Air Quality & Noise (AN);
- Climate Change (CC);
- Cultural Heritage (CH);
- Landscape & Visual (LV): and
- Material Assets (MA).

Table 6.1: SEO 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.

Theme	SEO
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.
	(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 Description of Alternatives

7.1 Introduction

Article 5 of the SEA Directive requires the consideration of reasonable alternatives taking into account the objectives and the geographical scope of the plan or programme and the significant environmental effects of the alternatives proposed. Therefore, consideration and evaluation of the likely environmental consequences of alternative development plan strategies is an important aspect of the SEA process.

In accordance with SEA guidelines the alternatives put forward should be reasonable, realistic and capable of implementation. They should also be in line with the appropriate strategic level at which the plan will be implemented within the national planning hierarchy. The Plan (2022-2028) is framed within a policy context set by a hierarchy of National and Regional level strategic plans as well as the Irish and European legislative framework. Therefore the options for alternatives are limited by these higher level plans, and a '*do-nothing'* scenario situation has not been included as it is neither reasonable nor realistic.

The alternatives proposed have been assessed against the established Strategic Environmental Objectives (SEOs), as set out in Chapter 6, relating to aspects of the environment likely to be affected by the Plan's implementation. The evaluation process resulted in the identification of potential impacts and informed the selection of the preferred development scenario for the Plan. This evaluation sought to understand whether each alternative was likely to improve, conflict with, or have a neutral interaction with the environment of the county.

The Strategic Vision for the Plan has been developed in line with International, National and Regional policy provisions alongside the South Dublin County Council (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*'.

In line with these policy provisions the strategic vision is informed by the core strategy and population targets set for the county. In allocating and planning for such future growth and development within the county, the Development Plan aims to positively influence how people interact and move within and around the county and its 'Neighbourhood Areas' through the types of environments and places created to deliver the overall vision:

'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.'

7.1.1 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. 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 Plan Scenarios

As noted above, the selection of Alternatives to the approach for the new Plan is constrained by the requirement to comply with the policies and objectives of the National Planning Framework, RSES 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:

Alternative 1: Growth focused along Rail Lines

Additional residential growth directed towards existing rail corridors (e.g. Tallaght, Adamstown, Clonburrris) 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.

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.

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.
- The 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 / assessment of the likely significant environmental effects of implementing available alternatives in Table 7.1. This determination sought to understand whether each alternative was likely to improve, conflict with, or have a neutral interaction 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.

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.

Table 7.1: Assessment of Plan Alternatives

Alternative Considered	Positive	Negative	Uncertain	Neutral
<u>Alternative 1</u>: <u>Growth focused along Rail Lines</u> This alternative would have a *positive* impact on population settlement, soils, air quality and noise, minimising climate change and in utilisation of existing infrastructure. However, in directing growth along pressurised rail corridors, the alternative would have *negative* and *uncertain* effects on population well-being, biodiversity, cultural heritage and landscape.	PHH_1 LSG_1 AN_1 AN_2 AN_3 CC_1 MA_1	LSG_2 W_1 W_2	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	CC_2

Alternative Considered	Positive	Negative	Uncertain	Neutral
<u>Alternative 2</u>: <u>Growth focused on Bus Connects Hubs and Connections</u> This alternative would have a *positive* impact on land, soils, air quality and noise. However, the alternative would have *negative* and *uncertain* effects on population, biodiversity climate, material assets and landscape in that growth is directed towards lower capacity public transport.	LSG_1 AN_1 AN_2 AN_3 CC_5	LSG_2 W_1 W_2	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	CC_2

Alternative Considered	Positive	Negative	Uncertain	Neutral
<u>**Alternative 3**: Growth focused on Connected Neighbourhoods</u> This alternative would have a *positive* impact on population by maintaining, supporting and enhancing settlement patterns across existing neighbourhoods and settlements. This would has *positive* environmental effects on health and well-being, land, soils, water, air quality, and landscape. Given greater allocation of growth across all settlements, the alternative would have some *uncertain* effects on biodiversity, travel requirements, contribution to climate change, and in making greatest use of material assets.	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		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	CC_2

8 Strategic Environmental Assessment (SEA)

8.1 Introduction

The SEA process ensures that the environment is central to all decisions on the future development of South Dublin County.

The purpose of this chapter is to highlight the potential conflicts, if they are present, between the stated objectives contained in the Plan with the SEA Strategic Environmental Objectives (SEOs). Furthermore the assessment examines the potential impact arising from the Plan's implementation of its policies and objectives on sensitive environmental receptors.

The process of SEA and the Plan formulation is an iterative one and as such environmental considerations have informed all stages of plan preparation carried out to date in order for the potential for significant adverse effects arising from implementation of the plan to be minimised. Nonetheless, it is possible that some individual plan objectives will create such effects. Where the environmental assessment identifies significant adverse effects, consideration is given in the first instance to preventing such impacts and where this is not possible for stated reasons, to lessen or offset those effects through mitigation measures outlined in Chapter 9 (Mitigation Measures) of this report.

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.

In some instances there is little or no relationship between the various Plan policies / objectives and the respective environmental receptor. Where this occurs, the potential impact is regarded as neutral and no further discussion is deemed necessary.

Each of the objectives of the Plan have been screened for their impact and where a *neutral impact* is noted no further discussion is provided within this report. Similarly where a potential conflict exists between a SEO and the objectives this is noted and appropriate mitigation proposed. This format

allows for the assessment to focus on the *positive* and *negative impacts* and proceed to a discussion on their significance and duration. Thus it is a more robust, more focused approach to understanding the potential - impacts associated with the implementation of the Plan.

8.2 Environmental Assessment of the Plan

This section provides a strategic assessment of the likely environmental effects of implementing the policies and objectives of the Plan. The assessment, which identifies *potential positive*, *neutral, uncertain* and / or *negative* effects, is presented in full in Table 8.1 in Appendix A2 and in summary in Tables 8.2.1 to 8.2.11 below.

The assessment has considered the full extent of the Plan, including the written Plan, and associated land-use maps and appendices.

It is acknowledged that the Plan sits in a hierarchy of documents setting out national and public policy land use planning, infrastructure, sustainable development, tourism, climate action, environmental protection environmental management etc. These policy documents include the National Planning Framework, the National Development Plan, the National Mitigation Plan, the National Adaptation Framework, the Climate Action Plan, the Transport Strategy for the Greater Dublin Area and the Regional Spatial and Economic Strategy for the Eastern and Midland Region etc. These higher level plans have been subject to their own environmental assessment processes, where relevant, and already provide for various development and environmental protection measures that have been incorporated into the Plan. Lower tier plans and projects must be consistent and comply with the provisions of the Development Plan and will also be subject to their own plan level SEA and AA / project level EIA and AA requirements as relevant.

As identified in Table 8.1 (refer to Appendix A2) the majority of the policies and objectives of the Plan have a *neutral / positive* or *positive* environmental effect. However, a number of the policies and objectives have a *potential uncertain* effect and a small number have a *potentially negative* effect. The *potentially uncertain* and *potentially negative* policies and objectives will be mitigated using protective policies and objectives included in the Plan. Refer to Chapter 9 (Mitigation Measures) and Table 9.1 for the list of protective policies and objectives outlined the Plan.

The Plan includes a wide range of policies and objectives for sustainable development and environmental protection of the county. As set out in Table 8.1 in Appendix A2 and Tables 8.2.1 to 8.2.11 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 (refer to Table A2.1 in Appendix A2 and Chapter 9: Mitigation).

Examples of environmentally positive policies and objectives included in the Plan:

> ***Chapter 3: 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.*
>
> ***Chapter 3: Policy 2: Biodiversity:*** *Protect, conserve, and enhance the County's biodiversity and ecological connectivity having regard to national and EU legislation and Strategies.*
>
> ***Chapter 4: 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.*
>
> ***Chapter 4: 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.*
>
> ***Chapter 5: QDP7 Objective 6: Human Health and Wellbeing:*** *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 (2019).*
>
> ***Chapter 11: IE8 Objective 3:*** *To implement the recommendations of the Dublin Regional Air Quality Management Plan to protect people from the harmful health effects associated with*

air pollution, to preserve good air quality where it exists and to improve air quality where it is unsatisfactory.

Chapter 11: Policy 8: Environmental Quality: *To 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.*

Some of the policies and objectives propose or support development, which may also include for positive environmental effects (e.g. new greenways, renewable energy, etc.) however, depending on the location of such development, potential for negative environmental impacts cannot be ruled out and as such, the assessment is Uncertain. Potential for uncertain impacts most likely arise on biodiversity, soils, water, cultural heritage and landscape, though some may be more limited or wide-ranging.

Examples of policies and objectives in the Plan which have an uncertain environmental aspect:

Chapter 3: NCBH 6 Objective 7: *To support the re-routing of the Dublin Mountains Way away from public roads by improving access to publicly owned lands and investigating additional opportunities for permissive access paths wherever possible.*

While the intention of the objective is positive, depending on the location and nature of the local environment, such development may have potential for impacts on biodiversity, land / soils, water, heritage and landscape.

Chapter 3: NCBH 7 SLO 1: *To investigate the potential of collaborating with Fingal County Council for the re-use of Shackleton's Mill as a tourism destination given its location in proximity to Lucan Village.*

While the intention of the objective is positive, depending on the requirement for works and the nature of those works, such development may have potential for impacts on biodiversity, water, heritage and landscape.

Chapter 10: E5 Objective 4: *To support community energy grids and micro grids in the generation of electricity by renewable sources.*

While the intention of the objective is positive, depending on the location and nature of the works, such development may have potential for impacts on biodiversity, water, heritage and landscape.

A small number of the policies and objectives propose or support development, are likely to give rise to significant environmental effects and these have been assessed as having a Negative Impact. The impacts may relate to all environmental factors to a limited range of such factors. These policies and objectives usually relate to larger scale development such as linear infrastructure or to developments with specific environmental considerations, e.g. burial ground developments.

Examples of policies and objectives in the Plan which have an uncertain environmental aspect:

> ***Chapter 7: SM4 Objective 2:*** *To facilitate and secure the implementation of major road projects as identified within the relevant strategies and plans for the Greater Dublin Area.*
>
> Depending on the nature and location of major road development there is potential for negative impacts on all environmental factors.
>
> ***Chapter 8: COS 13 Objective 1:*** *To facilitate the development of new or extended burial grounds, including green cemeteries, eco-burial grounds, and crematoria, having consideration for the burial preferences of multi-faith and non-religious communities, at suitable locations in the County, subject to appropriate safeguards with regard to environmental considerations, noise and traffic impacts.*
>
> Notwithstanding the requirement for new or extended burial grounds, the nature of the development and operation of such facilities has potential for negative impacts on biodiversity, land and soils, water, heritage, landscape and material assets.

Table 8.2.1: 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 8.2.2: 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

SEA Assessment	Plan Policies and Objectives
	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 8.2.3: 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 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

SEA Assessment	Plan Policies and Objectives
	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 8.2.4: 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.

Table 8.2.5: 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, QDP7Objective 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 8.2.6: 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,

SEA Assessment	Plan Policies and Objectives
	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, 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 8.2.7: 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,

SEA Assessment	Plan Policies and Objectives
	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 8.2.8: 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.
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

SEA Assessment	Plan Policies and Objectives
	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 8.2.9: 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, 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,

SEA Assessment	Plan Policies and Objectives
	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 8.2.10: 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 8.2.11: 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

SEA Assessment	Plan Policies and Objectives
	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.
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 Environmental Report includes 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. Likely significant effects on environmental factors is set out in Table 8.1 in Appendix A2 and Section 8.2 above. Table 8.3 below identifies where there are significant interrelationships between the environmental factors. The implementation of the Plan will not affect the interrelationships between these components.

Table 8.3: Interrelationship between Environmental Factors

Component	Biodiversity	Population & Human Health	Soil (Land & Geology)	Water	Air & Climate	Cultural Heritage	Landscape	Material Assets
Biodiversity		Yes	Yes	Yes	Yes	No	Yes	Yes
Population & Human Health			Yes	Yes	Yes	No	Yes	Yes
Soil (Land and Geology)				Yes	No	No	Yes	Yes
Water					Yes	Yes	Yes	Yes
Air and Climate						Yes	Yes	Yes
Cultural Heritage							Yes	Yes
Landscape								Yes
Material Assets								

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.

The requirement for AA is provided for under the EU Habitats Directive (Directive 1992/43/EEC). A Natura Impact Report (NIR) has been prepared in accordance with the provisions of Part XAB of 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) and associated *Department of the Environment, Community and Local Government Circular PL2/2014.* 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 this 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 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

9.1 Introduction

The quality of the environment within the Plan area is an important issue for consideration by South Dublin County Council (SDCC). To achieve a sustainable society it must be protected, preserved and enhanced where necessary. South Dublin contains a rich and varied landscape that contains many scenic views and places of natural beauty. These form the basis for a high level of amenity and tourism potential in the area. This has been recognised throughout the SEA and Plan process and the Plan is framed within ideals of sustainability throughout its vibrant communities, dynamic economy and unique cultural and natural heritage.

Article 5 of the *SEA Directive* requires that mitigation measures be proposed for *significant adverse effects* identified on the environment as a result of the implementation of the Plan. The SEA is an iterative process prepared in tandem with the formulation of objectives of the Plan. While not always possible to achieve, it is the aim of the process to ensure that sensitive environmental receptors are given adequate and appropriate consideration throughout.

Environmental considerations have informed the preparation of the Plan and therefore, the objectives of the Plan have been framed to avoid potential adverse impacts, wherever possible. A key aspect of the SEA has been the identification of uncertain or potential negative effects of the Plan (as presented in Chapter 8 (Strategic Environmental Assessment) of this Report). Uncertain and potentially negative environmental effects are associated with development (residential areas, industry, amenity, recreation, etc.) provision of infrastructure (wastewater, water, utilities, etc.), transport (roads, rail, greenways, etc.) and other land-uses (forestry, renewable energy, flood protection, etc.). It is also noted that for the most part, many agricultural practices, which can result in negative environmental effects are outside the scope of the Plan. Once identified, the mitigation stage identified, amended and / or included protective objectives as required to avoid or mitigate these uncertain or potential negative effects.

A list of the environmentally protective policies and objectives of the Plan are provided in Table 9.1. The policies and objectives will provide appropriate mitigation of potential uncertain and / or negative effects and will ensure that implementation of the Plan will have a *neutral* to *positive impact* on the environment as a whole.

In addition, within the Plan there are references to the requirement for an AA where a proposal for development may impact on the integrity or long-term conservation status of a protected Natura 2000 sites. A full assessment of potential impacts on Natura 2000 sites, including the incorporation of mitigation measures, if required, is presented in the Natura Impact Report (NIR) which accompanies the preparation of the Plan.

9.2 Development Management

SDCC in its role as Planning Authority is responsible for the management of development within its functional area. The planning process is the principal mechanism available to the Local Authority to control development, and ultimately, to prevent adverse environment impacts.

Any application for planning permission for a new development, extension to existing development or intensification or change of use will be assessed in terms of its potential impact on existing adjacent developments, existing land uses and/or the surrounding environment / landscape. SDCC will operate the statutory planning system in a balanced and fair manner, ensuring that the objectives presented within the Plan are fully adhered to.

Proposals for development contravening the Plan will not proceed outside of the material contravention process.

9.3 Enforcement

The primary responsibility for ensuring compliance with the terms of a planning permission rests with the person carrying out the development pursuant to a planning permission. In the normal course of carrying out developments, there will also be parallel requirements to comply with other codes such as the national Building Regulations made under the Building Control Act 1990 or water pollution legislation, to mention but two examples.

The Department of Environment, Community and Local Government has published the Water Services (Amendment) Act 2016 to regulate wastewater discharges from all homes that are not connected to the public sewerage network. It provides for registration and inspection arrangements for on-site septic tank systems or domestic wastewater treatment systems. The Local Authorities are required to establish and maintain a registration system for same.

The Planning and Development Act 2000 (as amended) gives power to the Council to take enforcement action where development proceeds without the necessary consent from the Local

Authority, or if conditions attached to a grant of permission are not complied with and when other breaches of planning control have occurred. The Council will take enforcement action whenever it is expedient to do so, having regard to the provisions of the Planning and Development Act 2000 (as amended), and associated guidelines.

9.4 Co-operation with Other Authorities

The Council will continue to liaise with state agencies / departments whose remit is the protection of the environment or aspects thereof. To this end the Local Authority will continue to work closely with the EPA, the NPWS, relevant Fisheries Board, surrounding local authorities and others with responsibilities for the various aspects of the environment.

The Council will continue to work with and assist the EPA in carrying out its functions within the Plan area. The Environment Section within South Dublin County Council monitors and controls industries and waste activities that fall outside the EPA's remit and provides an array of essential environmental services, including:

- water pollution monitoring and control;
- air pollution monitoring and control;
- waste management plan implementation;
- waste management permitting and enforcement;
- control of hazardous waste movements;
- pollution incident response;
- environmental awareness and education;
- burial grounds; and
- animal control, litter control and tidy towns.

These activities will continue throughout the lifetime of this Development Plan and key indicators will be monitored on an ongoing basis.

9.5 Environmental Awareness

There are obvious environmental benefits in creating an awareness of the environment generally and the contributions individuals, as well as sectors / industries, can make to its enhancement. South Dublin County Council is and will continue to be proactive in promoting environmental issues and

sustainable practices in the various sectors that have potential to cause deterioration in the quality of the natural or built resources within the county.

The council will continue to work local communities, groups, landowners, the National Parks and Wildlife Service (NPWS) and other relevant parties to identify, protect, manage and, where appropriate, enhance awareness and value of environmental benefits and biodiversity.

9.6 Green Infrastructure

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 open spaces, natural conservation areas, gardens and allotments and the services provided by it. It includes, for example, existing ditches to carry water rather than piped networks.

Green Infrastructure has positive economic, social and health benefits. Green infrastructure is provided as an integral part of sustainable development alongside other infrastructure such as utilities and transport networks if the maximum benefit from natural assets is to be obtained.

In this regard South Dublin County Council ensures the protection, enhancement and maintenance of the natural environment and recognise the economic, social, environmental and physical value of green spaces through the integration of Green Infrastructure planning and development in the planning process.

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.

No.	Policy / Objective
NCBH 2 Objective 2	To ensure the protection of designated sites in compliance with relevant EU Directives and applicable national legislation.
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

No.	Policy / Objective
	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 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.

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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.
NCBH 6 Objective 2	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: • 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	To ensure that development proposals within the Dublin Mountains protect existing ecological and geological features and archaeological landscapes.
NCBH 6 Objective 4	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.
NCBH 6 Objective 5	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
NCBH 6 Objective 6	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.
Policy 7: Liffey River Valley and Special Amenity Area Order	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).
NCBH 7 Objective 1	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: • 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,

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	• is designed and sited to minimise environmental and visual impacts, • and enhances the County's green infrastructure network.
NCBH 7 Objective 2	Within areas designated 'High Amenity – Liffey Valley' ('HA-LV'), non-residential development will only be permitted where it; • 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	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.
NCBH 7 Objective 5	To ensure that development proposals within the Liffey Valley, including local and regional networks of walking and cycling routes • 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	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.
NCBH 8 Objective 1	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; • does not significantly negatively impact on cultural heritage assets, on sensitive habitats, species, and ecosystem services, • is related to the area's amenity potential

No.	Policy / Objective
	• is designed and sited to minimise environmental and visual impacts and enhances the County's green infrastructure network.
NCBH 8 Objective 2	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.
NCBH 8 Objective 4	Within areas designated 'High Amenity – Dodder Valley', non-residential development will only be permitted where it; • 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

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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. 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

No.	Policy / Objective
	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).
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.

No.	Policy / Objective
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.
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.

No.	Policy / Objective
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.
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 Líonra 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.

No.	Policy / Objective
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.
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	

No.	Policy / Objective
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 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

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	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 hydromorphical 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.
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.

No.	Policy / Objective
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	To ensure compliance with the South Dublin Climate Change Action Plan and the provisions of the Council's Tree Management Strategy. • 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. • 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 recognises 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.

No.	Policy / Objective
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 *Chapter 3 Natural, Cultural and Built Heritage* 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.
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.

No.	Policy / Objective
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.
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).

No.	Policy / Objective
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 *Architectural Heritage Protection Guidelines for Planning Authorities (DAHG, 2011) 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).
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.

No.	Policy / Objective
H19 Objective 1	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: • 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. 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. 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.
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.
H20 Objective 1	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: • 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

No.	Policy / Objective
	The preservation of the high amenity landscape, views or vistas of the valley, biodiversity and amenity.
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	
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.

No.	Policy / Objective
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.
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.

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

10 Monitoring Programme

10.1 Introduction

The Planning and Development Act 2000 (as amended) requires that the Chief Executive of the Local Authority prepares a progress report on the implementation of the Plan. Given the environment is a significant consideration then the progress report will include the key findings of the environmental monitoring programme as outlined in this chapter of the SEA Environmental Report.

Monitoring of the Plan and its implications on the environment is paramount to ensure that the environment is not adversely affected through the implementation of the Plan. In accordance with Article 10 of the SEA Directive, monitoring must be carried out of the significant environmental effects directly related to the implementation of the Plan "*in order to, inter alia, identify at an early stage unforeseen adverse effects and to be able to undertake appropriate remedial action*." Departmental Guidelines on SEA[111] recommends that monitoring does not necessarily require new research activity, but that existing sources of information can be used and the task of data collection can be shared.

While considerable environmental data is directly available to South Dublin County Council (SDCC) such as water quality, recycling rates *etc*., other sources of information will be accessed to provide a comprehensive view of the impact of the implementation of the Plan. In this regard the Local Authority will work with other agencies with environmental mandates to gather data for the purposes of monitoring the Plan. Therefore, while monitoring specific elements of the environment is not strictly the preserve of the Council, SDCC will continue to liaise and work with the EPA, the NPWS, IFI as well as others in the pursuit of environmental conservation and protection through existing environmental monitoring procedures.

Refer to Chapter 13 (Implementation and Monitoring, Section 13.11) of the Plan, which also sets out monitoring structure, plan evaluation and reporting framework for SDCC.

10.2 Monitoring Indicators

It is proposed to base monitoring on a series of indicators which measure changes in the environment, especially changes which are critical in terms of environmental quality, for example

[111] Implementation of SEA Directive (2001/42/EC): Assessment of the Effects of Certain Plans and Programmes on the Environment Guidelines for Regional Authorities and Planning Authorities, 2004.

water or air pollution levels. The indicators aim to simplify complex interrelationships and provide information about environmental issues which is easy to understand. A list of environmental indicators is provided in Table 10.1. The indicators are based on the SEOs presented in Chapter 6 (SEA Objectives) have been derived from knowledge of the existing environmental issues within the Plan area and also from legislation, guidelines and higher level Plans.

Furthermore it is proposed to use a Geographical Information System (GIS) based monitoring system to monitor and assess the implementation of the Plan. This GIS based system will attempt to overcome any limitations in spatial analysis, to achieve an improved and better informed decision-making process, and provide data for future Development Plan reviews and the associated SEA process requirements.

Environmental indicator assessment during monitoring can show *positive / neutral* impacts or *negative* impacts on the environment. Where an indicator value highlights a *positive / neutral* impact on the environment, it is likely that the policies and objectives of the Plan are well defined with regard to the environment. Conversely where the objectives of the Plan have a *negative* impact on the environment, it may be necessary to review the objectives of the Plan or to take some other form of intervention. For example, if an objective or policy is having a significant adverse impact, a variation may be considered during the lifetime of the Plan.

Measurements for indicators generally come from existing monitoring sources. Existing monitoring sources include those maintained by the relevant authorities including SDCC, the Environmental Protection Agency (EPA), the National Parks and Wildlife Service (NPWS) and the Central Statistics Office (CSO).

10.3 Monitoring Targets

The SEA Strategic Environmental Objectives (SEOs) are paired with specific targets. Environmental indicators are used to track the process in achieving the targets. Table 10.1 sets out the SEA Objectives, Targets and Indicators or the Plan.

SDCC is responsible for the ongoing review of indicators and targets, collating existing relevant monitored data, the preparation of monitoring evaluation report(s), the publication of these reports and, if necessary, the carrying out of corrective action.

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.	▪ 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.	▪ 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	▪ 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
(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			

Objectives	Targets	Indicators	Data Sources, Responsibility and Frequency (subject to available resources)
genetic exchange of wild species.	▪ No loss of protected habitats and species during the lifetime of the Plan. ▪ Prevent the introduction or spread of invasive or alien species.	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. ▪ Number, type and location of invasive species identified.	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_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.	▪ Development within the residential and employment growth areas identified in the MASP. ▪ Progress on implementation of extant planning permissions,	▪ Percentage of development within the residential and employment growth areas identified in the MASP.	▪ GeoDirectory, CSO dwelling completion. ▪ Housing Taskforce Returns, MASP Implementation Group.

Objectives	Targets	Indicators	Data Sources, Responsibility and Frequency (subject to available resources)
(PHH_2) Promote economic growth to encourage retention of working age population and funding of sustainable development and environmental protection.	delivery rate of units per neighbourhood within the overall settlement. ▪ 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 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;	▪ Number / percentage of units delivered within overall settlements. ▪ 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. ▪ 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.	▪ Internal review of progress on implementing Plan objectives. ▪ SDCC Planning Data (APAS) and BCMS. ▪ Review of Strategy Implementation. ▪ Implementing requirements of Corporate Plan / LECP. ▪ POWSCAR[112] data from next census, review of Council programmes. ▪ 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_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.			

[112] Place of Work, School or College - Census of Anonymised Records - POWSCAR

Objectives	Targets	Indicators	Data Sources, Responsibility and Frequency (subject to available resources)
	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.	▪ Number of actions in the Cycle South Dublin. ▪ Proportion of people reporting regular cycling / walking to school and work above 2016 CSO figures.	
Land, Soils & Geology (LSG)			
(LSG_1) Safeguard sensitive soil, resources and geological heritage sites against pollution and degradation.	▪ 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.	▪ 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,	▪ 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.			

Objectives	Targets	Indicators	Data Sources, Responsibility and Frequency (subject to available resources)
		in comparison with previous year/s. ▪ Excessive land-filling of quality soils. ▪ Incidences of soil contamination.	
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.	▪ 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	▪ 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	▪ 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.

Objectives	Targets	Indicators	Data Sources, Responsibility and Frequency (subject to available resources)
(W_2) Avoid inappropriate development in areas at risk of flooding and areas that are vulnerable to current and future erosion.	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 Relief Measures. Compliance with the Flood Risk Management Guidelines at site and plan level.	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.	▪ SDCC Planning Data (APAS).
(W_3) Integrate sustainable water management solutions (such as SuDS, porous surfacing and green roofs) into development proposals.			

Objectives	Targets	Indicators	Data Sources, Responsibility and Frequency (subject to available resources)
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.	▪ 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).	▪ 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.	▪ 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.			

Objectives	Targets	Indicators	Data Sources, Responsibility and Frequency (subject to available resources)
Climate Change (CC)			
(CC_1) Minimise contribution to Climate Change by adopting mitigation and adaptation measures.	▪ Implementation of South Dublin Climate Action Plan 2019-2024. ▪ Achieve transition to a competitive, low carbon, climate-resilient and environmentally sustainable economy by 2050. ▪ 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. ▪ Decrease in the proportion of journeys made by residents of the county using private fossil	▪ 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. ▪ 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. ▪ Percentage population within the Plan area travelling to work or school by public transport or non-	▪ SDCC Climate Change Team and action tracker. Yearly report on progress presented to Council. ▪ POWSCAR[113] 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).			
(CC_3) Contribute towards the reduction of greenhouse gas emissions in line with national targets.			

[113] Place of Work, School or College - Census of Anonymised Records - POWSCAR

Objectives	Targets	Indicators	Data Sources, Responsibility and Frequency (subject to available resources)
(CC_4) Encourage and promote development resilient to the effects of climate change.	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. ▪ 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. ▪ To promote reduced energy consumption and support the uptake of renewable options and a move away from solid fuels for residential heating.	mechanical means, above 2016 CSO figures. ▪ A competitive, low-carbon, climate-resilient and environmentally sustainable economy. ▪ 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.	
(CC_5) Promote the use of renewable energy, energy efficient development and increased use of public transport.			

Objectives	Targets	Indicators	Data Sources, Responsibility and Frequency (subject to available resources)
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.	▪ 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.	▪ 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.	▪ 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.

Objectives	Targets	Indicators	Data Sources, Responsibility and Frequency (subject to available resources)
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.	▪ 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.	▪ 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).	▪ 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.	▪ 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.	▪ Percentage of waste going to landfill and recycling when compared with 2020 figures. ▪ Percentage of waste used for energy production	▪ SDCC Planning Data (APAS) / Regional Waste Management Plan Reports; Planning conditions reviewed. ▪ Internal monitoring of likely significant environmental

Objectives	Targets	Indicators	Data Sources, Responsibility and Frequency (subject to available resources)
(MA_2) Promote the circular economy, reduce waste, and increase energy efficiencies.	▪ 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 proposals; carrying out of traffic studies. ▪ An increase in provision of cycle lanes and pedestrian routes.	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.	effects of grants of permission (grant by grant). ▪ CSO data. ▪ Consultations with Irish Water. ▪ SDCC Planning Data (APAS) and Roads Section. ▪ NTA and TII; POWSCAR[114] data from future census data. ▪ Department of Housing, Planning and Local Government in conjunction with Local Authorities. ▪ Department of Communications, Climate Action and Environment.
(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.			

[114] Place of Work, School or College - Census of Anonymised Records - POWSCAR

11 Conclusion

The South Dublin County Development Plan (2022-2028) with its supporting policies and objectives are key to the future sustainable development of the county. The Plan aims to balance the needs of the future population with the preservation, conservation and enhancement of the environment. The Plan has a strong focus towards sustainability.

The SEA process has been carried out in conjunction with the Appropriate Assessment (AA) of the Plan. This allows for an early indication of the potential environmental effects likely to occur as a result of the implementation of the Plan. As a result changes or alterations to the Plan are made throughout the course of its preparation. Through this process of assessment and re-assessment, it was identified that particular objectives could potentially have a *negative* environmental impact on particular environmental receptors or on a number of them simultaneously. The benefit therefore of preparing the Plan and proposed amendments, the AA, and the SEA Environment Report ensures that these issues are highlighted at an early stage in the process. This allows potential *negative* impacts of the Plan to be addressed early on and effectively eliminated and for drafting and inclusion of objectives and policies that are specific to the protection of the environment.

The chosen development strategy as set out in the Plan has been assessed in terms of its overall sustainability and its potential to impact on the environment. The policies and objectives contained within the Plan were assessed for likely significant environmental effects and indicate that the full implementation of the Plan will not result in a significant *negative or adverse* impact on the environmental resources within the county. Where potential for *negative* impacts on the environment was identified, mitigation measures have been proposed. It has been shown in this report the Plan will have a *neutral to positive* impact on the environment as a whole.

The AA has concluded that assuming the successful implementation of the objectives of the Plan with the proposed amendments, there will be *no likely significant effects* on the Natura 2000 network in South Dublin and its environs, either by the Plan in isolation or in-combination with other Plans and Projects pertaining to the area.

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

At the outset of the assessment process, a number of environmental issues were identified. While these are and remain the key environmental challenges facing the Council over the lifetime of the Plan, they also have complex interrelationships with other environmental receptors. Therefore, the imperative is to promote a holistic, all-inclusive response towards the protection of the natural assets within the Plan area. For example groundwater for human consumption can be improved if restrictions on inappropriate land uses and surface based activities are applied. Subsequently, efforts made to improve water quality also have beneficial impacts on soil quality, habitat conservation, landscape and visual quality etc. The potential synergies at play, if appropriately addressed, will lead to an improvement in the quality of life for the residents of the plan area.

In summary, the assessment of the Plan has concluded that its policies and 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. The Plan, as currently presented, balances growth with environmental protection and can deliver a sustainable future for the inhabitants of the area.

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Appendix A1

Contents of Plan

Table A1.1: Contents of the South Dublin County Development Plan 2022-2028

Volume	Content & Main Strategic Objectives
Volume 1: Written Statement	
Chapter 1 Introduction	This chapter is the introduction to the Plan and provides an overview of the process along with key legislative requirements. It includes the underlying themes of the Plan.
Chapter 2 Core Strategy	This chapter sets out the Core Strategy for the Plan which has informed the overall vision for future development within the county up to 2028. Climate Action is integrated as a key overarching theme for all aspects of the Plan, a key element of which is compact growth. The Core Strategy is made up of the settlement hierarchy and growth strategy for South Dublin and is an essential part of the Plan demonstrating that the quantum and location of development in the County is in line with the National and Regional planning policy.
Chapter 3 Natural, Cultural and Built Heritage	This chapter identifies the natural, cultural and built heritage assets which shape South Dublin and create a sense of place and local distinctiveness. Natural, cultural and built heritage includes diverse landscapes, varied flora and fauna, historic buildings and streetscapes, and rich archaeological history, for current and future generations to appreciate and enjoy. Objectives: ▪ 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. ▪ To support the implementation of the National Biodiversity Action Plan and the All-Ireland Pollinator Plan. ▪ To prevent development and activities that would adversely affect the integrity of any Natura 2000 site located within or adjacent to the county. ▪ To ensure that development does not have a significant adverse impact on biodiversity, including known rare and threatened species. ▪ To protect and enhance the important biodiversity resources. ▪ To favour the preservation in-situ of all sites, monuments and features of significant historical or archaeological interest. ▪ To protect and enhance the unique landscape character of the county. ▪ To ensure the protection of all structures (or parts of structures) and their immediate surroundings including the curtilage and attendant grounds of structures identified.

Volume	Content & Main Strategic Objectives
	▪ To prohibit demolition of a structure that positively contributes to the architectural character of the ACA.
Chapter 4 Green Infrastructure (GI)	This chapter promotes the development of an integrated GI network for South Dublin, while enhancing existing biodiversity and natural heritage. Objectives: ▪ To protect, enhance and further develop a multifunctional GI network, using an ecosystem services approach. ▪ To implement and monitor the *South Dublin County GI Strategy*. ▪ To require development to incorporate GI as an integral part of the design concept for all development in the county. ▪ To reduce fragmentation and enhance South Dublin's GI network. ▪ To protect and enhance the county's hedgerow network. ▪ To ensure that no development occurs on flood-plains along the existing watercourses. ▪ To protect and enhance the natural regime of the watercourses of the county. ▪ To provide accessible, attractive and safe routes linking settlements to the GI network of the county.
Chapter 5 Quality Design and Healthy Place-making	This chapter sets out wide ranging policies and objectives which are critical to maintaining and recognising our existing natural and built environment assets while also sensitively managing and positively influencing the future delivery of sustainable housing and jobs growth, transport interventions and community infrastructure within the county. Objectives: ▪ To support the development of successful and sustainable neighbourhoods that are connected to and provide for a range of local services and facilities. ▪ To promote the creation of successful and sustainable neighbourhoods through the application of the eight key design principles to ensure the delivery of attractive, connected, and functional places to live, work, visit, socialise and invest in throughout the county. ▪ To support and facilitate proposals which contribute in a positive manner to the character and setting of an area. ▪ To promote the delivery of neighbourhoods that are attractive, connected, vibrant and well-functioning places to live, work, visit, socialise and invest in. ▪ To 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.

Volume	Content & Main Strategic Objectives
	▪ To promote a multi-disciplinary and co-ordinated approach to the delivery and management of the public realm within South Dublin. ▪ To support and facilitate development which incorporates exemplary standards of high-quality, sustainable and inclusive urban design, urban form and architecture.
Chapter 6 Housing	This chapter outlines the strategy and objectives to ensure the delivery of high quality homes in sustainable communities and to meet the housing needs within the county. Objectives: ▪ To ensure adequate and appropriate land is zoned to facilitate and implement the aims of the Core Strategy. ▪ To deliver sustainable development, and to meet likely future housing need in the county. ▪ To ensure that housing is available to meet the needs of people of all incomes and needs. ▪ To provide social and affordable housing over the Plan. ▪ To maximise the use of existing housing stock, facilitating and promoting upgrade / retrofit of existing stock reducing energy demand and addressing Climate Change. ▪ To facilitate and support relevant agencies in the development of emergency accommodation. ▪ To promote a high quality of design and layout in new residential development.
Chapter 7 Sustainable Movement	This chapter outlines the strategy and objectives to increase the number of people walking, cycling and using public transport and to reduce the need for car journeys. This should result in a more active and healthy community, a more attractive public realm, safer streets, less congestion, reduced carbon emissions, better air quality, and a positive climate impact. Objectives: ▪ To achieve and monitor a transition to more sustainable travel modes. ▪ To support the delivery of key sustainable transport projects. ▪ To ensure that future development is planned and designed in a manner that facilitates sustainable travel patterns. ▪ To ensure that connectivity for pedestrians and cyclists is maximised. ▪ To work closely with transport agencies. ▪ To ensure that all streets and street networks are designed to passively calm.

Volume	Content & Main Strategic Objectives
Chapter 8 Community Infrastructure and Public Open Space	This chapter outlines the strategy and objectives to guide the development of community infrastructure and public open space in the county. SDCC will seek to provide, where it is within its remit, community infrastructure that meets the social and recreational requirements of each neighbourhood within the county. Objectives: ▪ To recognise that social / community infrastructure is a vital part of all neighbourhoods and contributes greatly to the social fabric and quality of life. ▪ To recognise that community facilities serve as focal points for the neighbourhoods they serve and provide opportunities for interaction. ▪ Commitment to the delivery of social / community infrastructure and will continue to pursue a range of funding and delivery mechanisms. ▪ To recognise the importance of sports facilities for health and wellbeing and is committed to ensuring that all communities have access to a range of such facilities to meet a diversity of needs. ▪ To support the sustainable development of good quality and accessible childcare and early education infrastructure in the county. ▪ To recognise the importance of the role of higher and further education in providing for the economic and social wellbeing of the county's population. ▪ To support development of the arts at a local level and strives to provide opportunities for all who live in, work in and visit the county to engage with the arts at different levels. ▪ To recognise the importance of places of worship and multi-faith centres in meeting the diverse religious and cultural needs of the county's population. ▪ Local Authorities are responsible for ensuring that there are adequate burial facilities, including the acquisition of lands for such facilities where necessary. ▪ SDCC will continue to co-operate with Dublin City Council (DCC) in the development and upgrading of the fire service within the Dublin Region.
Chapter 9 Economic Development	This chapter sets out a broad spatial framework for enterprise and employment including the retail strategy for the county. Retailing, transportation and distribution, industry and manufacturing, professional and financial services, medical and

Volume	Content & Main Strategic Objectives
And Employment	pharmaceuticals are the key economic sectors in the County. Economic activity is focused into enterprise lands and urban centres for the most part, with a number of identifiable economic clusters. Objectives: ▪ To support sustainable enterprise and employment growth. ▪ Recognising the importance of the green economy as industry mitigates and adapts to climate change. ▪ To support the green economy as a means of future proofing South Dublin's economy and facilitate this through orderly growth. ▪ To recognise that good place-making is a critically important competitive advantage in the attraction of business to an area. ▪ To support urban growth and regeneration through the promotion of good place-making to attract employees and employers.
Chapter 10 Energy	This chapter addresses all sectors of the economy and county with a view to integrating the sustainable energy approach into all development. Climate action measures underpin every aspect of the Plan from the adoption of the compact growth and sustainable transport approaches to population growth / transport to the integration of place-making and green infrastructure at county and local level creating places of quality to live and work. Objectives: ▪ Further develop and implement climate action and energy related initiatives in the county. ▪ To promote the delivery of EV charging facilities in accordance with relevant building regulations and national and regional policy and guidance. ▪ To support the delivery of low carbon district heating networks at appropriate locations across the county. ▪ To support the investigation of both deep and shallow geothermal energy sources throughout the county. ▪ To support the delivery of District Heating Proposals subject to proven feasibility within areas. ▪ To promote the development of waste heat technologies and the utilisation and sharing of waste heat in areas. ▪ To promote the development of solar energy infrastructure in the county. ▪ Recognising that wind energy has significant potential to help meet renewable energy targets at a national level subject to ensuring no adverse impact on the wider environment.

Volume	Content & Main Strategic Objectives
Chapter 11 Infrastructure & Environmental Services	This chapter outlines the strategy and objectives to 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. Objectives: ▪ To work in conjunction with Irish Water to protect existing water and drainage infrastructure. ▪ To promote water conservation and best practice water conservation in all developments. ▪ To maintain, improve and enhance the environmental and ecological quality of our surface waters and groundwater. ▪ To protect the regionally and locally important aquifers within the county. ▪ To protect surface water quality. ▪ To promote and facilitate the provision of appropriate telecommunications infrastructure. ▪ To provide for, promote and facilitate high quality sustainable waste recovery and disposal infrastructure / technology. ▪ 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.
Chapter 12 Our Neighbourhoods	This chapter sets out the key strategic policies relevant to each of the seven neighbourhood areas identified within the Plan which when combined will contribute towards the achievement of sustainable neighbourhoods. The neighbourhoods are: ▪ Clondalkin / Clonburris / Grange Castle. ▪ Naas Road. ▪ Rural / Uplands. ▪ Tallaght. ▪ Templeogue / Walkinstown / Rathfarnham / Firhouse. ▪ Citywest / Saggart / Rathcoole / Newcastle. ▪ Lucan, Adamstown and Palmerstown.
Chapter 13 Implementation and Monitoring	This chapter sets out development standards and criteria that arise out of the policies and objectives of the Plan, to ensure that development occurs in an orderly and efficient manner and that it is in accordance with proper planning and sustainable development. It also sets out criteria for monitoring the implementation of Development Plan policies.
Appendices	Appendices to Plan

Volume	Content & Main Strategic Objectives
Land Use Zoning Maps	The purpose of land use zoning is to indicate the planning control objectives of the Council for the lands in its administrative area.

Appendix A2

Environmental Assessment of Plan

Table A2.1: Assessment of Policies and Objectives of South Dublin County Development Plan 2022-2028

Chapter 1 – Introduction, Strategic Vision & Climate Action

No.	Policy/Objective	SEA Assessment (against SEO's)	Mitigation Required	Protective
Chapter 1- Introduction, Strategic Vision & Climate Action				
CA 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.	Positive Environmental Effects	No	Yes
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).	Positive Environmental Effects	No	Yes
CA Objective 2	To ensure spatial and infrastructure planning are consistent with climate mitigation and adaptation objectives.	Positive Environmental Effects	No	Yes
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)	Positive Environmental Effects	No	Yes

Climate 2 – Core Strategy & Settlement Strategy

No.	Policy/Objective	SEA Assessment (against SEO's)	Mitigation Required	Protective
Chapter 2 – Core Strategy & 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.	Positive Environmental Effects	No	Yes
CS1 Objective 1	To 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.	Positive Environmental Effects	No	Yes
CS1 Objective 2	To 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.	Positive Environmental Effects	No	Yes
CS1 Objective 3	To seek funding from appropriate sources, including central government funding mechanisms, to secure the delivery of National Strategic Outcomes for the Strategic Development Areas under the National Planning Framework.	Uncertain Environmental Effects (All SEO's)	Yes	
Policy 2: Naas Road / Ballymount Regeneration lands	Deliver a development framework for the regeneration of the Naas Road lands in conjunction with Dublin City Council which underpins the strategic aims of the National Planning Framework and Regional Spatial Economic Spatial Strategy.	Uncertain Environmental Effects (All SEO's)	Yes	
CS2 Objective 1	To prepare a Local Area Plan or other appropriate mechanism for the zoned Regeneration (REGEN) lands and other lands at Naas Road/Ballymount as defined by the City Edge project boundary. The LAP or equivalent will commence in 2022 and provide a framework for the sequential and phased development of the lands, integrating sustainable transport, land use and blue and green infrastructure. The City Edge Strategic Framework will inform this Statutory Plan.	Uncertain Environmental Effects (All SEO's)	Yes	
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.	Positive Environmental Effects	No	Yes
Policy 3: Monitoring Population and Housing Growth	Promote and facilitate housing and population growth in accordance with the overarching Core Strategy to meet the needs of current and future citizens of South Dublin County	Uncertain Environmental Effects (All SEO's)	Yes	
CS3 Objective 1	To ensure that sufficient zoned land is available to satisfy the housing and population requirements of the County, as set out under the Ministerial Guidelines for Housing Supply and the Regional Spatial and Economic Strategy, over the lifetime of the Plan and to ensure that brownfield sites are prioritised for development over greenfield sites in line with the regional strategy.	Uncertain Environment Effects (All SEOs)	Yes	
CS3 Objective 2	To implement a robust monitoring process for all housing delivery including the performance of large-scale housing developments (Schemes for 100 units+) for each neighbourhood area and settlement within the County to allow for ongoing assessment of delivery targets whilst ensuring overdevelopment does not occur in any particular area and to ensure that the delivery of necessary infrastructure is possible to ensure the sustainability of communities.	Neutral / Positive Environment Effects	No	
CS3 Objective 3	To provide for flexibility in achieving the housing supply targets and meeting housing demand, the Council will consider the re-distribution of housing and population figures within the settlement and Neighbourhood Areas. In this regard, where a site greater than 0.25ha has the potential to exceed the allocation for a particular Neighbourhood Area as set out under Core Strategy Table 11, the applicant must demonstrate to the Planning Authority that the proposal is aligned with the overall growth target for the County, any necessary investment in infrastructure and the provision of employment together with supporting amenities and services. The Council will monitor the delivery of housing units to ensure general compliance with the Core Strategy and housing supply targets for the County and to inform the redistribution potential outlined above.	Uncertain Environment Effects (All SEOs)	Yes	
CS3 Objective 4	Maintain and further expand the database of greenfield, brownfield and infill sites as part of the active land management process	Neutral / Positive Environment Effects	No	
CS3 Objective 5	To create and maintain a database of land zoned for residential development that has not yet been developed including, where available, information on why this land has not been developed so as to inform future zoning and de-zoning decisions.	Neutral / Positive Environment Effects	No	
CS3 Objective 6	To ensure the phased development of new housing areas in tandem with the delivery of physical and social infrastructure provision as identified within Local Area Plans or as informed by assessments carried out by the Planning Authority.	Positive Environmental Effects	No	

No.	Policy/Objective	SEA Assessment (against SEO's)	Mitigation Required	Protective
Chapter 2 – Core Strategy & Settlement Strategy				
Policy 4: Active Land Management	Facilitate the re-use and regeneration of vacant sites and landbanks through various measures to promote compact urban growth in line with the Core Strategy.	Uncertain Environment Effects (All SEOs)	Yes	
CS4 Objective 1	Implement the Vacant Site Levy for vacant development sites, as appropriate, in the County and continue to make publicly available a register of vacant sites, as set out in the Urban Regeneration and Housing Act 2015 (or any superseding Act).	Neutral / Positive Environment Effects	No	
CS4 Objective 2	To promote the delivery of residential development through active land management measures and a co-ordinated planned approach to developing appropriately zoned lands at key locations, including regeneration areas, vacant sites and under-utilised areas	Neutral / Positive Environment Effects	No	
CS4 Objective 3	To deliver development through the compulsory purchase of land as part of active land management where the context requires for compact growth and for the benefit of the common good.	Uncertain Environment Effects (All SEOs)	Yes	
CS4 Objective 4	To secure funding from appropriate sources, including central government funding mechanisms, to secure the delivery of National Strategic Outcomes under the National Planning Framework.	Neutral / Positive Environment Effects	No	
CS4 Objective 5	To ensure that the long-term vacant houses in St Maelruan's Park will no longer be left vacant and allowed to go into a state of disrepair.	Positive Environmental Effects	No	
Policy 5: Lands for Employment	Ensure that sufficient serviced lands continue to be available in the right place for employment generation over the lifetime of the Development Plan	Uncertain Environment Effects (All SEOs)	Yes	
CS5 Objective 1	To focus high intensity employment generating uses around high-capacity public transport nodes	Neutral / Positive Environment Effects	No	
CS5 Objective 2	To ensure that, insofar as possible, space extensive enterprise is located on lands which are outside the M50 and which do not compromise labour intensive opportunity on zoned lands adjacent to public transport.	Potentially Negative Environment Effects (All SEOs)	Yes	
CS5 Objective 3	To support mixed use employment activities in our urban areas in accordance with the settlement and retail hierarchies.	Uncertain Environment Effects (All SEOs)	Yes	
CS5 Objective 4	To monitor and further develop the database of employment lands within the County.	Neutral / Positive Environment Effects	No	
CS5 Objective 5	To ensure that a section of any lands zoned EE or REGEN are set aside for local enterprise hubs for developing businesses or for shared workspaces serving people who are unable to work from home but who want to carry out their work close to where they live.	Neutral / Positive Environment Effects	No	
CS5 Objective 6	To ensure that as part of the two-year statutory review of the Development Plan, an evidence-based analysis of employment lands, including the potential for agri-hub employment, will be undertaken and should there be evidence for the need for further employment zoning within the lifetime of the Plan, a Variation to the Plan will be immediately initiated informed by: • Analysis of the type of employment need • Analysis of the appropriate location/s to serve such need and the appropriate zoning objective • Relevant National and Regional policy and proper planning and sustainable development.	Neutral / Positive Environment Effects	No	
Policy 6: Settlement Strategy – Strategic Planning Principles	Promote the consolidation and sustainable intensification of development within the urban settlements identified in the settlement hierarchy.	Neutral / Positive Environment Effects	No	
CS6 Objective 1	To implement the Growth Strategy detailed in the RSES in particular, the delivery of sustainable growth in the Metropolitan Area through the Dublin Metropolitan Area Strategic Plan. (Consistent with RPO 3.1)	Neutral / Positive Environment Effects	No	
CS6 Objective 2	To promote compact growth and support high quality infill development in existing urban built-up areas by achieving a target of at least 50% of all new homes within or contiguous to the built-up area of Dublin City and Suburbs (Consistent with NSO 1, RSO 2, NPO 3b and RPO 3.2)	Uncertain Environment Effects (All SEOs)	Yes	
CS6 Objective 3	To promote compact growth and support high quality infill development in existing urban built-up areas, outside Dublin City and Suburbs, by achieving a target of at least 30% of all new homes within or contiguous to the CSO defined settlement boundaries (Consistent with NPO 3b and RPO 3.2)	Uncertain Environment Effects (All SEOs)	Yes	

No.	Policy/Objective	SEA Assessment (against SEO's)	Mitigation Required	Protective
Chapter 2 – Core Strategy & Settlement Strategy				
CS6 Objective 4	To promote higher densities (50+ units per hectare) subject to meeting qualitative standards at appropriate locations, in urban built-up areas, especially near urban centres and/or high-capacity public transport nodes in line with prevailing Section 28 Ministerial Guidelines and where it can be demonstrated that the necessary infrastructure is in place or can be provided to facilitate the development.	Uncertain Environment Effects (All SEOs)	Yes	
CS6 Objective 5	To design future development in a manner that facilitates sustainable travel patterns, with a particular focus on increasing the share of active modes (walking and cycling) and public transport use and creating a safe attractive, universally-accessible street environment for pedestrians and cyclists, where adequate transport links are in place, or will be situated, close to new developments and to existing developments which need them.	Uncertain Environment Effects (All SEOs)	Yes	
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.	Positive Environmental Effects	No	Yes
Policy 7: Consolidation Areas within the Dublin City and Suburbs	Promote the consolidation and sustainable intensification of development within the Dublin City and Suburbs settlement boundary	Uncertain Environment Effects (All SEOs)	Yes	
CS7 Objective 1	To promote more intensive population and employment uses focussing on good community, civic and school facilities, good quality streets and spaces whereby existing and new neighbourhoods are knitted together alongside essential infrastructure and amenities that are required to develop sustainable communities and employment within the key urban centres, consistent with RPO 4.3	Neutral / Positive Environment Effects	No	
CS7 Objective 2	Promote and support the regeneration of underutilised industrial areas designated with Zoning Objective Regeneration 'REGEN' ('to facilitate enterprise and/or residential led regeneration subject to a development framework or plan for the area incorporating phasing and infrastructure delivery).	Neutral / Positive Environment Effects	No	
CS7 Objective 3	To promote and support the development of undeveloped zoned lands, infill and brownfield and promote pre-application consultation in accordance with Section 247 of the Planning and Development Act 2000 (as amended) (Consistent with RPO 4.3).	Uncertain Environment Effects (All SEOs)	Yes	
CS7 Objective 4	To promote and facilitate development at the Strategic Development Zones at Adamstown and Clonburris, in accordance with their planning scheme and associated phasing requirements, whilst adapting to and facilitating emerging transport service level pattern needs.	Neutral / Positive Environment Effects	No	
CS7 SLO1	To provide low density housing on these zoned lands to the east of no. 36 Ash Park Court to a maximum of one housing unit, subject to all normal planning application requirements, ensuring the protection of nearby trees.	Neutral / Positive Environment Effects	No	
Policy 8: Saggart	Support the sustainable long-term growth of Saggart by focusing growth within and contiguous to the village core to create a critical mass of population and jobs based on local demand and the ability of local services to cater for sustainable growth levels.	Uncertain Environment Effects	Yes	
CS8 Objective 1	To facilitate the commencement and completion of development on zoned residential lands within and contiguous to the settlement boundary facilitating connections to the village core and other areas to provide for active travel and the provision of necessary open space and community amenities in close proximity.	Uncertain Environment Effects (All SEOs)	Yes	
CS8 Objective 2	To support development which focuses on well-designed infill development along the main street and core village area of Saggart.	Uncertain Environment Effects (CH1)	Yes	
CS8 Objective 3	To proactively support and promote the highest levels of services, social infrastructure, facilities, retail and economic activity to meet the needs of current and future growth in line with the scale and function of Saggart within the settlement hierarchy.	Uncertain Environment Effects (All SEOs)	Yes	
CS8 SLO1	To facilitate the delivery of residential lands at Mill Road Saggart which fully integrates with the adjoining lands to the south and in tandem with the delivery of a park space centrally located on the subject lands, a play space, creche, the integration of strong cycling and pedestrian permeability proposals agreed to the satisfaction of the Planning Authority and the provision of appropriate noise mitigation measures along the northern boundary.	Uncertain Environment Effects (All SEOs)	Yes	

No.	Policy/Objective	SEA Assessment (against SEO's)	Mitigation Required	Protective
Chapter 2 – Core Strategy & Settlement Strategy				
Policy 9: Newcastle	Support the sustainable long-term growth of Newcastle by focusing development growth within the current settlement boundary and based on the ability of local services to cater for sustainable growth levels.	Uncertain Environment Effects (All SEOs)	Yes	
CS9 Objective 1	To ensure that development proposals provide for infrastructure including community buildings, sports pitches and service provision in line with population growth as set out in the Newcastle LAP (2012 extended to December 2022) or any succeeding plan.	Uncertain Environment Effects (B, LSG, W, W, CH, LV)	Yes	
CS9 Objective 2	To support well designed infill and brownfield development on zoned lands along the main street, in particular where it provides for improved services, commercial, retail or mixed use provision to meet the needs of the growing population.	Uncertain Environment Effects (CH)	Yes	
CS9 Objective 3	To proactively support and promote the highest appropriate levels of services, social infrastructure, facilities, retail, open space amenity and economic activity to meet the needs of current and future growth in line with the scale and function of Newcastle within the settlement hierarchy.	Uncertain Environment Effects (All SEOs)	Yes	
CS9 Objective 4	To facilitate and commit to the delivery of new residential development in a coordinated manner, ensuring alignment with investment infrastructure and supporting amenities and services. Such measures shall be delivered through appropriate phasing in line with CS9 SLO1, SLO2, SLO3 and SLO4.	Uncertain Environment Effects (All SEOs)	Yes	
CS9 SLO1	To facilitate and commit to the delivery of Phase 1 residential lands at Burgage North in tandem with the delivery of 2 new street connections to main street and the provision of a new local park c. 0.3ha.	Uncertain Environment Effects (All SEOs)	Yes	
CS9 SLO2	To facilitate and commit to the delivery of Phase 1 residential lands at Burgage North to the north of St. Finian's Community Centre which reserve suitable lands to facilitate the extension of the existing community centre.	Uncertain Environment Effects (All SEOs)	Yes	
CS9 SLO3	A sequentially phased programme to be submitted alongside any planning application on the subject lands which provides for the delivery of the following in tandem with development or as described 1) No more than 200 units to be permitted before the commencement of the remaining lands of c. 1.4ha to provide for the full Taobh Chnoic Park to the south 2) Urban Park/Square c. 1ha in size (Burgage South Park) to the satisfaction of the planning authority, 3) East-West Link Street, 4) Sean Feirm Park c. 0.2ha in size, 5) a portion of Tower House Park c. 0.1ha. All applications shall demonstrate to the satisfaction of the Planning Authority how they are supporting the delivery of North South Street connections to the Main Street. With regards delivery of a new primary school at Taobh Chnoic, the timing of this will be subject to educational needs in consultation with the Department of Education. Prior to completion of 200 units confirmation to be provided from the Department of Education on the transfer of lands to provide for the school, subject to their confirmation of need.	Neutral / Positive Environment Effects	No	
CS9 SLO4	To commit to only facilitate the delivery of Phase 2 residential lands once identified infrastructure comprising of the Urban Park/Square c. 1ha in size, the additional 1.4ha for Taobh Chnoic Park and the East/West Link Street required within Phase 1 have been delivered to the satisfaction of the Planning Authority.	Neutral / Positive Environment Effects	No	
Policy 10: Rathcoole	Support the sustainable long-term growth of Rathcoole by focusing development growth along the main street based on local demand and the ability of local services to cater for sustainable growth levels.	Uncertain Environment Effects (CH, LV)	Yes	
CS10 Objective 1	To facilitate the commencement and completion of development on zoned residential lands within and contiguous to the settlement boundary of Rathcoole which recognises natural heritage assets and facilitates connections to the village core and other areas to provide for active travel opportunities.	Neutral / Positive Environment Effects	No	
CS10 Objective 2	To support development which focuses on well-designed infill development along the main street and core village area of Rathcoole.	Uncertain Environment Effects (CH)	Yes	
CS10 Objective 3	To proactively support and promote the highest levels of services, social infrastructure, facilities, retail and economic activity to meet the needs of current and future growth in line with the scale and function of Rathcoole within the settlement hierarchy.	Uncertain Environment Effects (All SEOs)	Yes	
CS10 Objective 4	To facilitate the delivery of new residential development in coordinated manner, ensuring alignment with investment infrastructure and supporting amenities and services. Such measures shall be delivered through appropriate phasing in line with CS10 SLO1 and SLO2.	Uncertain Environment Effects (All SEOs)	Yes	

No.	Policy/Objective	SEA Assessment (against SEO's)	Mitigation Required	Protective
Chapter 2 – Core Strategy & Settlement Strategy				
CS10 SLO1	To ensure that the provision of a primary school, library hub, 2 full sized GAA pitches and 1 junior pitch and associated pavilion, access road and open space is provided in tandem with new residential development having regard to the provisions of GI7 SLO2.	Uncertain Environment Effects (All SEOs)	Yes	
CS10 SLO2	To ensure the delivery of the necessary upgrades to the existing road to the west of the site being delivered in tandem with development. Development shall also provide for an appropriately landscaped riparian corridor along the eastern boundary of the subject lands and associated landscaping throughout the site.	Uncertain Environment Effects (All SEOs)	Yes	
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.	Positive Environment Effects	No	Yes
CS11 Objective 1	To implement the Rural Settlement Strategy contained in Chapter 6: Housing.	Uncertain Environment Effects (All SEOs)	Yes	
CS11 SLO1	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.	Neutral / Positive Environment Effects	No	Yes

No.	Policy/Objective	SEA Assessment (against SEO's)	Mitigation Required	Protective
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.	Positive Environmental Effects	No	Yes
NCBH1 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.	Positive Environmental Effects	No	Yes
NCBH1 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.	Positive Environmental Effects	No	Yes
NCBH1 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.	Positive Environmental Effects	No	Yes
Policy 2: Biodiversity	Protect, conserve, and enhance the County's biodiversity and ecological connectivity having regard to national and EU legislation and Strategies.	Positive Environmental Effects	No	Yes
NCBH2 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.	Positive Environmental Effects	No	Yes
NCBH2 Objective 2	To ensure the protection of designated sites in compliance with relevant EU Directives and applicable national legislation.	Positive Environmental Effects	No	Yes
NCBH2 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.	Positive Environmental Effects	No	Yes
NCBH2 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.	Positive Environmental Effects	No	Yes
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.	Positive Environmental Effects	No	Yes
NCBH3 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	Positive Environmental Effects	No	Yes
NCBH3 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.	Positive Environmental Effects	No	Yes
NCBH3 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 of a European site may only be	Positive Environmental Effects	No	Yes

No.	Policy/Objective	SEA Assessment (against SEO's)	Mitigation Required	Protective
Chapter 3 – Natural, Cultural and Built Heritage				
	permitted in exceptional circumstances, as provided for in Article 6(4) of the Habitats Directive as transposed into Irish legislation			
Policy 4: Proposed NHA's	Protect the ecological, visual, recreational, environmental and amenity value of the County's proposed Natural Heritage Areas and associated habitats and species.	Positive Environmental Effects	No	Yes
NCBH4 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.	Positive Environmental Effects	No	Yes
NCBH4 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.	Positive Environmental Effects	No	Yes
NCBH4 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.	Positive Environmental Effects	No	
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.	Positive Environmental Effects	No	Yes
NCBH5 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.	Positive Environmental Effects	No	Yes
NCBH5 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.	Positive Environmental Effects	No	Yes
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.	Positive Environmental Effects	No	Yes
NCBH6 Objective 1	To support the Dublin Mountains Partnership in conjunction with other stakeholders in the delivery of-co-ordinated and sustainable amenity initiatives for the wider Dublin Mountains, recognising and protecting the ecological, geological, archaeological, and cultural heritage of the Mountain landscape.	Uncertain Environment Effects (B, LSG, W, CH, LV)	Yes	
NCBH6 Objective 2	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: • 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.	Positive Environmental Effects	No	Yes
NCBH6 Objective 3	To ensure that development proposals within the Dublin Mountains protect existing ecological and geological features and archaeological landscapes.	Positive Environmental Effects	No	Yes
NCBH6 Objective 4	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.	Positive Environmental Effects	No	Yes
NCBH6 Objective 5	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.	Positive Environmental Effects	No	Yes
NCBH6 Objective 6	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.	Positive Environmental Effects	No	Yes
NCBH6 Objective 7	To support the re-routing of the Dublin Mountains Way away from public roads by improving access to publicly owned lands and investigating additional opportunities for permissive access paths wherever possible.	Uncertain Environment Effects (B, LSG, W, CH, LV)	Yes	

No.	Policy/Objective	SEA Assessment (against SEO's)	Mitigation Required	Protective
Chapter 3 – Natural, Cultural and Built Heritage				
Policy 7: Liffey River Valley and Special Amenity Area Order	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).	Positive Environmental Effects	No	Yes
NCBH7 Objective 1	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: - 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.	Positive Environmental Effects	No	Yes
NCBH7 Objective 2	Within areas designated 'High Amenity – Liffey Valley' ('HA-LV'), non-residential development will only be permitted where it; - 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.	Positive Environmental Effects	No	Yes
NCBH7 Objective 3	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.	Uncertain Environment Effects (B, LSG, W, CH, LV)	Yes	Yes
NCBH7 Objective 4	To facilitate and support the development of the Liffey Valley (Zoning Objective 'HA – LV') as an interconnected green space and park in collaboration with Dublin City Council, Fingal County Council, Kildare County Council, the OPW and other State agencies, existing landowners, community groups and sectoral and commercial interests in accordance with the Ministerial Order for the Liffey Valley SAAO by: - Carrying out a study of the lands that comprise Liffey Valley inclusive of the Special Amenity Area Order (SAAO) and adjacent lands; - Investigating and determining, as part of the study, viable and appropriate uses to support and facilitate the development of a Regional Park (Liffey Valley Park), with particular emphasis on enhancing the recreation, amenity value and accessibility of the area while protecting the valley's biodiversity and enhancing the green infrastructure network; - Identifying and designating, as part of the study, possible future new pedestrian routes and footbridge locations in accordance with 'Towards a Liffey Valley Park' (2007) or any superseding plan, including potential permissive access routes. Universal accessibility for all should be balanced with ensuring that environmental and built heritage sensitivities are not negatively impacted upon.	Uncertain Environment Effects (B, LSG, W, CH, LV)	Yes	
NCBH7 Objective 5	To ensure that development proposals within the Liffey Valley, including local and regional networks of walking and cycling routes - 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.	Positive Environmental Effects	No	Yes
NCBH7 Objective 6	To actively pursue the extension of publicly owned lands, either by direct purchase or land swap within and adjacent to the Liffey Valley Special Amenity area to create a linked series of park land and open spaces.	Uncertain Environment Effects (B, LSG, W, CH, LV)	Yes	
NCBH7 Objective 7	To work in collaboration with the owners of lands along the length of the river to seek to provide appropriate public access	Uncertain Environment Effects (B, W)	Yes	
NCBH7 Objective 8	To facilitate the development of Council owned lands adjacent to the Hermitage Clinic and elsewhere within the Liffey Valley as publicly accessible parkland and Green Infrastructure links as appropriate	Uncertain Environment Effects	Yes	

No.	Policy/Objective	SEA Assessment (against SEO's)	Mitigation Required	Protective
Chapter 3 – Natural, Cultural and Built Heritage				
NCBH7 Objective 9	To facilitate the reuse of an appropriate existing building in Lucan and Palmerstown as a tourist amenity and educational/interpretive centre.	Potentially Negative Environment Effects (B, LSG, W, CH, LV, MA)	Yes	
NCBH7 SLO 1	To investigate the potential of collaborating with Fingal County Council for the re-use of Shackleton's Mill as a tourism destination given its location in proximity to Lucan Village.	Uncertain Environment Effects (B, W, CH, LV)	Yes	
NCBH7 SLO 2	To work in collaboration with the owners of St Patrick's Hospital lands at St Edmundsbury, Lucan in the preparation of a Masterplan to examine the potential for the future provision of mental health services and accommodation on the existing hospital campus lands. The Masterplan will have full regard to the setting and integrity of the Protected Structures on the lands, the highly sensitive environmental characteristics of the site in relation to the Liffey Valley and Green Infrastructure principles and the need to provide appropriate public access including an area of accessible public realm within the lands and connectivity to adjacent lands to further the overall objective of developing a Liffey Valley public park.	Neutral / Positive Environment Effects	No	
Policy 8: Dodder Valley	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.	Positive Environmental Effects	No	Yes
NCBH8 Objective 1	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; - 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.	Positive Environmental Effects	No	Yes
NCBH8 Objective 2	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.	Positive Environmental Effects	No	Yes
NCBH8 Objective 3	To recognise the key role the Dodder River plays as an ecological corridor and a provider of ecosystem services in the County's Green Infrastructure, by facilitating and supporting the continued development of the Dodder Valley (Zoning Objective 'HA – DV') as a linear park, greenway, and an area of high amenity, recreational, heritage, geology, biodiversity and conservation value.	Uncertain Environment Effects (B, LSG, W, CH, LV)	Yes	
NCBH8 Objective 4	Within areas designated 'High Amenity – Dodder Valley', non-residential development will only be permitted where it; 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.	Positive Environmental Effects	No	Yes
NCBH8 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.	Positive Environmental Effects	No	Yes
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	Positive Environmental Effects	No	Yes
NCBH9 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.	Positive Environmental Effects	No	Yes
NCBH9 Objective 2	To facilitate the appropriate development of the Grand Canal as a recreational route for walking, cycling, nature study and water-based activities including fishing, canal boating, rowing, paddle boarding and canoeing/kayaking, subject to environmental safeguards and assessments.	Uncertain Environment Effects (B, W, CH)	Yes	

No.	Policy/Objective	SEA Assessment (against SEO's)	Mitigation Required	Protective
Chapter 3 – Natural, Cultural and Built Heritage				
NCBH9 Objective 3	To ensure that development along or adjacent to the Grand Canal contributes to the creation of an integrated network of appropriately designed walking and cycling routes connecting with the Grand Canal Way Green Route and which takes due cognisance of the sensitive nature of this national ecological corridor.	Uncertain Environment Effects (B, W, CH)	Yes	
NCBH9 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	Positive Environmental Effects	No	Yes
NCBH9 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.	Positive Environmental Effects	No	Yes
NCBH9 Objective 6	To seek the extension of the Grand Canal Way Green Route from the 12th Lock to Hazelhatch in partnership with Waterways Ireland and Kildare County Council, as one of the priority projects of the Cycle South Dublin programme, ensuring the safeguarding and enhancement of the ecological sensitivities as identified along this section of the Canal.	Uncertain Environment Effects (B, W, CH)	Yes	
NCBH9 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 footbridges/cycle bridges) are proposed, they should be designed so as to avoid fragmentation of linear habitat associated with the Grand Canal	Positive Environmental Effects	No	Yes
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.	Positive Environmental Effects	No	Yes
NCBH10 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).	Positive Environmental Effects	No	Yes
NCBH10 Objective 2	To ensure that the Council promptly and appropriately treats invasive species such as Japanese Knotweed, including where notified by members of the public that such species, located on public lands, pose a potential threat to property.	Positive Environmental Effects	No	
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.	Positive Environmental Effects	No	Yes
NCBH11 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.	Positive Environmental Effects	No	Yes
NCBH11 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.	Positive Environmental Effects	No	Yes
NCBH11 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.	Positive Environmental Effects	No	Yes
NCBH11 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).	Positive Environmental Effects	No	Yes
NCBH11 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 and that important heritage features and potential wildlife corridors are protected.	Positive Environmental Effects	No	Yes

No.	Policy/Objective	SEA Assessment (against SEO's)	Mitigation Required	Protective
Chapter 3 – Natural, Cultural and Built Heritage				
Policy 12: Geological Sites	Maintain the conservation value and seek the sustainable management of the County's geological heritage resource.	Positive Environmental Effects	No	Yes
NCBH12 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.	Positive Environmental Effects	No	Yes
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.	Positive Environmental Effects	No	Yes
NCBH13 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.	Positive Environmental Effects	No	Yes
NCBH13 Objective 2	To ensure that development is designed to avoid impacting on archaeological heritage including previously unknown sites, features and objects.	Positive Environmental Effects	No	Yes
NCBH13 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.	Positive Environmental Effects	No	Yes
NCBH13 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.	Positive Environmental Effects	No	Yes
NCBH13 Objective 5	To protect historical burial grounds within South Dublin County and encourage their maintenance in accordance with conservation principles.	Positive Environmental Effects	No	Yes
Policy 14: Landscapes	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	Positive Environmental Effects	No	Yes
NCBH14 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).	Positive Environmental Effects	No	Yes
NCBH14 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.	Positive Environmental Effects	No	Yes
NCBH14 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.	Positive Environmental Effects	No	Yes
NCBH14 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	Positive Environmental Effects	No	Yes
NCBH14 Objective 5	To protect skylines and ridgelines from development.	Positive Environmental Effects	No	Yes
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.	Positive Environmental Effects	No	Yes
NCBH15 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.	Positive Environmental Effects	No	Yes
NCBH15 Objective 2	To require a Landscape/Visual Assessment to accompany all planning applications for significant proposals that are likely to affect views and prospects.	Positive Environmental Effects	No	Yes
NCBH15 Objective 3	To seek to create a viewing platform in the vicinity of Woodford Hill to allow panoramic views from this which is the highest point in Clondalkin.	Uncertain Environment Effects (B, LV)	Yes	

No.	Policy/Objective	SEA Assessment (against SEO's)	Mitigation Required	Protective
Chapter 3 – Natural, Cultural and Built Heritage				
NCBH15 SLO 1	To facilitate a suitable and appropriate viewing platform, sensitive to surrounding ecological network, at Old Bawn Bridge in proximity to the Council's Nature Trail sign.	Uncertain Environment Effects (B, W, CH, LV)	Yes	
NCBH15 SLO 2	To facilitate the provision of a viewing area to King John's Bridge in Griffeen Valley Park, where feasible.	Uncertain Environment Effects (B, W, CH, LV)	Yes	
NCBH15 SLO 3	To seek to develop the area at the top of Esker Hill as a viewing location for views over Lucan Village and the Liffey Valley.	Uncertain Environment Effects (B, CH, LV)	Yes	
Policy 16: Industrial Heritage	Promote the County's industrial heritage.	Positive Environmental Effects	No	Yes
NCBH16 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.	Positive Environmental Effects	No	Yes
NCBH16 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.	Positive Environmental Effects	No	Yes
NCBH16 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.	Positive Environmental Effects	No	Yes
NCBH16 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.	Positive Environmental Effects	No	Yes
NCBH16 Objective 5	To preserve and develop the Fairview Oil Mills at Cherrywood Crescent in Clondalkin as the remains of the mill are a good example of functional industrial architecture and are an important reminder of the industrial heritage of the Clondalkin area.	Positive Environmental Effects	No	
NCBH16 Objective 6	To support the investigation of an appropriate location for the Joe Williams archive.	Neutral / Positive Environment Effects	No	
NCBH16 Objective 7	To promote and support the development of a tourist amenity and educational/interpretative centre, such as a working demonstration mill, within the Dodder Valley.	Neutral / Positive Environment Effects	No	
Policy 17: Irish Language Local Heritage	Promote, support and preserve the Irish Language within the County	Neutral / Positive Environment Effects	No	Yes
NCBH17 Objective 1	To promote the use and visibility of the Irish Language	Neutral / Positive Environment Effects	No	Yes
NCBH17 Objective 2	To support the preparation and implementation of an Irish Language Plan for Líonra Gaeilge Chluain Dólcáin / Clondalkin Irish Language Network Area, consistent with RPO 9.28 of the RSES.	Neutral / Positive Environment Effects	No	Yes
NCBH17 Objective 3	To continue to promote use of the Irish language in the naming of new residential developments.	Neutral / Positive Environment Effects	No	Yes
NCBH17 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.	Positive Environmental Effects	No	Yes
NCBH17 Objective 5	To support the use of the Irish language on shop fronts	Neutral / Positive Environment Effects	No	Yes
NCBH17 Objective 6	To promote the use of the Irish language in signage within the County.	Neutral / Positive Environment Effects	No	
NCBH17 Objective 7	To record heritage/pilgrim pathways in South Dublin County, such as the Slí Mór in Clondalkin village, to have this record collated in a comprehensive manner, and to develop mechanisms to initiate cultural heritage discussions regarding such pathways with a view to a formal quantification, assessment, sympathetic maintenance and protection of these routes as potential features of important local heritage interest.	Neutral / Positive Environment Effects	No	
Policy 18: Multi-Culturalism	Promote the County's multi-cultural heritage.	Neutral / Positive Environment Effects	No	Yes

No.	Policy/Objective	SEA Assessment (against SEO's)	Mitigation Required	Protective
Chapter 3 – Natural, Cultural and Built Heritage				
NCBH18 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	Neutral / Positive Environment Effects	No	Yes
NCBH18 Objective 2	To implement the actions identified in South Dublin County Council's Integration Strategy (2019-2023) or any subsequent strategies.	Neutral / Positive Environment Effects	No	
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.	Positive Environmental Effects	No	Yes
NCBH19 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.	Positive Environmental Effects	No	Yes
NCBH19 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.	Positive Environmental Effects	No	Yes
NCBH19 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	Positive Environmental Effects	No	Yes
NCBH19 Objective 4	To support alternative uses for Protected Structures including former institutional sites in order to provide continued security of the heritage value of these buildings, attendant grounds and associated landscape features. To this end, the relaxation of site zoning restrictions may be considered in order to secure the preservation and conservation of the protected structure where the use proposed is compatible with the existing structure and where the proposed development is consistent with best practice conservation policies and the proper planning and sustainable development of the area	Uncertain Environment Effects (CH, LV)	Yes	
NCBH19 Objective 5	5 To prohibit demolition and inappropriate alterations of Protected Structures unless in very exceptional circumstances.	Positive Environmental Effects	No	Yes
NCBH19 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.	Positive Environmental Effects	No	Yes
NCBH19 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.	Positive Environmental Effects	No	Yes
NCBH19 Objective 8	To support the restoration of the Mill Race (RPS Ref. 007), recognising that it is in private ownership, from where it leaves the Liffey at Fonthill to where it enters the Mills area at Palmerstown having regard to the potential for biodiversity enhancements	Uncertain Environment Effects (B, W, CH, LV)	Yes	
NCBH19 Objective 9	To investigate the merit of including the following on the Record of Protected Structures and where such merit is identified to undertake the necessary public consultation process under the Planning and Development Acts: - Palmyra House, Whitechurch Road, Rathfarnham, Dublin 16. - Friarstown House and outbuildings, Bohernabreena, Co. Dublin D24 F890. - SIAC Bridge, Monastery Road, Clondalkin, Dublin 22. - Old Milestone on north-west side of Templeogue Road Set in front of the modern boundary wall of No. 211 Templeogue Road, Dublin 6W. - Fort (or Callaghan's) Bridge, Kiltipper/Friarstown Upper/Ballinascorney Lower, Dublin 24. • Granite Boundary Stone outside Nos. 50/52, Whitehall Road, Dublin 12. - Road sign Bothair An Racadair, Whitehall Road	Positive Environmental Effects	No	
NCBH19 SLO 1	To pursue the development of an inter-county greenway through support for the refurbishment and re-use of the metal (silver) bridge in Palmerstown (the Lower Road, RPS ref. 006) which is in the ownership of Fingal County Council and to promote its usage into the sustainable movement infrastructure of the County through the Council actively seeking direct	Uncertain Environment Effects (B, W, CH, LV)	Yes	

No.	Policy/Objective	SEA Assessment (against SEO's)	Mitigation Required	Protective
Chapter 3 – Natural, Cultural and Built Heritage				
	access to and enhanced enjoyment of this structure through the acquisition of lands in private ownership within South Dublin to facilitate public use and enable connections between Fingal and South Dublin County and Dublin City.			
NCBH19 SLO 2	To prepare a Design Plan for St Cuthbert's Park and to make provision for St. Cuthbert's Church.	Neutral / Positive Environment Effects	No	
NCBH19 SLO 3	To protect Glebe House RPS Ref. 313 (Former Mary Mercer Trust Charter School for girls), Rathcoole	Positive Environmental Effects	No	Yes
Policy 20: Architectural Conservation Areas	Preserve and enhance the historic character and visual setting of Architectural Conservation Areas and carefully consider any proposals for development that would affect the special value of such areas.	Positive Environmental Effects	No	Yes
NCBH20 Objective 1	To avoid the removal of distinctive features that positively contribute to the character of Architectural Conservation Areas including building features, shop fronts, boundary treatments (including walls), street furniture, landscaping and paving.	Positive Environmental Effects	No	Yes
NCBH20 Objective 2	To prohibit demolition of a structure that positively contributes to the architectural character of the ACA.	Positive Environmental Effects	No	Yes
NCBH20 Objective 3	To ensure that new development, including infill development, extensions and renovation works within or adjacent to an Architectural Conservation Area (ACA) preserves or enhances the special character and visual setting of the ACA including vistas, streetscapes and roofscapes.	Positive Environmental Effects	No	Yes
NCBH20 Objective 4	To address dereliction and to welcome, encourage and promote appropriate and sensitive reuse and rehabilitation of buildings, building features and sites within Architectural Conservation Areas.	Positive Environmental Effects	No	Yes
NCBH20 Objective 5	To reduce and prevent visual and urban clutter within Architectural Conservation Areas including, where appropriate, traffic management structures, utility structures and all signage.	Positive Environmental Effects	No	Yes
NCBH20 Objective 6	To promote and support the reimagining of public spaces and places within Architectural Conservation Areas as part of improving positive placemaking (refer to Section 3.6.2 subsection Placemaking and the Historic Built Environment).	Uncertain Environment Effects (CH, LV)	Yes	
NCBH20 Objective 7	To ensure proposals for shopfronts and retail signage within ACAs adhere to best practice and achieve high quality designs which respect the character of the area. In this regard, applicants shall be required to have regard and adhere to the principles laid out in South Dublin's Shopfront Design Guide.	Positive Environmental Effects	No	Yes
NCBH20 Objective 8	To ensure that all planning applications for new developments within or immediately contiguous to an ACA include an Architectural Impact Assessment and Design Rationale addressing design considerations such as urban structure and grain, density and mix, scale, height, materials, landscape, views and landmarks and historic development	Positive Environmental Effects	No	Yes
NCBH20 Objective 9	To continue and complete the work on information leaflets and guidance documents for owners, occupiers and practitioners within Architectural Conservation Areas.	Neutral / Positive Environment Effects	No	
NCBH20 SLO 1	To investigate the purchase and development of the old RIC Barracks on the Old Nangar Road which is a Protected Structure within the present Architectural Conservation Area (ACA).	Positive Environmental Effects	No	
NCBH20 SLO 2	To secure the preservation and enhancement of the Palmerstown Lower (Mill Complex) ACA, to actively promote the restoration of industrial heritage including the former mills, mill races and other buildings on Mill Lane and surrounds and to explore their use for residential, tourism / outdoor recreation and / or commercial purposes related to public enjoyment of this amenity.	Positive Environmental Effects	No	
Policy 21: Vernacular / Traditional and Older Buildings, Estates and Streetscapes	Ensure appropriate design of new-build elements and interventions in historic buildings and environments.	Positive Environment Effects	No	Yes
NCBH21 Objective 1	To retain existing buildings that, while not listed as Protected Structures, are considered to contribute to historic character, local character, visual setting, rural amenity or streetscape value within the County.	Positive Environment Effects	No	Yes

No.	Policy/Objective	SEA Assessment (against SEO's)	Mitigation Required	Protective
Chapter 3 – Natural, Cultural and Built Heritage				
NCBH21 Objective 2	To ensure that the redevelopment of older buildings, including extensions and renovation works do not compromise or erode the architectural interest, character or visual setting of such buildings including surrounding housing estates or streetscapes	Positive Environment Effects	No	Yes
NCBH21 Objective 3	To encourage the retention, rehabilitation, renovation and re-use of older buildings and their original features where such buildings and features contribute to the visual setting, collective interest or character of the surrounding area.	Positive Environment Effects	No	Yes
NCBH21 Objective 4	To ensure that infill development is sympathetic to the architectural interest, character and visual amenity of the area	Positive Environment Effects	No	Yes
NCBH21 Objective 5	To encourage the retention and /or reinstatement of original fabric of our vernacular and historic building stock such as windows, doors, roof coverings, shop and public house fronts and other special features.	Positive Environment Effects	No	Yes
NCBH21 Objective 6	To promote the repair and retention of traditional timber and / or rendered shopfronts and public house fronts, including those premises that may not be designated a Protected Structure having regard to the Architectural Heritage Protection Guidelines for Planning Authorities (2011 or any superseding guidelines).	Positive Environment Effects	No	Yes
NCBH21 SLO 1	To protect and maintain the remaining old stone walls of Clondalkin.	Positive Environment Effects	No	Yes
Policy 22: Features of Interest	Secure the identification, protection and conservation of historic items and features of interest throughout the County including street furniture, boundary walls, surface finishes, roadside installations, items of industrial heritage and other stand-alone features of interest	Positive Environment Effects	No	Yes
NCBH22 Objective 1	To ensure that development within the County including the Council's own development seeks to retain, refurbish and incorporate historic items and features of interest.	Positive Environment Effects	No	Yes
NCBH22 Objective 2	To protect, preserve, maintain and promote industrial heritage features including weirs, mills and mill races along the River Dodder and River Liffey.	Positive Environment Effects	No	Yes
NCBH22 SLO 1	To carry out sympathetic improvements to the area around and including the Mill Race Bridge in Rathfarnham	Uncertain Environment Effects (B, W, CH, LV)	Yes	
Policy 23: Architectural Conservation and Design	Encourage appropriate design of new-build elements and interventions in historic buildings and environments.	Positive Environment Effects	No	Yes
NCBH23 Objective 1	To ensure that designs to reimagine historic buildings are based on conservation principles such as minimal intervention, reversibility, and respectful alteration and repair, in order to conserve the historic fabric.	Positive Environment Effects	No	Yes
NCBH23 Objective 2	To ensure that new buildings in historic settings and Architectural Conservation Areas are appropriately designed and create a harmonious relationship with their surroundings.	Positive Environment Effects	No	Yes
NCBH23 Objective 3	To support the development of sustainable back land and infill development that is appropriate in scale and character to historic town and village centres, that transitions appropriately, accommodates surviving structures, where appropriate, and retains the historic streetscape form particularly within sensitive areas of architectural importance.	Neutral / Positive Environment Effects	No	
NCBH23 Objective 4	To support placemaking initiatives and projects as part of Architectural Conservation Area and village enhancements, making the areas more attractive to residents, businesses and visitors and improving environment and community wellbeing.	Neutral / Positive Environment Effects	No	
NCBH23 Objective 5	To support the implementation of the Government's Policy on Architecture (GPA) as it relates to historic buildings, streetscapes, towns and villages by ensuring the delivery of high quality architecture and quality placemaking place making for everyone and by demonstrating best practice in the care and maintenance of historic properties in public ownership.	Positive Environment Effects	No	Yes
NCBH23 Objective 6	To consider the adoption of governance tools such as the Health Check Programme, Conservation Plans for special sites and the Living Town Initiatives in the promotion of heritage-led regeneration.	Positive Environment Effects	No	Yes
NCBH23 Objective 7	To improve the streetscape of the historic villages with the removal of unnecessary poles, overhead cables and other structures on footpaths, where feasible, to emphasise the visual impact of shopfronts and building features.	Neutral / Positive Environment Effects	No	
Policy 24: Adapting and Reusing Historic Buildings	Support and encourage the reuse and adaptation of historic, traditional, and older vacant and derelict buildings as a key component of promoting sustainable development and achieving compact growth and as a catalyst for the revitalisation of historic village and town centres.	Uncertain Environment Effects (CH, LV)	Yes	

No.	Policy/Objective	SEA Assessment (against SEO's)	Mitigation Required	Protective
Chapter 3 – Natural, Cultural and Built Heritage				
NCBH24 Objective 1	To encourage the repurposing and reuse of older vacant and derelict structures, particularly within towns, villages and Architectural Conservation Areas.	Uncertain Environment Effects (CH, LV)	Yes	
NCBH24 Objective 2	To prohibit demolition or full replacement, where there are re-use options for historic buildings in order to promote a reduction in carbon footprint.	Positive Environment Effects	No	Yes
NCBH24 Objective 3	To encourage and support the delivery of projects that repair and conserve historic structures in accordance with national grant schemes for architectural conservation	Positive Environment Effects	No	Yes
NCBH24 Objective 4	To ensure the reuse, adaption and upgrade of historic buildings is in accordance with conservation principles including minimal intervention, reversibility, respectful alteration and repair	Positive Environment Effects	No	Yes
Policy 25: Placemaking and the Historic Built Environment	Ensure that historic buildings and built environments are sensitively incorporated within development and regeneration schemes, taking advantage of their intrinsic attributes including character, visual amenity, sense of identity and sense of place.	Positive Environment Effects	No	Yes
NCBH25 Objective 1	To support and promote heritage-led regeneration including the engagement of all relevant stakeholders, in accordance with RSO 5 and RPO 9.25 of the RSES.	Positive Environment Effects	No	Yes
NCBH25 Objective 2	To ensure that conservation is a key design principle underpinning any redevelopment/regeneration schemes that affect the historic built environments of the County.	Positive Environment Effects	No	Yes
NCBH25 Objective 3	To support the development of sustainable back land and infill development that is appropriate in scale and character to historic town and village centres, that transitions appropriately, accommodates surviving structures where appropriate and retains the historic streetscape form particularly within sensitive areas of architectural importance	Uncertain Environment Effects (B, LSG, W, CH, LV, MA)	Yes	
NCBH25 Objective 4	To support placemaking initiatives and projects as part of Architectural Conservation Area and village enhancements, making the areas more attractive to residents, businesses and visitors and improving environment and community wellbeing.	Positive Environment Effects	No	
NCBH25 Objective 5	To support the implementation of the Government's Policy on Architecture (GPA) as it relates to historic buildings, streetscapes, towns and villages by ensuring the delivery of high quality architecture and quality place making for everyone and by demonstrating best practice in the care and maintenance of historic properties in public ownership	Positive Environment Effects	No	Yes
NCBH25 Objective 6	To consider the adoption of governance tools such as the Health Check Programme, Conservation Plans for special sites and the Living Town Initiatives in the promotion of heritage-led regeneration	Positive Environment Effects	No	Yes
Policy 26: Climate Change, Adaption and Energy Efficiency in Traditional and Historic Buildings	Secure the identification, protection and conservation of historic items and features of interest throughout the County including street furniture, boundary walls, surface finishes, roadside installations, items of industrial heritage and other stand-alone features of interest.	Positive Environment Effects	No	Yes
NCBH26 Objective 1	To support and promote the retention and careful rehabilitation of historic and traditional buildings and other structures in both urban and rural contexts, in order to retain embedded energy and assist in carbon footprint reduction.	Positive Environment Effects	No	Yes
NCBH26 Objective 2	To support and promote the sensitive retro fitting of energy efficiency measures and the use of renewable energy sources in traditional and historic buildings, consistent with RPO 7.40 of the RSES.	Uncertain Environment Effects (CH, LV)	Yes	
NCBH26 Objective 3	To ensure that measures to upgrade the energy efficiency of historic or traditional buildings are in accordance with conservation principles including minimum intervention, acknowledging their inherent architectural characteristics, techniques and materials and ensure that any upgrading measures do not have a detrimental physical or visual impact.	Positive Environment Effects	No	Yes
NCBH26 Objective 4	To carry out demonstration projects of appropriate retrofitting/energy upgrading of traditional/historic buildings in order to inform works to Council owned properties and to guide owners/developers of private properties	Positive Environment Effects	No	Yes

No.	Policy/Objective	SEA Assessment (against SEO's)	Mitigation Required	Protective
Chapter 4 – Green Infrastructure				
Policy 1: Overarching	Protect, enhance and further develop a multifunctional GI network, using an ecosystem services approach, protecting, enhancing and further developing the identified interconnected network of parks, open spaces, natural features, protected areas, and rivers and streams that provide a shared space for amenity and recreation, biodiversity protection, water quality, flood management and adaptation to climate change.	Positive Environment Effects	No	Yes
GI1 Objective 1	To establish a coherent, integrated and evolving GI Network across South Dublin County with parks, open spaces, hedgerows, trees including public street trees and native mini woodlands (Miyawaki -Style), grasslands, protected areas and rivers and streams and other green and blue assets forming strategic links and to integrate and incorporate the objectives of the GI Strategy throughout all relevant land use plans and development in the County.	Uncertain Environment Effects (B, W, CH, LV)	Yes	
GI1 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.	Positive Environment Effects	No	Yes
GI1 Objective 3	To facilitate the development and enhancement of sensitive access to and connectivity between areas of interest for residents, wildlife and biodiversity, and other distinctive landscapes as focal features for linkages between natural, semi natural and formalised green spaces where feasible and ensuring that there is no adverse impact (directly, indirectly or cumulatively) on the conservation objectives of Natura 2000 sites and protected habitats outside of Natura 2000 sites.	Uncertain Environment Effects (B, W, CH, LV, MA)	Yes	
GI1 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 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.	Positive Environment Effects	No	Yes
GI1 Objective 5	To continue to liaise with adjoining local authorities to ensure the protection and enhancement of cross county GI corridors	Positive Environment Effects	No	Yes
GI1 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.	Positive Environment Effects	No	Yes
GI1 Objective 7	To develop linked corridors of small urban 'Miyawaki' native mini-woodlands, a minimum of 100sqm in size, to capture carbon and encourage biodiversity in suitable existing built-up areas, in low grade parkland, and other areas of zoned lands where deemed suitable and appropriate.	Positive Environment Effects	No	
GI1 Objective 8	To increase over the lifetime of this plan the percentage of land in the county, including residential, managed for biodiversity including supporting the delivery of the objectives of the County Pollinator Plan and to continue to investigate the potential for the use of low-mow methods during the lifetime of the Plan.	Positive Environment Effects	No	
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).	Positive Environment Effects	No	Yes
GI2 Objective 1	To reduce fragmentation and enhance South Dublin's GI network by strengthening ecological links between urban areas, Natura 2000 sites, proposed Natural Heritage Areas, parks and open spaces and the wider regional network by connecting all new developments into the wider GI Network	Positive Environment Effects	No	
GI2 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.	Positive Environment Effects	No	Yes
GI2 Objective 3	To retrospectively repair habitat fragmentation and provide for regeneration of flora and fauna where weaknesses are identified in the network through the implementation of new GI interventions.	Positive Environment Effects	No	

No.	Policy/Objective	SEA Assessment (against SEO's)	Mitigation Required	Protective
Chapter 4 – Green Infrastructure				
GI2 Objective 4	To integrate GI, and include areas to be managed for biodiversity, as an essential component of all new developments in accordance with the requirements set out in Chapter ~~13~~ 12 Implementation and the policies and objectives of this chapter.	Positive Environment Effects	No	
GI2 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.	Positive Environment Effects	No	Yes
GI2 Objective 6	To continue to support and expand the County Pollinator Plan through the management and monitoring of the County's pollinator protection sites as part of the Council's commitment to the provisions of the National Pollinator Plan 2021-2025.	Positive Environment Effects	No	
GI2 Objective 7	To enhance the biodiversity value of publicly owned hard infrastructure areas by incorporating the planting of new trees, grasses and other species, thereby integrating this infrastructure into the overall GI network.	Positive Environment Effects	No	
GI2 Objective 8	To take all possible steps to mitigate the impacts on biodiversity of increased recreation within the GI network, bearing in mind the effects of scramblers, dogs, drones, littering and illegal dumping.	Positive Environment Effects	No	
GI2 Objective 9	To examine where appropriate the full potential of landfill sites and quarries as well as existing underutilised perimeter and border park spaces through the augmentation of wild grasses and other naturally occurring vegetation that enhance local area biodiversity and habitats in support of the National Pollinator Plan and to consider wildflower meadows where beneficial to biodiversity.	Positive Environment Effects	No	
GI2 Objective 10	To enhance biodiversity and the health of pollinator species by banning the use of glyphosphate in or close to public parks, public playgrounds, community gardens/allotments and within residential estates, whether by directly employed Local Authority staff or private contractors.	Positive Environment Effects	No	
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.	Positive Environment Effects	No	Yes
GI3 Objective 1	To ensure that hydromorphical 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	Positive Environment Effects	No	Yes
GI3 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.	Positive Environment Effects	No	Yes
GI3 Objective 3	To promote and protect native riparian vegetation along all watercourses and ensure that a minimum 10m vegetated riparian buffer from the top of the riverbank is maintained/reinstated along all watercourses within any development site.	Positive Environment Effects	No	
GI3 Objective 4	To uncover existing culverts where appropriate and in accordance with relevant river catchment proposals to restore the watercourse to acceptable ecological standards for biodiversity wherever possible improving habitat connection and strengthening the County's GI network.	Positive Environment Effects	No	
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.	Positive Environment Effects	No	Yes
GI4 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 South Dublin County Council's Sustainable Drainage Systems (SuDS) Explanatory, Design and Evaluation Guide.	Positive Environment Effects	No	Yes
GI4 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.	Positive Environment Effects	No	Yes

No.	Policy/Objective	SEA Assessment (against SEO's)	Mitigation Required	Protective
Chapter 4 – Green Infrastructure				
GI4 Objective 3	To require multifunctional open space provision within new developments to include provision for ecology and sustainable water management.	Positive Environment Effects	No	Yes
GI4 Objective 4	To require that all SuDS measures are completed to a taking in charge standard.	Positive Environment Effects	No	Yes
GI4 Objective 5	To promote SuDS features as part of the greening of urban and rural streets to restrict or delay runoff from streets entering the storm drainage network.	Positive Environment Effects	No	
GI4 Objective 6	To maintain and enhance existing surface water drainage systems in the County and promote and facilitate the development of Sustainable Urban Drainage Systems (SUDS), including integrated constructed wetlands, at a local, district and County level, to control surface water outfall and protect water quality	Positive Environment Effects	No	
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.	Positive Environment Effects	No	Yes
GI5 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.	Positive Environment Effects	No	Yes
GI5 Objective 2	To protect and enhance the natural regime of the watercourses of the County to more efficiently capture their flood resilience value.	Positive Environment Effects	No	Yes
GI5 Objective 3	To ensure compliance with the South Dublin Climate Change Action Plan and the provisions of the Council's Tree Management Strategy. - 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. - 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 recognises the value of mature trees in terms of carbon sequestration and amenity over saplings.	Positive Environment Effects	No	Yes
GI5 Objective 4	To implement the Green Space Factor (GSF) for all qualifying development comprising 2 or more residential units and any development with a floor area in excess of 500 sq.metres. Developers will be required to demonstrate how they can achieve a minimum Green Space Factor (GSF) scoring requirements based on best international standards and the unique features of the County's GI network. Compliance will be demonstrated through the submission of a Green Space Factor (GSF) Worksheet (see Chapter 12 Implementation and Monitoring, Section 12.3.2).	Positive Environment Effects	No	
GI5 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.	Positive Environment Effects	No	Yes
GI5 Objective 6	To provide more tree cover across the county, in particular to areas that are lacking trees, with emphasis on planting native Irish trees as appropriate.	Positive Environment Effects	No	
GI5 Objective 7	Require the provision of green roofs and green walls, providing benefits for biodiversity and as an integrated part of Sustainable Drainage Systems (SuDS) and Green Infrastructure, in apartment, commercial, leisure and educational buildings, wherever possible and develop an evidence base for specific green roof requirements as part of the Council's ongoing SuDs strategy development.	Positive Environment Effects	No	
GI5 Objective 8	To complete a flood risk assessment for Saggart with a view to restoring and protecting existing biodiversity, ecosystems and drain systems.			

No.	Policy/Objective	SEA Assessment (against SEO's)	Mitigation Required	Protective
Chapter 4 – Green Infrastructure				
Policy 6: Human Health and Wellbeing	Improve the accessibility and recreational amenity of the county's GI in order to enhance human health and wellbeing while protecting the natural environment within which the recreation occurs	Uncertain Environment Effects (B, W, CH, LV, MA)	Yes	
GI6 Objective 1	To support a hierarchy of accessible open spaces and recreational facilities, appropriate for neighbourhood size and catchment area, which are adaptable and capable of accommodating multiple uses (See Chapter 8 Community and Public Open Space).	Positive Environment Effects	No	
GI6 Objective 2	To maximise the leisure and amenity resource offered by the County's parks through the promotion of Management Plans that provide for the continued improvement of the park setting, biodiversity and recreational facilities.	Positive Environment Effects	No	
GI6 Objective 3	To provide accessible, attractive and safe routes linking settlements to the GI network of the County.	Uncertain Environment Effects (B, W, CH, LV, MA)	Yes	
GI6 Objective 4	To ensure that all new residential development provides access to multifunctional green open space, in accordance with the provisions of Chapter 8 Community and Public Open Space of this Development Plan and South Dublin County's Parks and Open Space Strategy.	Positive Environment Effects	No	
GI6 Objective 5	To support the provision of new walkways and cycleways in suitable locations to improve the recreational amenity of GI corridors in a manner that does not compromise the ecological functions of the corridors.	Uncertain Environment Effects (B, W, CH, LV, MA)	Yes	
GI6 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).	Positive Environment Effects	No	Yes
GI6 Objective 7	To enhance publicly owned open spaces with further appropriate GI including nature-based interventions to improve and diversify the services they provide.	Positive Environment Effects	No	
GI6 Objective 8	To support, in agreement with the delivery authority, the provision of outdoor public water drinking fountains along all new and future dedicated cycleways, promoting reusables and actively incentivising transition from single use plastic	Positive Environment Effects	No	
GI6 Objective 9	To investigate the potential to plant hedgerows along roads to help mitigate noise and air pollution, and to increase visual amenity and enhance biodiversity.	Positive Environment Effects	No	
GI6 Objective 10	To continue to protect and promote existing allotments and provide for new allotments where feasible in accordance with a review of the provision and management of allotments across the County	Positive Environment Effects	No	
GI6 Objective 11	To support appropriate human engagement including the sensory experience of rivers and waterways, through access to viewing points and fishing spots, having regard to the primary need for environmental and biodiversity protection.	Uncertain Environment Effects (B, W, CH, LV, MA)	Yes	
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	Positive Environment Effects	No	Yes
GI7 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 Chapter 3 Natural, Cultural and Built Heritage of this Plan	Positive Environment Effects	No	Yes
GI7 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	Positive Environment Effects	No	Yes
GI7 Objective 3	To work in collaboration with the owners of lands along the perimeter of Rathcoole Woodlands for its protection and that of the wildlife using it and the ecological services it provides.	Positive Environment Effects	No	
GI7 Objective 4	To develop Rathcoole Woodlands as part of a wider nature/walking trail from Saggart to Lugg Woods subject to the protection of its biodiversity, wildlife and ecological value which is of primary importance.	Positive Environment Effects	No	
GI7 SLO1	The current green wildlife corridor between Saggart and Rathcoole be maintained and the need to preserve this wildlife corridor be incorporated into the design and development plans for Rathcoole park	Positive Environment Effects	No	
GI7 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.	Positive Environment Effects	No	Yes

Chapter 5 – Quality Design and Healthy Placemaking

No.	Policy/Objective	SEA Assessment (against SEO's)	Mitigation Required	Protective
Chapter 5 – Quality Design and Healthy Placemaking				
Policy 1: Successful and Sustainable Neighbourhoods	Support the development of successful and sustainable neighbourhoods that are connected to and provide for a range of local services and facilities.	Positive Environment Effects	No	
QDP1 Objective 1	To ensure that residential development contributes to the creation of sustainable communities in accordance with the requirements of the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, DEHLG (2009) (or any superseding document) including the urban design criteria as illustrated under the companion Urban Design Manual – A Best Practice Guide, DEHLG (2009).	Neutral / Positive Environment Effects	No	
QDP1 Objective 2	To ensure that residential, mixed use and employment development provides an integrated and balanced approach to movement, placemaking and streetscape design in accordance with the requirements of the Design Manual for Urban Roads and Streets, DTTAS and DEHLG (2013 as updated).	Neutral / Positive Environment Effects	No	
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.	Neutral / Positive Environment Effects	No	Yes
QDP1 Objective 4	To reinforce the network of urban centres as the appropriate locations for new mixed-use development, ensuring that the existing context including identified built and natural assets, urban design, integration and potential for connectivity fully informs development.	Neutral / Positive Environment Effects	No	
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.	Neutral / Positive Environment Effects	No	Yes
QDP1 Objective 6	To build residential neighbourhoods in a manner that aims to provide for adequate numbers of affordable homes in line with provisions set out in Goal 11 of the UN Sustainable Development Goals, the National Planning Framework and the Regional Spatial and Economic Strategy toward delivery of long-term sustainable communities.	Neutral / Positive Environment Effects		
Policy 2: Overarching – Successful and Sustainable Neighbourhoods	Promote the creation of successful and sustainable neighbourhoods through the application of the eight key design principles to ensure the delivery of attractive, connected, and functional places to live, work, visit, socialise and invest in throughout the County.	Neutral / Positive Environment Effects	No	
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.	Neutral / Positive Environment Effects	No	Yes
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).	Neutral / Positive Environment Effects	No	Yes
Policy 3: Neighbourhood Context	Support and facilitate proposals which contribute in a positive manner to the character and setting of an area.	Positive Environment Effects	No	Yes
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 12 Implementation & Monitoring in relation to design statements.	Positive Environment Effects	No	Yes
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).	Positive Environment Effects	No	Yes

No.	Policy/Objective	SEA Assessment (against SEO's)	Mitigation Required	Protective
Chapter 5 – Quality Design and Healthy Placemaking				
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.	Neutral / Positive Environment Effects	No	Yes
QDP3 Objective 4	To protect and conserve the special character of the historic core of the traditional village of Palmerstown and ensure that a full understanding of the archaeological, architectural, urban design and landscape heritage of the village informs the design approach to new development and renewal, in particular in Architectural Conservation Areas (ACAs) and to provide more weight to this objectives than to the policies of third parties and/or to provide that where third party policies are to be given priority the implementation of such policies should identify how this CDP objective is being prioritised and accommodated in the implementation.	Positive Environment Effects	No	
QDP3 Objective 5	To promote design standards and densities in the traditional village of Palmerstown, that are informed by the historic context and enhance the specific characteristics of the village in terms of design, scale and external finishes and to provide more weight to this objectives than to the policies of third parties and/or to provide that where third party policies are to be given priority the implementation of such policies should identify how this CDP objective is being prioritised and accommodated in the implementation.	Positive Environment Effects	No	
QDP3 Objective 6	To ensure that higher buildings in established areas respect the surrounding context and take account of heights and their impact on light and the negative impact that may have on existing communities to ensure consistency with regard to Healthy Placemaking.	Positive Environment Effects	No	
QDP3 Objective 7	Any development on the RES-N lands (Killinarden and Ballycullen/Oldcourt) abutting the Rural Zone at Map 9 shall be designed, located, scaled and serviced in a manner that does not detract from the character and landscape of the receiving environment bearing in mind its proximity to the HA-DM zone.	Neutral / Positive Environment Effects	No	
QDP3 Objective 8	To only consider buildings of a reasonable / appropriate height in our heritage villages and that this is in line with existing buildings and is sympathetic to the makeup of these heritage villages.	Uncertain Environment Effects (CH)	Yes	
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.	Positive Environment Effects	No	Yes
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.	Neutral / Positive Environment Effects	No	Yes
QDP4 Objective 1	To deliver successful and sustainable neighbourhoods that are attractive, connected, vibrant and well-functioning through high quality design and healthy placemaking in a manner which reduces the need to travel, facilitates a mix of uses and the efficient use of land and infrastructure in line with the provisions of NPO 4 and 26 of the NPF and RPO's 6.12, 9.10 and 9.11 of the RSES.	Neutral / Positive Environment Effects	No	
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.	Neutral / Positive Environment Effects	No	Yes
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.	Neutral / Positive Environment Effects	No	Yes
QDP5 Objective 1	To improve the accessibility of all identified centres (see Chapter 9 table 9.2) from the surrounding catchment area through public transport provision, sustainable transport infrastructure including walking and cycling, incorporating high quality local linkages between public transport stops, cycle parking and car park facilities and the various attractions within each identified centre (see Chapter 7 Sustainable Movement and Appendix 12 *Our Neighbourhoods* for further details).	Positive Environment Effects	No	
QDP5 Objective 2	To promote measures to improve pedestrian and cycle safety and convenience, including new or enhanced permeability links within all areas and pedestrianisation within identified centres.	Neutral / Positive Environment Effects	No	
Policy 6: Public Realm	Promote a multi-disciplinary and co-ordinated approach to the delivery and management of the public realm within South Dublin County.	Neutral / Positive Environment Effects	No	
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	Neutral / Positive Environment Effects	No	Yes

No.	Policy/Objective	SEA Assessment (against SEO's)	Mitigation Required	Protective
Chapter 5 – Quality Design and Healthy Placemaking				
	is achieved and how it can be robustly maintained over time (see also Chapter 12 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 Architectural Heritage Protection Guidelines for Planning Authorities (DAHG, 2011) or any subsequent guidelines.	Neutral / Positive Environment Effects	No	Yes
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.	Neutral / Positive Environment Effects	No	Yes
QDP6 Objective 4	To pursue all avenues of funding to secure resources for the enhancement, renewal and regeneration of the public realm of the County's urban areas.	Neutral / Positive Environment Effects	No	
QDP6 Objective 5	To co-ordinate the development of the private and public space in Palmerstown Village and other villages by ensuring that any project works by third parties are used as an opportunity for SDCC to improve and enhance the streetscape and that SDCC liaise with utility providers so that all unnecessary footpath poles are removed and all electrical and other overhead cables, currently a blight on the Village landscapes, are put underground at the earliest opportunity.	Neutral / Positive Environment Effects	No	
QDP6 Objective 6	To ensure that all new developments but particularly apartment developments where gardens do not form part of the home, make provision for sufficient public realm space to enable the community to enjoy a healthy living environment outdoors but within the boundaries of the development and that no new development whether it be private or social creates a development that downgrades the public realm to an extent that it is insufficient to serve as a healthy place to live, mentally and physically.	Neutral / Positive Environment Effects	No	
QDP6 Objective 7	To ensure, in so far as is practical, that all boundary walls in new residential developments are of a similar height and of a high quality where they are bordered on either side by a public footpath or an area that has been or is due to be taken-in-charge in order to leverage the opportunity to improve the quality of boundary treatments.	Neutral / Positive Environment Effects	No	
QDP6 Objective 8	To continue to improve the environment and public realm of Palmerstown village in terms of environmental quality, urban design, safety, identity and image.	Neutral / Positive Environment Effects	No	
QDP6 Objective 9	To ensure, in cooperation with the NTA and relevant agencies, that projects which affect the public realm will consider fully the needs of pedestrian, cyclists and public transport users, and that transport schemes complement any public realm objectives.	Neutral / Positive Environment Effects	No	
Policy 7: High Quality Design-Development General	To promote and facilitate development which incorporates exemplary standards of high-quality, sustainable and inclusive urban design, urban form and architecture.	Neutral / Positive Environment Effects	No	
QDP7 Objective 1	To actively promote high quality design through the policies and objectives which form 'The Plan Approach' to creating sustainable and successful neighbourhoods and through the implementation of South Dublin County's Building Height and Density Guide	Neutral / Positive Environment Effects	No	
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.	Neutral / Positive Environment Effects	No	Yes
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 12 Implementation and Monitoring	Neutral / Positive Environment Effects	No	Yes
QDP7 Objective 4	To ensure that the principles of good shopfront design as set out in South Dublin County Council Shopfront Design Guidelines (2019) (or any superseding guidelines) are adhered to.	Neutral / Positive Environment Effects	No	
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).	Neutral / Positive Environment Effects	No	Yes

No.	Policy/Objective	SEA Assessment (against SEO's)	Mitigation Required	Protective
Chapter 5 – Quality Design and Healthy Placemaking				
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 (2019).	Neutral / Positive Environment Effects	No	Yes
QDP7 Objective 7	To ensure that all proposals for development contribute positively to providing a coherent enclosure of streets and public spaces, taking into consideration the proportions and activities of buildings on both sides of a street or surrounding a public space, providing for good standards of daylight and sunlight, and micro climatic conditions and having regard to the guidance and principles set out in the South Dublin County's Building Height and Density Guide and the Design Manual for Urban Streets and Roads (DMURS) (2019).	Neutral / Positive Environment Effects	No	
QDP7 Objective 8	To promote and support a Universal Design Approach to residential and non-residential development – having regard in particular to the universal design principles and guidance in relation to Buildings for Everyone, Housing and Shared Space as promoted by the Centre for Excellence in Universal Design at the National Disability Authority – ensuring that all environments are inclusive and can be used to the fullest extent possible by all users regardless of age, ability or disability consistent with RPO 9.12 and 9.13 of the RSES. (See also Chapter 8 Community Infrastructure and Open Space).	Neutral / Positive Environment Effects	No	
QDP7 Objective 9	To promote and support the provision of quality housing with long-term adaptability in residential and mixed-use developments, having regard to the principles and guidance in relation to adaptability as set out in the South Dublin Height and Density Guide (Appendix X) and the Urban Design Manual – A Best Practice Guide' (2009) and the guidance on Lifetime Homes as set out in the 'Quality Housing and Sustainable Communities – Best Practice Guidelines for Delivering Homes Sustaining Communities' (2007).	Neutral / Positive Environment Effects	No	
QDP7 Objective 10	To promote and support the principles of universal design, ensuring that all environments are inclusive and can be used to the fullest extent possible by users regardless of age, ability or disability consistent with RPO 9.12 and 9.13 of the RSES.	Neutral / Positive Environment Effects	No	
QDP7 Objective 11	To encourage and foster the creation of attractive mixed-use sustainable neighbourhoods which contain a variety of housing types and tenures with supporting community facilities, public realm and residential amenities, and which are socially mixed in order to achieve a socially inclusive county.	Neutral / Positive Environment Effects	No	
QDP7 Objective 12	To develop a network of pedestrian footpaths and public spaces, which includes access to public toilets, accessible outdoor seating and facilities for people with disabilities and/or mobility impairments and based on the principles of universal design.	Neutral / Positive Environment Effects	No	
Policy 8: High Quality Design – Building Height and Density Guide (BHDG)	Adhere to the requirements set out in the Urban Development and Building Height Guidelines (2018) issued by the DHLGH through the implementation of the Assessment Toolkit set out in the South Dublin Building Heights and Density Guide 2021.	Neutral / Positive Environment Effects	No	
QDP8 Objective 1	To assess development proposals in accordance with the Building Height and Density Guide set out in Appendix 10 of this Development Plan and associated planning guidelines. In this regard, all medium to large scale and complex planning applications (30 + residential units, commercial development over 1,000 sq.m. or as otherwise required by the Planning Authority) shall be accompanied by a 'Design Statement'. The Design Statement shall include, inter alia, a detailed analysis of the proposal and statement based on the guidance, principles and performance-based design criteria set out in the South Dublin County's Height and Density Guide. Any departures within the proposed development from the guidance set out in the Building Height and Density Guide for South Dublin County (Appendix 10) shall be clearly highlighted in the Design Statement. (See Chapter 12 Implementation and Monitoring).	Neutral / Positive Environment Effects	No	
QDP8 Objective 2	In accordance with NPO35, SPPR1 and SPPR3, to proactively consider increased building heights on lands zoned Regeneration (Regen), Major Retail Centre (MRC), District Centre (DC), Local Centre (LC), Town Centre (TC) and New Residential (Res-N) and on sites demonstrated as having the capacity to accommodate increased densities in line with the locational criteria of Sustainable Urban Housing: Design Standards for New Apartments (2020) and the 'Urban Design Manual – Best Practice Guidelines (2009)', where it is clearly demonstrated by means of an urban design analysis carried out in accordance with the provisions of the South Dublin Building Height and Density Guide that it is contextually appropriate to do so.	Neutral / Positive Environment Effects	No	
Policy 9: Building Height and Density	Apply a context driven approach to building heights in South Dublin, as supported by South Dublin's Building Heights and Density Guide.	Neutral / Positive Environment Effects	No	

No.	Policy/Objective	SEA Assessment (against SEO's)	Mitigation Required	Protective
Chapter 5 – Quality Design and Healthy Placemaking				
QDP9 Objective 1	To require that designers and applicants demonstrate to the satisfaction of the Planning Authority that applications for landmark type buildings or for amplified heights akin to a landmark, are contextually appropriate and that the proportionate function of the landmark justifies it, having regard to the primary, secondary and local landmark classifications.	Neutral / Positive Environment Effects	No	
Policy 10: Mix of Dwelling Types	Ensure that a wide variety of housing types, sizes and tenures are provided in the County in accordance with the provisions of the South Dublin County Council Housing Strategy 2022-2028.	Neutral / Positive Environment Effects	No	
QDP10 Objective 1	To ensure that all new residential developments provide for a wide variety of housing types, sizes and tenures in line with the South Dublin County Housing Strategy 2022-2028.	Neutral / Positive Environment Effects	No	
QDP10 Objective 2	To ensure that our ageing society is catered for in a choice of housing provision having regard to South Dublin Age Friendly County Strategy and Age Friendly Ireland's Principle and Guidelines for the Planning Authority (2021).	Neutral / Positive Environment Effects	No	
Policy 11: Materials, Colours and Textures	Promote high-quality building finishes that are appropriate to context, durable and adhere to the principles of sustainability and energy efficiency.	Neutral / Positive Environment Effects	No	
QDP11 Objective 1	To require the use of high quality and durable materials and finishes that make a positive contribution to placemaking.	Neutral / Positive Environment Effects	No	
QDP11 Objective 2	To promote the use of structural materials that have low to zero embodied energy and CO2 emissions and ensure a wood-first policy on public buildings funded or part-funded by the Council.	Positive Environment Effects	No	
QDP11 Objective 3	To promote the reuse and recycling of materials to promote the circular economy and reduce construction and demolition waste.	Positive Environment Effects	No	
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.	Positive Environment Effects	No	Yes
QDP12 Objective 1	To support the development of new initiatives such as walking trails connecting villages and smaller rural settlements, both for the enjoyment of local people and as an attractor for visitors to the area, promoting sustainable local economic development.	Positive Environment Effects	No	
QDP12 Objective 2	To support the improvement of public transport infrastructure and services in the rural hinterland.	Potentially Negative Environment Effects (B, LSG, W, AN, CC, CH, LV, MA	Yes	
QDP12 Objective 3	To ensure that new development builds on or enhances the streetscape, landscape character and open space network of the settlement through high quality design and landscaping.	Positive Environment Effects	No	
QDP12 Objective 4	To promote appropriate development that enhances the character and vitality of the existing settlements and which does not negatively impact on existing residential amenity.	Neutral / Positive Environment Effects	No	
QDP12 Objective 5	To ensure any proposals for development within rural settlements (subject to local need criteria being established as per Chapter 6 of this plan) demonstrates a high-quality design response and will not impact negatively on the character and amenity of the existing settlement. In determining a design response, new developments should reference the elements of the settlement that give character and a sense of place, such as: the urban grain of the historic core, existing buildings of high architectural merit and local characteristics (such as local materials, building lines, walls, building heights, rivers, streams, trees/hedgerows and other local landscape features).	Neutral / Positive Environment Effects	No	
QDP12 SLO 1	To support Brittas as a sustainable community and rural village of outstanding natural beauty and to prepare a planning study and study boundary for Brittas Village, in consultation with local residents, landowners and local representatives, having regard to the implications of the proposed Natural Heritage Area designations, the future population and enhancement of the village and to development of a tourist and leisure facility to include accommodation, associated services and activities at Brittas Ponds and surrounding lands with a view to maintaining and protecting existing assets and the long-term viability of the local community. The planning and tourism study shall be commenced within 12 months of the adoption of this County Development Plan and shall include an analysis of population and housing data.	Positive Environment Effects		

No.	Policy/Objective	SEA Assessment (against SEO's)	Mitigation Required	Protective
Chapter 5 – Quality Design and Healthy Placemaking				
Policy 13: Plans / Frameworks – General	Continue to work closely with all infrastructure providers to ensure the timely delivery of social, community, economic and sustainable transportation infrastructure in tandem with new residential development and in accordance with the provisions of the County Development Plan or any Local Area Plan, SDZ Planning Scheme, other strategic land designations or framework/masterplan in place in the area.	Positive Environment Effects	No	
Policy 14: Local Area Plans	Prepare Local Area Plans as appropriate, prioritising areas that are likely to experience large scale residential or commercial development or regeneration	Potentially Negative Environment Effects (B, LSG, W, AN, CC, CH, LV, MA)		
QDP14 Objective 1	To support a plan led approach through Local Area Plans in identified areas by ensuring that development complies with the specific local requirements of the Local Area Plan, having regard to the policies and objectives contained in this Development Plan and ministerial guidelines.	Neutral / Positive Environment Effects	No	
QDP14 Objective 2	To promote a layered approach to the preparation of Local Area Plans which designs in at an early stage the receiving baseline environment and builds on the opportunities this presents for placemaking, having particular regard to the enhancement of green infrastructure networks for biodiversity and amenity.	Neutral / Positive Environment Effects	No	
QDP14 Objective 3	To prepare a LAP for Clondalkin, the extent of the boundary to be defined, which will be guided by the Local Area Plans Guidelines for Planning Authorities, 2013 (Department of the Environment, Community and Local Government) or any superseding guidelines and which will incorporate: - A vision for the development of Clondalkin - Wider urban design principles. - Framework plans for larger infill sites. - A Conservation Plan. - A local Green Infrastructure strategy derived from the County GI Strategy. - Local Transport Plan	Uncertain Environment Effects (All SEOs)	Yes	
QDP14 Objective 4	To prepare a Local Area Plan for the community of Kingswood (Naas Road) with a view to the sustainability of this community being protected and which provides for retail and other commercial opportunities and amenities, community facilities, employment opportunities and connectivity to the adjoining residential areas.	Uncertain Environment Effects (All SEOs)	Yes	
QDP14 Objective 5	To prepare a Local Area Plan for Saggart.	Uncertain Environment Effects (All SEOs)	Yes	
QDP14 Objective 6	To require a Local Transport Plan to be carried out as part of any LAP preparation process, commensurate to the scale of the LAP. The Local Transport Plan / Local Area Plan should have regard to the NTA and TII Guidance Note on Area Based transportation Assessments 2018 or any subsequent updates thereof, and will be subject to screening for AA and SEA.	Uncertain Environment Effects (All SEOs)	Yes	
QDP14 SLO 1	To ensure the sustainable long-term growth of Citywest that continues to promote and facilitate the development of the Citywest/Fortunestown area in accordance with the phasing set out in the Fortunestown Local Area Plan 2012-2022 (as extended) or any superseding LAP, and that appropriate levels of services, social and sports infrastructure, facilities and economic activity is met to meet the needs of the current and future population growth.	Uncertain Environment Effects (All SEOs)	Yes	
QDP14 SLO 2	To prepare a new Local Area Plan for Ballyboden	Uncertain Environment Effects (All SEOs)	Yes	
QDP14 SLO 3	That the provisions of the Ballycullen - Oldcourt Local Area Plan (2014) as extended, in respect of the steep topography in the lands zoned RES-N between Stocking Lane, Ballycullen Road and the M50 (Map 10) remain in force during the lifetime of this Plan having regard to ministerial guidelines.	Neutral / Positive Environment Effects	No	
Policy 15: Strategic Development Zones	Continue to implement the approved Planning Schemes for Adamstown and the Clonburris SDZs	Neutral / Positive Environment Effects	No	
QDP15 Objective 1	To support the delivery of the identified infrastructure to facilitate sustainable development in South Dublin's Strategic Development Zones.	Uncertain Environment Effects (B, LSG, W, AN, CC, CH, LV, MA)	Yes	

No.	Policy/Objective	SEA Assessment (against SEO's)	Mitigation Required	Protective
Chapter 5 – Quality Design and Healthy Placemaking				
Policy 16: Framework / Masterplans	Prepare Framework Plans and Masterplans as required for identified areas on Council owned or other lands to facilitate a co-ordinated approach to development.	Potentially Negative Environment Effects (All SEOs)	Yes	
QDP16 Objective 1	To prepare Framework Plans or Masterplans on identified lands to ensure a coordinated approach to delivery ensuring that they are structured in a logical, clear and comprehensible manner demonstrating and providing the background to the land use and design methodology and having due regard to the context of such lands.	Potentially Negative Environment Effects (All SEOs)	Yes	
QDP16 Objective 2	To support the City Edge Strategic Framework and any future framework for the area in delivering urban growth and regeneration for the County and the wider Region, recognising its significant potential as the largest regeneration area in the country.	Potentially Negative Environment Effects (All SEOs)	Yes	
QDP16 Objective 3	To identify potential development sites within Palmerstown and to prepare site design briefs for these sites in order to provide a framework to guide appropriate development including connectivity.	Uncertain Environment Effects (All SEOs)	Yes	
QDP16 Objective 4	To consider the need for a Local Transport Plan to be prepared as part of any Framework/Masterplan, commensurate to the scale of the Framework/Masterplan. The Framework/Masterplan will be subject to screening for AA and SEA.	Uncertain Environment Effects (All SEOs)	Yes	

No.	Policy/Objective	SEA Assessment (against SEO's)	Mitigation Required	Protective
Chapter 6 – Housing				
Policy 1: Housing Strategy and Interim Housing Needs and Demand Assessment	Implement South Dublin County Council Housing Strategy and Interim Housing Needs and Demand Assessment 2022-2028 (and any superseding Housing Strategy agreed by the Council) and to carry out a review of the Housing Strategy as part of the mandatory Two-Year Development Plan review.	Neutral / Positive Environment Effects	No	
H1 Objective 1	To ensure adequate and appropriate land is zoned to facilitate and implement the aims of the Core Strategy, to deliver affordable sustainable development, and to meet forecast future housing need in the County over the life of the Plan as identified by the Housing Strategy and Interim HNDA.	Potentially Negative Environment Effects (All SEOs)	Yes	
H1 Objective 2	To require that 20% of lands zoned for residential use, or for a mixture of residential and other uses for development of 5 or more units or development of units on land greater than 0.1 hectares (or relevant figures as may be revised by legislation) be reserved for social and affordable housing in accordance with the Affordable Housing Act 2021and the Planning and Development Act 2000 (as amended).	Positive Environment Effects	No	
H1 Objective 3	To ensure that adequate and appropriate housing is available to meet the needs of people of all incomes and needs including traveller households, older persons, people with disabilities, and the homeless, through an appropriate mix of unit types and tenures provided in appropriate locations and in a manner appropriate to their specific needs.	Positive Environment Effects	No	
H1 Objective 4	To recognise the urgent need for the increased provision of social and affordable housing to ensure that all residents in South Dublin County have access to a home. Such provision shall be made through working with approved housing bodies and co-operatives to provide for social and genuinely affordable housing accommodation to meet housing needs. This shall be carried out through a range of delivery mechanisms including new builds, acquisitions, renovations and acquisitions of vacant homes, cost rental, leasing, and housing supports including RAS and HAP or any other mechanism promoted under Government Housing Policy, with priority given to new builds and renovations whenever available.	Positive Environment Effects	No	
H1 Objective 5	To ensure the selection of land or housing units to purchase or lease by the Council, including Part V, promotes the development of sustainable and mixed income communities.	Positive Environment Effects	No	
H1 Objective 6	To provide social and affordable housing over the Plan period to meet forecast future housing need as identified in the Housing Strategy and interim HNDA.	Positive Environment Effects	No	
H1 Objective 7	To ensure population growth and increased housing densities take place within and contiguous to Dublin City and Suburbs and the town boundaries suited to their strategic regional role, subject to good design and development management standards being met.	Positive Environment Effects	No	
H1 Objective 8	To promote the re-use of and reactivation of vacant units within our Urban Areas and pursue as soon as possible, through the application of the vacant site levy in accordance with the Urban Regeneration and Housing Act 2015, and through the implementation of the South Dublin Vacant Homes Strategy and Action Plan 2018-2021. The Council shall review and update this programme as deemed necessary and shall pursue the Compulsory Purchase of long-term vacant sites and units, where feasible.	Positive Environment Effects	No	
H1 Objective 9	To implement the policies, objectives and unit target set out under the South Dublin Traveller Accommodation Programme (TAP) 2019-2024 and review the programme as required.	Positive Environment Effects	No	
H1 Objective 10	To work with Central Government and relevant State Agencies Office in responding to requirements to support those in need of refuge and longterm housing, as well as ensuring the consistent application of the 'Policy and Procedural Guidance for Housing Authorities in Relation to Assisting Victims of Domestic Violence with Emergency and Long-term Accommodation Needs' or any alternative policy or legislation that is enacted over the lifetime of this Development Plan.	Neutral / Positive Environment Effects	No	
H1 Objective 11	To examine the need to vary the Development Plan, following the publication of the guidance on HNDA methodology issued by the Department of Housing, Local Government and Heritage in April 2021.	Neutral / Positive Environment Effects	No	
H1 Objective 12	Proposals for residential development shall provide a minimum of 30% 3-bedroom units,a lesser provision may be acceptable where it can be demonstrated that: - there are unique site constraints that would prevent such provision or	Neutral / Positive Environment Effects	No	

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Chapter 6 – Housing				
	- that the proposed housing mix meets the specific demand required in an area, having regard to the prevailing housing type within a 10- minute walk of the site and to the socio-economic, population and housing data set out in the Housing Strategy and Interim HNDA; or - the scheme is a social and/or affordable housing scheme Note: Build-To-Rent (BTR) residential developments shall comply with the Sustainable Urban Housing: Design Standards for New Apartments (2020) (or any superseding Section 28 Ministerial Guidelines).			
H1 Objective 13	To support the provision of a mix of tenure types across the County in creating suitable accommodation for all in promoting sustainable and mixed income communities and discourage an over proliferation of a single tenure (whether private owner occupier, private rental, social rental or affordable purchase and rental) within any local area (within a 10-minute walking distance) or Local Electoral Area, in line with the Apartment Guidelines and the provision of the Housing Strategy and Interim HNDA or any subsequent future Regional based HNDA.	Positive Environment Effects	No	
H1 Objective 14	To facilitate, as far as possible, the development of homes for owner-occupiers over institutional investors.	Neutral / Positive Environment Effects	No	
H1 Objective 15	To ensure that a balanced mix of tenure is provided for in the areas zoned for Regeneration in the Tallaght LAP lands and the Naas Road Framework Plan area. Such a mix shall take account of the existing or permitted tenure within a ten-minute walking distance of any proposed development and applicants for planning permission shall demonstrate, to the satisfaction of the planning authority, that there is no saturation of a single tenure within the defined area.	Neutral / Positive Environment Effects	No	
H1 Objective 16	To support the provision of homeless accommodation and/or support services which is inclusive and treats all persons with dignity and respect in a balanced way located throughout the County and not concentrated in any particular areas and to incorporate consultation with other homeless support services in supporting this service.	Neutral / Positive Environment Effects	No	
H1 Objective 17	To review the South Dublin County Council Housing Strategy 2022-2028 as part of the mandatory Two-year Development Plan Review.	Neutral / Positive Environment Effects	No	
H1 Objective 18	To ensure that where Local Authority public lands zoned Res/Res N or future Zoned Res/Res N local authority lands are used to develop housing that it is used exclusively for the delivery of social, affordable cost rental and affordable purchase homes.	Neutral / Positive Environment Effects	No	
Policy 2: Supply of Housing	Ensure that sufficient zoned land continues to be available at appropriate locations to satisfy the housing requirements of the County.	Uncertain Environment Effects (All SEOs)	Yes	
H2 Objective 1	To maximise the use of existing housing stock, prioritising Council voids, facilitating and promoting upgrade/retrofit of existing stock reducing energy demand and addressing Climate Change in line with the Energy, Efficiency and Retrofitting Programme 2021-2030 (or any superseding document)	Positive Environment Effects	No	
H2 Objective 2	To ensure that sufficient zoned land, integrating land use and transport and which can be serviced is available at appropriate locations to satisfy the housing requirements of the County and to support and facilitate the development of housing lands based on the Settlement Strategy outlined in Chapter 2: Core Strategy and Settlement Strategy.	Uncertain Environment Effects (All SEOs)	Yes	
H2 Objective 3	To promote and facilitate the development of infill schemes throughout the County where it has been identified that such schemes will contribute towards the enhancement of communities within the County, working towards an even spread of such schemes across all LEAs, whilst ensuring that sufficient and appropriate public spaces and amenities are preserved in existing residential estates, subject to the protection of residential amenity.	Neutral / Positive Environment Effects	Yes	
H2 Objective 4	To promote lifetime housing standards in new homes built in the County in accordance with best practice.	Neutral / Positive Environment Effects	No	
H2 Objective 5	To ensure the provisions of the Planning and Development Act 2000, as amended are utilised in the control and authorisation of short-term lettings and to prevent an overconcentration of such a use to facilitate the supply of housing.	Neutral / Positive Environment Effects	No	
H2 Objective 6	To ensure an adequate and appropriate provision of social housing across the County, particularly in relation to 1 bed and 4 bed units, through the building up of public land banks, facilitation of the transfer of lands and other appropriate mechanisms with third parties (only where necessary) to ensure an appropriate number of and distribution of new social housing, and to avoid additional concentration of social housing above that already in existence.	Neutral / Positive Environment Effects	Yes	

No.	Policy/Objective	SEA Assessment (against SEO's)	Mitigation Required	Protective
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H2 Objective 7	To promote integration of all tenure types within communities by shifting the areas of focus for the provision of Social Housing to areas of population decline to break down barriers and stigmas that unfortunately exist, and promote the re-population of declining communities instead of continuing to develop infill and larger projects in areas of population increase and population pressure like Tallaght and Clondalkin where green space is becoming more sparse by the year as a result.	Neutral / Positive Environment Effects	No	
Policy 3: Housing for All	Support the provision of accommodation for older people and people with disabilities and/or mental health issues within established residential and mixed use areas offering a choice and mix of accommodation types within their communities and at locations that are proximate to services and amenities.	Neutral / Positive Environment Effects	No	
H3 Objective 1	To support housing that is designed for older persons and persons with disabilities and / or mental health issues in residential and mixed-use areas, at locations that are proximate to existing services and amenities including pedestrian paths, local shops, parks and public transport.	Neutral / Positive Environment Effects	No	
H3 Objective 2	To Support housing options for older people and persons with disabilities and/or mental health issues – consistent with NPO 30 in the NPF, RPO 9.1 and 9.12 of the RSES.	Neutral / Positive Environment Effects	No	
H3 Objective 3	To provide for the subdivision of large houses or an amalgamation of smaller houses within established areas for the purpose of providing independent, semi-independent or long term care accommodation. Such development should be subject to the car parking standards and the standards on dwelling subdivision as set out under Chapter 13 Implementation and Monitoring. A Traffic Impact Statement will be required in the case of major traffic generating developments or where it is considered that there would be a significant impact on the County's road network	Uncertain Environment Effects (CH, LV, MA)	Yes	
H3 Objective 4	To support community led housing developments for older people and social and Council affordable housing in established areas on lands designated with Zoning Objective "OS" (To preserve and provide for open space and recreational amenities), only where the quality and quantum of remaining public open spaces is deemed to be adequate and the amenities of the area are preserved.	Uncertain Environmental Effects (B, LSG, W, CH, LV)	Yes	
H3 Objective 5	To actively encourage and directly support the provision of specific purpose-built accommodation, including assisted living units and lifetime housing and adaptation of existing properties as a matter of urgency.	Uncertain Environmental Effects	Yes	
H3 Objective 6	To promote 'aging in place' and opportunities for right sizing within communities and require an evidence base for proposed new nursing homes in areas which appear to be well served by them.	Neutral / Positive Environment Effects	No	
H3 Objective 7	To ensure that those with specific housing needs, such as older persons, persons with disabilities, homeless persons, Travellers and people leaving Direct Provision, are accommodated in a manner appropriate to their specific needs and in a timely fashion.	Neutral / Positive Environment Effects	No	
H3 Objective 8	To support and facilitate the implementation of the South Dublin Age Friendly Strategy 2020 – 2024, the National Age Friendly Programme, and Housing Options for Our Ageing Population 2019 and having regard to Age Friendly Ireland's guidelines for planning authorities (2021).	Neutral / Positive Environment Effects	No	
H3 Objective 9	To examine within the context of Housing policy the future accommodation needs of older members of the LGBT+ community.	Neutral / Positive Environment Effects	No	
H3 SLO 1	To facilitate the provision of Elderly and Supported living which positively addresses the highly sensitive environmental characteristics of the site in relation to flood risk, the riparian corridor and green infrastructure principles. The scale of any replacement redevelopment must not exceed the existing gross floor space of the existing use on site, discounting the floorspace of the protected structure on site.	Uncertain Environment Effects (B, LSG, W, CH, LV)	Yes	
H3 SLO 2	To support the development of St. Brigid's Nursing home at Crooksling as a centre that provides for the care of older persons.	Uncertain Environment Effects (B, LSG, W, CH, LV)	Yes	
Policy 4: Traveller Accommodation	Implement the South Dublin County Council Traveller Accommodation Programme 2019 – 2024 (and any superseding programmes agreed by the Council) in accordance with the principles of proper planning and sustainable development.	Neutral / Positive Environment Effects	No	
H4 Objective 1	To Implement the South Dublin County Council Traveller Accommodation Programme 2019 - 2024 (and any superseding programme)	Neutral / Positive Environment Effects	No	
H4 Objective 2	To ensure that Traveller Accommodation is located in proximity to services, including public transport, schools, GPs. shops, playgrounds and sports clubs.	Neutral / Positive Environment Effects	No	

No.	Policy/Objective	SEA Assessment (against SEO's)	Mitigation Required	Protective
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H4 Objective 3	To provide long term sustainable Traveller Accommodation developments, while ensuring proper provision of infrastructure.	Neutral / Positive Environment Effects	No	
H4 Objective 4	To ensure that all Traveller Accommodation is provided to the highest standard following detailed consultation with local communities and Traveller advocacy groups.	Neutral / Positive Environment Effects	No	
H4 Objective 5	To ensure that every halting site has basic amenities such as water, ESB, refuse collection and sanitation and are situated to enable as much integration with local communities as possible, i.e. access to schools, GPs, shops, playgrounds and sports clubs.	Neutral / Positive Environment Effects	No	
H4 Objective 6	To provide transient sites in accordance with legislation and to liaise with the other Dublin Local Authorities on the need for and, if necessary, identify suitable locations for such provision in order to provide for a coordinated approach in the Dublin Region.	Uncertain Environment Effects (B, LSG, W, CH, LV)	Yes	
Policy 5: Other Housing Provision	Support and facilitate relevant agencies in the provision of specific emergency or other forms of housing need as such demand arises.	Neutral / Positive Environment Effects	No	
H5 Objective 1	To facilitate and support relevant agencies in the development of emergency accommodation that is socially inclusive, including hostels for homeless individuals of all genders and families, in a balanced way located throughout the County so as to avoid an over- concentration in any particular area.	Neutral / Positive Environment Effects	No	
H5 Objective 2	To facilitate and support Túsla, the Child and Family Agency, local domestic violence service providers and other relevant agencies in the development of women's refuge within the County to include emergency accommodation and transitional units.	Neutral / Positive Environment Effects	No	
H5 Objective 3	To provide short-term emergency housing to persons who are unable to return to their homes because of domestic violence on a humanitarian basis without having to assess their eligibility for social housing support or include them on the authority's waiting list for housing supports in line with the Department of Housing, Planning, Community & Local Government Policy and Procedural Guidance for Housing Authorities in Relation to Assisting Victims of Domestic Violence with Emergency and Long-term Accommodation Needs.	Neutral / Positive Environment Effects	No	
H5 Objective 4	To carry out a review of the requirements for an additional women's refuge in the county to ensure there is a sufficient access to places of safety available to local women and children at risk of the most extreme violence.	Neutral / Positive Environment Effects	No	
Policy 6: Student Accommodation	To support the provision of professionally managed student accommodation for third level students on campus or in suitably accessible locations to third level education.	Uncertain Environment Effects (B, LSG, W, CH, LV)	Yes	
H6 Objective 1	To support the development of affordable and sustainable student accommodation in and near to the campus of a recognised Third Level Institution or at other suitable locations throughout the County proximate to public transport links and ensuring the protection of our historical villages.	Uncertain Environment Effects (B, LSG, W, CH, LV)	Yes	
Policy 7: Residential Design and Layout	Promote high quality design and layout in new residential developments to ensure a high-quality living environment for residents, in terms of the standard of individual dwelling units and the overall layout and appearance of the development	Neutral / Positive Environment Effects	No	
H7 Objective 1	To promote a high quality of design and layout in new residential development and to ensure a high-quality living environment for residents, in terms of the standard of individual dwelling units and the overall layout and appearance of the development in accordance with the standards set out in the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, DEHLG (2009) and the accompanying Urban Design Manual – A Best Practice Guide and the Design Standards for New Apartments (DHLGH as updated 2020) and Chapter 12 Implementation and Monitoring.	Neutral / Positive Environment Effects	No	
H7 Objective 2	To ensure that new residential developments incorporate energy efficiency measures and promote innovation in renewable energy opportunities.	Positive Environment Effects	No	
H7 Objective 3	To support the principle of permeability schemes that provide improved connections between housing estates and their surrounds for walking and cycling, having regard to the National Transport Authority's Permeability Best Practice Guide (2015) or any subsequent guidelines, including the provisions relating to permeability schemes and anti-social behaviour..	Neutral / Positive Environment Effects	No	
H7 Objective 4	To ensure that residential development provides an integrated and balanced approach to movement, placemaking and streetscape design in accordance with the requirements of the Design Manual for Urban Roads and Streets, DTTAS and DEHLG (2013).	Neutral / Positive Environment Effects	No	

No.	Policy/Objective	SEA Assessment (against SEO's)	Mitigation Required	Protective
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Policy 8: Public Open Space	Ensure that all residential development is served by a clear hierarchy and network of high quality public open spaces that provide for active and passive recreation and enhances the visual character, identity and amenity of the area.	Neutral / Positive Environment Effects	No	
H8 Objective 1	To ensure that public open space in new residential developments complies with the quantitative and qualitative standards set out in Section 8.7 of Chapter 8: Community Infrastructure and Public Open Space and Chapter 12: Implementation and Monitoring.	Neutral / Positive Environment Effects	No	
H8 Objective 2	To ensure that there is a clear definition between public, semi-private and private open space at a local and district level and that all such open spaces benefit from passive surveillance from nearby residential development.	Neutral / Positive Environment Effects	No	
H8 Objective 3	To enhance the recreational value of open spaces that serve existing residential areas as part of any future infill developments or where appropriate provide for the upgrade of others parks in the immediate area (applying the 10-minute concept) through a financial contribution in lieu, where a proposed development is not capable of providing the full open space standards on site.	Neutral / Positive Environment Effects	No	
Policy 9: Private and Semi-Private Open Space	Ensure that all dwellings have access to high quality private open space and semi-private open space (where appropriate) and that such space is carefully integrated into the design of new residential developments.	Neutral / Positive Environment Effects	No	
H9 Objective 1	To ensure that all private open spaces for houses and apartments/duplexes including balconies, patios, roof gardens and rear gardens are designed in accordance with the qualitative and quantitative standards set out set out in Chapter 12 Implementation and Monitoring.	Neutral / Positive Environment Effects	No	
H9 Objective 2	To ensure that the design and layout of new apartments, or other schemes as appropriate, ensures access to high quality and integrated semiprivate or communal open space that supports a range of active and passive uses.	Neutral / Positive Environment Effects	No	
Policy 10: Internal Residential Accommodation	Ensure that all new housing provides a high standard of accommodation that is flexible and adaptable, to meet the long-term needs of a variety of household types and sizes.	Neutral / Positive Environment Effects	No	
H10 Objective 1	To promote the provision of high-quality houses and apartments/duplexes within sustainable neighbourhoods by achieving the appropriate quantitative and qualitative standards, in accordance with Ministerial Guidelines and as set out in Chapter 12 Implementation and Monitoring.	Neutral / Positive Environment Effects	No	
H10 Objective 2	To support the design of adaptable residential unit layouts that can accommodate the changing needs of occupants, through extension or remodelling subject to the protection of residential amenity	Neutral / Positive Environment Effects	No	
H10 Objective 3	To strongly encourage the provision of adequate space to allow for individuals to work from home in housing units, including apartments.	Neutral / Positive Environment Effects	No	
Policy 11: Privacy and Security	Promote a high standard of privacy and security for existing and proposed dwellings through the design and layout of housing.	Neutral / Positive Environment Effects	No	
H11 Objective 1	To ensure there is a clear definition and delineation between private, semi-private (communal) and the public open spaces that serve residential development.	Neutral / Positive Environment Effects	No	
H11 Objective 2	To ensure that all developments are designed to provide street frontage and to maximise surveillance of streets and the public realm.	Neutral / Positive Environment Effects	No	
H11 Objective 3	To ensure that private open spaces, where it consists of gardens, are enclosed within perimeter blocks behind the building line and that they are subdivided by suitably robust boundary treatments of a sufficient height and composition to provide adequate privacy and security. In limited circumstances, some discretion may be provided for where the configuration of the space can provide for private and secure space, to a high quality, elsewhere on the site than behind the building line.	Neutral / Positive Environment Effects	No	
H11 Objective 4	To ensure that opposing balconies and windows at above ground floor level have an adequate separation distance, design or positioning to safeguard privacy without compromising internal residential amenity.	Neutral / Positive Environment Effects	No	
Policy 12: Steep or Varying Topography Sites	Ensure that development on lands with a steep and/or varying topography is designed and sited to minimise impacts on the natural slope of the site.	Uncertain Environment Effects (B, LSG, W, LV)	Yes	

No.	Policy/Objective	SEA Assessment (against SEO's)	Mitigation Required	Protective
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H12 Objective 1	To ensure that all developments including buildings, streets and spaces are designed and arranged to respond to and complement the site's natural contours and natural drainage features in accordance with the recommendations of the Urban Design Manual – A Best Practice Guide (2009).	Neutral / Positive Environment Effects	No	
H12 Objective 2	To avoid the use of intrusive engineered solutions, such as cut and filled platforms, embankments or retaining walls on sites with steep or varying topography.	Neutral / Positive Environment Effects	No	
Policy 13: Residential Consolidation	Promote and support residential consolidation and sustainable intensification at appropriate locations, to support ongoing viability of social and physical infrastructure and services and meet the future housing needs of the County.	Neutral / Positive Environment Effects	No	
H13 Objective 1	To promote and support residential consolidation and sustainable intensification at appropriate locations and to encourage consultation with existing communities and other stakeholders.	Neutral / Positive Environment Effects	No	
H13 Objective 2	To maintain and consolidate the County's existing housing stock through the consideration of applications for housing subdivision, backland development and infill development on large sites in established areas, subject to appropriate safeguards and standards identified in Chapter 13 *Implementation and Monitoring.*	Uncertain Environment Effects (B, CH, LV)	Yes	
H13 Objective 3	To favourably consider proposals for the development of corner or wide garden sites within the curtilage of existing houses in established residential areas, subject to appropriate safeguards and standards identified in Chapter 13 Implementation.	Uncertain Environment Effects (B, CH, LV)	Yes	
H13 Objective 4	To promote and encourage 'Living-Over-The-Shop' residential uses on the upper floors of appropriate buildings located in Town, District, Local and Village Centres within the County save for public houses and nightclubs and other inappropriate places where similar business is conducted.	Neutral / Positive Environment Effects	No	
H13 Objective 5	To ensure that new development in established areas does not unduly impact on the amenities or character of an area.	Neutral / Positive Environment Effects	No	
H13 Objective 6	To support the subdivision of houses in suburban areas that are characterised by exceptionally large houses on relatively extensive sites where population levels are generally falling and which are well served by public transport, subject to the protection of existing residential amenity.	Neutral / Positive Environment Effects	No	
H13 Objective 7	To support and facilitate the replacement of existing dwellings with one or more replacement dwellings, subject to the protection of existing residential amenities and the preservation of the established character (including historic character and visual setting) of the area (see Policy NCBH 22: Adapting and Reusing Historic Buildings and Chapter 12: Implementation and Monitoring.).	Uncertain Environment Effects (CH, LV)	Yes	
Policy 14: Residential Extensions	Support the extension of existing dwellings subject to the protection of residential and visual amenities	Uncertain Environment Effects (CH, LV)	Yes	
H14 Objective 1	To favourably consider proposals to extend existing dwellings subject to the protection of residential and visual amenities and compliance with the standards set out in in Chapter 12: Implementation and Monitoring and the guidance set out in the South Dublin County Council House Extension Design Guide, 2010 (or any superseding guidelines).	Uncertain Environment Effects (CH, LV)	Yes	
H14 Objective 2	To review and update the South Dublin County Council House Extension Design Guide, 2010 during the lifetime of this Development Plan, to include a review of design options for mid terrace type extensions with a view to facilitating these extensions in Local Authority housing where appropriate.	Neutral / Positive Environment Effects	No	
Policy 15: Family Flats	Support family flat development subject to the protection of residential and visual amenities.	Uncertain Environment Effects (CH, LV)	Yes	
H15 Objective 1	To favourably consider family flat development where the Council is satisfied that there is a valid need for semi-independent accommodation for an immediate family member or members subject to the criteria outlined in Chapter 12: Implementation and Monitoring.	Uncertain Environment Effects (CH, LV)	Yes	
Policy 16: Management of Single Dwellings in rural Areas	Restrict the spread of urban generated dwellings in the Rural "RU", Dublin Mountain 'HA-DM', Liffey Valley 'HA-LV' and Dodder Valley 'HA-DV' zones and to focus such housing into existing settlements in line with the Settlement Hierarchy.	Positive Environment Effects	No	

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Policy 17: Rural Housing Policy and Local Needs Criteria	Consider rural housing for persons who are "an intrinsic part of the rural community" or "working full-time or part-time in rural areas" as described under Section 3.2.3 (Rural generated housing) of the Sustainable Rural Housing Guidelines DEHLG (2005), Circular SP 5/08 Rural Housing Policies and PL 2/2017 Local Need Criteria in Development Plans: Conformity with Articles 43 and 56 (Freedom of Establishment and Free Movement of Capital) of the European Community Treaty.	Neutral / Positive Environment Effects	No	
H17 Objective 1	To commence a review of the Rural Housing Policy and Local Need Criteria within six months of the adoption of the Plan and to include a public consultation as part of this process.	Neutral / Positive Environment Effects	No	
H17 Objective 2	To consider persons for a rural house in the RU zone on the basis of their being an intrinsic part of the rural community where such persons have grown up or spent substantial periods of their lives, (12 years), living in the area or have moved away and who now wish to return to reside near to, or to care for, immediate family members and are seeking to build on the family landholding. Immediate family members are defined as mother, father, son, daughter, brother or sister.	Neutral / Positive Environment Effects	No	
Policy 18: Rural housing in RU Zone	New or replacement dwellings within areas designated with Zoning Objective 'RU' (to protect and improve rural amenity and to provide for the development of agriculture) will only be permitted in exceptional circumstances.	Positive Environment Effects	No	
H18 Objective 1	New or replacement dwellings within areas designated with Zoning Objective "RU" (to protect and improve rural amenity and to provide for the development of agriculture) will only be permitted in the following exceptional circumstances: - The applicant can establish a genuine need to reside in proximity to their employment (such employment being related to the rural community) OR - The applicant has close family ties with the rural community. The above shall also be considered in line with criteria set out in Chapter 12: Implementation and Monitoring.	Positive Environment Effects	No	
H18Objective 2	To recognise that a person may have exceptional health circumstances where it is required that they live close to family support or in a particular environment. Such circumstances must be clearly supported by relevant documentation from a registered medical practitioner and a disability organisation and will be subject to criteria set out in Chapter 12: Implementation and Monitoring.	Neutral / Positive Environment Effects	No	
Policy 19: Rural Housing in HA-DM 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.	Positive Environment Effects	No	Yes
H19 Objective 1	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: - 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. 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. 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.	Positive Environment Effects	No	Yes
H19 Objective 2	To generally prohibit development within restricted areas identified on the Bohernabreena/Glenasmole Reservoir Restricted Areas Map contained in Appendix 5.	Positive Environment Effects	No	Yes
Policy 20: Rural Housing in HA-LV and HA_DV	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	Positive Environment Effects	No	Yes

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H20 Objective 1	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: - 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 - The preservation of the high amenity landscape, views or vistas of the valley, biodiversity and amenity.	Positive Environment Effects	No	Yes
Policy 21: Replacement Dwellings in Rural and High Amenity Areas	Consider applications for replacement dwellings in rural and high amenity areas where there is a genuine need for refurbishment and/or replacement.	Neutral / Positive Environment Effects	No	
H21 Objective 1	To favourably consider applications for replacement dwellings within areas designated with Zoning Objective 'RU' (to protect and improve Rural Amenity and to provide for the development of Agriculture), Zoning Objective 'HA – Dublin Mountains' (to protect and enhance the outstanding natural character of the Dublin Mountains Area), Zoning Objective 'HA – Liffey Valley' (to protect and enhance the outstanding character and amenity of the Liffey Valley) and Zoning Objective 'HA – Dodder Valley' (to protect and enhance the outstanding character and amenity of the Dodder Valley) where the Planning Authority is satisfied that all of the following are met: - There is a genuine need for replacement or refurbishment of the structure; and - The roof, internal walls and externals walls of the structure on site are substantially intact; and - The structure on site is a habitable dwelling and its use as a habitable dwelling has not been abandoned (for a period that exceeds 5 years); and - The structure on site is of limited value in terms of built heritage, character and visual amenity; and - The replacement dwelling would largely occupy the same footprint, scale and location of the dwelling to be replaced, save in exceptional circumstances where the Planning Authority agrees a more favourable position in the context of the development management criteria outlined in Chapter 13: Implementation and Monitoring	Neutral / Positive Environment Effects	No	
Policy 22: Occupancy Condition	Conditions attached to the grants of permission for housing in Rural (RU), Dublin Mountain (HA-DM), Liffey Valley (HA-LV) and Dodder Valley (HADV) areas will include the stipulation that the house must be first occupied as a place of permanent residence by the applicant and/or by members of his/her immediate family, for a minimum period of seven years or such other longer period of time as is considered appropriate.	Neutral / Positive Environment Effects	No	
Policy 23: Rural House and Extension Design	Ensure that any new residential development in rural and high amenity areas, including houses and extensions are designed and sited to minimise visual impact on the character and visual setting of the surrounding landscape.	Neutral / Positive Environment Effects	No	
H23 Objective 1	Ensure that all new rural housing and extensions within areas designated within Zoning Objectives Rural (RU), Dublin Mountain (HA-DM), Liffey Valley (HA-LV) and Dodder Valley (HA-DV); - Is designed and sited to minimise impact on the landscape including views and prospects of natural beauty or interest or on the amenities of places and features of natural beauty or interest including natural and built heritage features; and - Will not have a negative impact on the environment including flora, fauna, soil, water (including ground water) and human beings; and - Is designed and sited to minimise impact on the site's natural contours and natural drainage features; and - Retains and reinstates (where in exceptional circumstance retention cannot be achieved) traditional roadside and field boundaries; and - Is designed and sited to circumvent the need for intrusive engineered solutions such as cut and filled platforms, embankments or retaining walls; and	Neutral / Positive Environment Effects	No	

No.	Policy/Objective	SEA Assessment (against SEO's)	Mitigation Required	Protective
Chapter 6 – Housing				
	- Would comply with the EPA's Code of Practice for Domestic Wastewater Treatment Systems (Population Equivalent ≤ 10) 2021 except where planning permission was granted prior to 7th June 2021 in which case the EPAs Code of Practice Wastewater Treatment Systems Serving Single Houses 2009 applies; and - Would not create or exacerbate ribbon or haphazard forms of development.			

No.	Policy/Objective	SEA Assessment (against SEO's)	Mitigation Required	Protective
Chapter 7 – Sustainable Movement				
Policy 1: Overarching – Transport and Movement	Promote ease of movement within, and access to South Dublin County, by integrating sustainable land-use planning with a high-quality sustainable transport and movement network for people and goods.	Neutral / Positive Environment Effects	No	
SM1 Objective 1	SM1 Objective 1: To achieve and monitor a transition to more sustainable travel modes including walking, cycling and public transport over the lifetime of the County Development Plan, in line with the County mode share targets of 15% Walk; 10% Cycle; 20% Bus; 5% Rail; and 50% Private (Car / Van / HGV / Motorcycle).	Positive Environment Effects	No	
SM1 Objective 2	To ensure consistency with the NTA's Transport Strategy for the Greater Dublin Area (2016-2035) and any superseding document, as required by RPO 8.4 of the RSES	Uncertain Environment Effects (All SEOs)	Yes	
SM1 Objective 3	To support the delivery of key sustainable transport projects including DART and Luas expansion programmes, Bus Connects and the Greater Dublin Metropolitan Cycle Network in accordance with RPO 5.2 of the RSES/MASP.	Potentially Negative Environment Effects (All SEOs)	Yes	
SM1 Objective 4	To ensure that future development is planned and designed in a manner that facilitates sustainable travel patterns, with a particular focus on increasing the share of active modes (walking and cycling) and public transport use and creating a safe and attractive street environment for pedestrians and cyclists, in accordance with RPO 5.3 of the RSES/MASP.	Positive Environment Effects	No	
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	Positive Environment Effects	No	Yes
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.	Neutral / Positive Environment Effects	No	Yes
SM1 Objective 7	To engage with relevant agencies including the National Transport Authority (NTA) and Transport Infrastructure Ireland (TII) in relation to strategic and local transportation issues including delivery of transport projects and to encourage consultation with local communities.	Uncertain Environment Effects (All SEOs)	Yes	
SM1 Objective 8	To prepare Integrated Transport Studies for urban areas within the County, as need arises, to provide a long-term plan for the movement of pedestrians, cyclists, public transport and private vehicles and to have regard to the European Commission's Guidelines for Developing and Implementing a Sustainable Urban Mobility Plan (2nd Edition, 2019) in the preparation of such studies.	Uncertain Environment Effects (All SEOs)	Yes	
SM1 Objective 9	To support micro-mobility in line with legislative / statutory requirements.	Neutral / Positive Environment Effects	No	
Policy 2: Walking and Cycling	Re-balance movement priorities towards sustainable modes of travel by prioritising the development of walking and cycling facilities and encouraging a shift to active travel for people of all ages and abilities, in line with the County targets.	Uncertain Environment Effects (B, LSG, W, CH)	Yes	
SM2 Objective 1	To achieve and monitor a transition to the County mode share targets of 15% Walk and 10% Cycle.	Positive Environment Effects	No	
SM2 Objective 2	To create a comprehensive County-wide network supported by Sustainable Movement Studies and other permeability measures, consisting of legible, sign-posted and well-maintained: - Safe cycling routes through the implementation of the Greater Dublin Cycle Network Plan and the Cycle South Dublin project; and - Walking routes that link communities to key destinations, amenities and leisure activities.	Uncertain Environment Effects (B, LSG, W, CH)	Yes	
SM2 Objective 3	To ensure that connectivity for pedestrians and cyclists is maximised and walking and cycling distances are reduced by promoting compact growth and permeability in the design and layout of new development areas.	Positive Environment Effects	No	
SM2 Objective 4	To ensure that connectivity for pedestrians and cyclists is maximised and walking and cycling distances are reduced in existing built-up areas, by removing barriers to movement and providing active travel facilities in order to increase access to local shops, schools, public transport services and other amenities through filter permeability, while also taking account of existing	Positive Environment Effects	No	

No.	Policy/Objective	SEA Assessment (against SEO's)	Mitigation Required	Protective
Chapter 7 – Sustainable Movement				
	patterns of anti-social behaviour in the removal of such barriers with due consideration of consultation with local residents where need is evident or expressed.			
SM2 Objective 5	To ensure that all streets and street networks are designed in accordance with the principles, approaches and standards contained in the *Design Manual for Urban Roads and Streets* (2013; updated 2019) so that the movement of pedestrians and cyclists is prioritised within a safe and comfortable environment for a wide range of ages, abilities and journey types.	Neutral / Positive Environment Effects	No	
SM2 Objective 6	To ensure that facilities for pedestrians and cyclists are designed in accordance with the principles, approaches and standards contained in the *National Cycle Manual* or any updated guidance and to promote off-road cycle infrastructure where feasible, subject to any design having regard to environmental sensitivities.	Neutral / Positive Environment Effects	No	
SM2 Objective 7	To promote walking and cycling for school trips by implementing the following measures: - Identifying school sites that are as close as possible to the communities they serve; - Ensuring that multiple access points are provided to school sites for pedestrians and cyclists; - Ensuring that adequate and secure bicycle storage is provided within schools; - Promoting initiatives such as the Green Schools and Schools Streets projects; and - Prioritising school routes for permeability projects and provision and enhancement of pedestrian and cycle ways. - Supporting the use of a range of physical measures to provide improved safety for pedestrians and cyclists at and close to schools.	Positive Environment Effects	No	
SM2 Objective 8	To work with the NTA to acquire funding and secure full implementation of the *Cycle South Dublin* programme and the Sustainable Movement Studies recommendations.	Neutral / Positive Environment Effects	No	
SM2 Objective 9	To work with the NTA to review the feasibility of implementing additional cycling facilities within the major urban and recreational areas of the County	Uncertain Environment Effects (B, W, CH)	Yes	
SM2 Objective 10	To further develop a footpath and cycle path repair and assessment system where members of the public can report maintenance issues and instigate repairs, and to implement a public lighting renewal, improvement and maintenance strategy in urban areas that provides adequate public lighting and puts the safety of pedestrians, cyclists, women and minority groups at the heart of this strategy, and to ensure that cycle paths are consistently and properly maintained to a high standard to ensure that cyclists use them.	Positive Environment Effects	No	
SM2 Objective 11	To provide additional directional signs for major destinations, civic amenities and tourist attractions on major pedestrian and cycle routes, including references to distances, estimated times and/or number of steps to be taken.	Positive Environment Effects	No	
SM2 Objective 12	SM2 Objective 12: To support the implementation of the South Dublin County Council Direction Sign Strategy (2020; amended in 2021) that accords with the National Traffic Signs Manual and the Failte Ireland 'Dublin Visitor Orientation Strategy' (2020) and takes into account the local heritage and history of an area, particularly in a village context.	Neutral / Positive Environment Effects	No	
SM2 Objective 13	To ensure that new walking and cycling routes are designed, insofar as possible, to function as links in the County's green infrastructure network and that adequate replacement and additional planting of native species and pollinators is provided, and that SuDS approaches are used to deal with surface water run-off.	Uncertain Environment Effects (B, W, CH, LV)	Yes	
SM2 Objective 14	To ensure that all walking and cycling routes have regard to environmental conditions and sensitivities including biodiversity, protected species and designated sites and to incorporate appropriate avoidance and mitigation measures as part of any environmental assessments.	Positive Environment Effects	No	
SM2 Objective 15	To investigate the feasibility and potential opportunities for a cycleway and/or greenway linking Newcastle, Rathcoole, Hazelhatch and the Grand Canal.	Uncertain Environment Effects (B, W, CH, LV, MA)	Yes	
SM2 Objective 16	To ensure that all streets and street networks are designed in accordance with the principles, approaches and standards contained in the National Disability Inclusion Strategy (NDIS) 2017-2022.	Neutral / Positive Environment Effects	No	
SM2 Objective 17	To support bike parking provision at villages, centres, parks and any other area of interest, as well as near public transport nodes to support multi-modal transport options.	Neutral / Positive Environment Effects	No	
SM2 SLO 1	To provide for a pedestrian bridge over the N7 at the Barney's Lane junction to improve access to the Saggart Luas terminus.	Uncertain Environment Effects (B, LV, MA)	Yes	

No.	Policy/Objective	SEA Assessment (against SEO's)	Mitigation Required	Protective
Chapter 7 – Sustainable Movement				
SM2 SLO 2	To consider an off-road shared cycle and pedestrian path from Stocking Lane to the Hellfire Club to provide a safe alternative to cars, to access this amenity.	Uncertain Environment Effects (B, LSG, W, CH, LV, MA)	Yes	
SM2 SLO 3	On land border at Castleview site (formerly known as Coolamber), to maintain a complete unbroken natural boundary comprising railings or other permanent structure along the perimeter of the site (with the exception of an entrance off the Newcastle Road and pedestrian and cyclist permeability with the Finnstown Neighbourhood Centre to the north of the site). The above notwithstanding any other related policies or objectives outlined in this Plan.	Uncertain Environment Effects (B, LV, MA)	Yes	
SM2 SLO4	To improve the safety of the road for pedestrians between Millbrook Nursing Home and Saggart Village	Neutral / Positive Environment Effects	No	
Policy 3: Public Transport - General	Promote a significant shift from car-based travel to public transport in line with County targets and facilitate the sustainable development of the County by supporting and guiding national agencies in delivering major improvements to the public transport network.	Positive Environment Effects	No	
SM3 Objective 1	To achieve and monitor a transition to the County mode share targets of 20% Bus and 5% Rail	Positive Environment Effects	No	
SM3 Objective 2	To facilitate and secure the implementation of major public transport projects as identified within the NTA Transport Strategy for the Greater Dublin Area (2016-2035), or any superseding document, including BusConnects, the DART expansion programme along the Kildare route, the opening of the new rail station at Kishogue and the Luas to Lucan	Potentially Negative Environment Effects (All SEOs)	Yes	
SM3 Objective 3	To ensure that future development is planned in such a manner as to facilitate a significant shift to public transport use through pursuing compact growth policies, consolidating development around existing and planned public transport routes and interchanges, and maximising access to existing and planned public transport services throughout the network.	Neutral / Positive Environment Effects	No	
SM3 Objective 4	To optimise accessibility to public transport, increase catchment and maximise permeability through the creation of new and upgrading of existing walking and cycling routes linking to public transport stops.	Uncertain Environment Effects (B, LSG, W, CH, LV, MA)	Yes	
SM3 Objective 5	To facilitate an interlinked network that maximises the efficiency of existing services, reduces overall journey times and facilitates easy exchanges between modes and routes	Neutral / Positive Environment Effects	No	
SM3 Objective 6	To establish future public transport routes that will support the County's medium to long term development, including new and / or enhanced orbital routes to provide connectivity between outer suburban areas.	Potentially Negative Environment Effects (All SEOs)	Yes	
SM3 Objective 7	To support and encourage the NTA in investigating high-capacity public transport solutions for Dublin south-west, including examining the feasibility of Metro and/or Luas, serving areas including Ballyboden, Ballycullen/Oldcourt, Firhouse, Kimmage, Knocklyon, Rathfarnham, South Tallaght, Templeogue and Terenure and the feasibility of linking the red and green Luas to maximise public transport links and permeability in Dublin Southwest'.	Uncertain Environment Effects (B, LSG, W, CH, LV, MA)	Yes	
SM3 Objective 8	To support and collaborate with the NTA and Dublin City Council in carrying out an Area Based Study on future transportation for the Naas Road/Ballymount strategic regeneration lands.	Uncertain Environment Effects (B, LSG, W, CH, LV, MA)	Yes	
SM3 Objective 9	To ensure that all new public transport corridors are designed to enhance the County's green infrastructure network by ensuring adequate replacement and additional planting of native species and pollinators and to ensure that SuDS approaches are used to deal with surface water runoff.	Positive Environment Effects	No	
SM3 Objective 10	To work with the relevant transport agencies to ensure that all public transport proposals have regard to pertaining environmental conditions and sensitivities including biodiversity, protected species and designated sites and incorporate appropriate avoidance and mitigation measures as part of any environmental assessments.	Positive Environment Effects	No	
SM3 Objective 11	To facilitate the delivery of the BusConnects Core Bus Corridors, to seek additional bus corridor and orbital routes to serve the County by securing and maintaining any required route reservations and to ensure the Bus Connects Corridors do not adversely affect the village life and livelihoods of any of our County Villages.	Uncertain Environment Effects (B, LSG, W, CH, LV, MA)	Yes	

No.	Policy/Objective	SEA Assessment (against SEO's)	Mitigation Required	Protective
Chapter 7 – Sustainable Movement				
SM3 Objective 12	To work with the NTA to secure the expansion of the bus network, including distinct new bus networks as necessary, to serve new development and regeneration areas within the South Dublin County area including Tallaght, Naas Road, Adamstown, Clonburris, Fortunestown, Ballycullen and Newcastle.	Uncertain Environment Effects (B, LSG, W, CH, LV, MA)	Yes	
SM3 Objective 13	To support new Bus Rapid Transit (BRT) lines as a means of providing new public transport links, where rail options are demonstrated by the NTA not to be achievable over the period of the County Development Plan 2022-2028, including for the planned Metro (Metrowest) and along the Outer Ring Road and Adamstown-Citywest corridors.	Potentially Negative Environment Effects (All SEOs)	Yes	
SM3 Objective 14	To support a review of bus services in the Naas Road environs including investment in orbital services with a view to meeting future demand and enhancing development potential of the City Edge regeneration area.	Neutral / Positive Environment Effects	No	
SM3 Objective 15	To support the enhancement of the Local Link Rural Transport Programme in consultation with stakeholders in order to provide the rural communities of the County, such as Bohernabreena and Glenasmole with access to improved bus services.	Neutral / Positive Environment Effects	No	
SM3 Objective 16	To support a review of bus corridors in the N4 environs to expand into the commuter belt towns of bordering County Kildare with a view to meeting future demand of the surrounding Lucan and Adamstown area.	Uncertain Environment Effects (B, LSG, W, CH, LV, MA)	Yes	
SM3 Objective 17	To work with the NTA and other state agencies to facilitate the delivery of the Kennelsfort Road-R148 grade separated junction or an equivalent solution to maxmise the efficacy of the Bus Connects Project.	Uncertain Environment Effects (B, LSG, W, CH, LV, MA)	Yes	
SM3 Objective 18	To liaise with bus service providers where new bus stop infrastructure is proposed in order to ensure facilities such as shelters and bins are included, where appropriate.	Neutral / Positive Environment Effects	No	
SM3 Objective 19	To promote the delivery of the Luas to Lucan and facilitate the reservation of any identified or emerging route.	Potentially Negative Environment Effects (All SEOs)	Yes	
SM3 Objective 20	To support additional capacity on the Luas Red Line, to service the intensification of development in Tallaght and Fortunestown and the future development of the City Edge lands.	Neutral / Positive Environment Effects	No	
SM3 Objective 21	To support the opening of the Kishogue rail station to align with the delivery of homes within the Clonburris SDZ area, in accordance with SDZ Planning Scheme phasing.	Neutral / Positive Environment Effects	No	
SM3 Objective 22	To investigate the option of an inter county rail service stopping at Kishogue station which would provide access to new employment space at Clonburris and give direct access to the Grange Castle Business Park.	Uncertain Environment Effects (B, LSG, W, CH, LV, MA)	Yes	
SM3 Objective 23	To support the delivery, in the short to medium term, of measures to enhance the development potential of the Naas Road/Ballymount lands including: - A new train station on the Kildare Line adjacent to Kylemore Road; - A new Luas stop on the Red Line between the Kylemore and Red Cow stops (as per the RSES and MASP); and - Increased frequency of Luas Red Line trams.	Uncertain Environment Effects (B, LSG, W, CH, LV, MA)	Yes	
SM3 Objective 24	To support and facilitate the development of multi-modal transport interchanges at Tallaght Town Centre and Liffey Valley	Neutral / Positive Environment Effects	No	
SM3 Objective 25	To facilitate the provision of Park and Ride facilities in appropriate locations at transport nodes and along strategic transport corridors in accordance with the NTA's Transport Strategy for the Greater Dublin Area (2016-2035), as may be updated to 2042.	Uncertain Environment Effects (B, LSG, W, AN, CH, LV, MA)	Yes	
SM3 Objective 26	To ensure planning applications adjacent to the Luas, which have the potential to impact on light rail infrastructure have regard to TII's Light Rail Environment – Technical Guidelines for Development and that developments arising are carried out in accordance with Transport Infrastructure Ireland's 'Code of Engineering Practice' as may be amended.	Neutral / Positive Environment Effects	No	
Policy 4: Strategic Road Network	Improve and, where necessary, expand the County-wide strategic road network to support economic development and provide access to new communities and new development areas.	Potentially Negative Environment Effects (All SEOs)	Yes	

No.	Policy/Objective	SEA Assessment (against SEO's)	Mitigation Required	Protective
Chapter 7 – Sustainable Movement				
SM4 Objective 1	To work closely with transport agencies including the Department of Transport, the National Transport Authority and Transport Infrastructure Ireland to protect capacity and deliver improvements and extensions of the strategic road network, where necessary and in line with national, regional and local climate action plans.	Uncertain Environment Effects (All SEOs)	Yes	
SM4 Objective 2	To facilitate and secure the implementation of major road projects as identified within the relevant strategies and plans for the Greater Dublin Area.	Potentially Negative Environment Effects (All SEOs)	Yes	
SM4 Objective 3	To increase competitiveness by ensuring the efficient movement of people and goods between enterprise and employment areas and the national road network.	Uncertain Environment Effects (B, LSG, W, CH, LV, MA)	Yes	
SM4 Objective 4	To ensure that developing areas have sufficient access to the County's road network.	Neutral / Positive Environment Effects	No	
SM4 Objective 5	To support the provision of junction upgrades, where necessary, at key locations on the strategic road network.	Neutral / Positive Environment Effects	No	
SM4 Objective 6	To support innovative demand management measures on the M50, given current and projected demand for orbital movement and planned future population and employment growth in the County	Neutral / Positive Environment Effects	No	
SM4 Objective 7	To implement the 6-year Roads Programme set out under Tables 7.5 and 7.6 and to work towards the implementation of the medium-longer roads programme where feasible and subject to funding.	Uncertain Environment Effects (All SEOs)	Yes	
SM4 Objective 8	To work with the relevant transport agencies to ensure that all road and street network proposals have regard to pertaining environmental conditions and sensitivities including biodiversity, protected species and designated sites and incorporate appropriate avoidance and mitigation measures as part of any environmental assessments.	Positive Environment Effects	No	
SM4 Objective 9	To ensure that all new roads and streets are designed to enhance insofar as feasible, the County's green infrastructure network by ensuring adequate replacement and additional planting of native species and pollinators and to ensure that SuDS approaches are used to deal with surface water runoff.	Positive Environment Effects	No	
SM4 Objective 10	To support sustainable measures including car-pooling and car clubs which promote access to cars rather than car ownership and which facilitate higher utilisation of vehicles rather than higher numbers of vehicles.	Neutral / Positive Environment Effects	No	
SM4 Objective 11	To incorporate, where feasible, wildlife crossings including bridges and underpasses into the designs for new road infrastructure and where possible, incorporation of such measures into the existing road network.	Neutral / Positive Environment Effects	No	
SM4 SLO 1	To ensure that development on these lands at Whitechurch/Edmondstown is facilitated through a comprehensive transport needs assessment, to identify all necessary transport infrastructure, its preferred location, and the appropriate delivery mechanisms in consultation with relevant stakeholders. The transport needs assessment shall have regard to existing environmental sensitivities in the area.	Uncertain Environment Effects (B, LSG, W, CH, LV, MA)	Yes	
SM4 SLO 2	To include an underpass as a part of any traffic management consideration as a practical solution to traffic delays on the N4 at Palmerstown Village.	Uncertain Environment Effects (B, W, CH, LV, MA)	Yes	
Policy 5: Street and Road Design	Ensure that streets and roads within the County are designed to balance the needs of all road users and promote place making, sustainable movement and road safety providing a street environment that prioritises active travel and public transport.	Neutral / Positive Environment Effects	No	
SM5 Objective 1	To ensure that all streets and street networks are designed to passively calm traffic through the creation of a self-regulating street environment that promotes active travel modes and public transport	Neutral / Positive Environment Effects	No	
SM5 Objective 2	To design new streets and roads within urban areas in accordance with the principles, approaches and standards contained within the Design Manual for Urban Roads and Streets (2013; updated 2019).	Neutral / Positive Environment Effects	No	
SM5 Objective 3	To advance national and local initiatives in relation to road design and safety	Neutral / Positive Environment Effects	No	
SM5 Objective 4	To prioritise safety on rural roads and junctions, while considering the protection of biodiversity, green infrastructure and rural character present in roadside trees, hedgerows and banks, and so on.	Positive Environment Effects	No	

No.	Policy/Objective	SEA Assessment (against SEO's)	Mitigation Required	Protective
Chapter 7 – Sustainable Movement				
SM5 Objective 5	To design new roads and streets to incorporate green infrastructure elements such as planting of native trees, hedgerows and pollinator species in medians and on roadside verges, as appropriate to the location	Positive Environment Effects	No	
SM5 SLO 1	To provide for visitor parking spaces, along with a turning point, on any primary access roadway off Mount Bellew Way so as to provide for future development of these zoned lands, and to facilitate the better management of drop-offs and pick-ups at the neighbouring Lucan Educate Together NS.	Neutral / Positive Environment Effects	No	
Policy 6: Traffic and Transport Management	Effectively manage and minimise the impacts of traffic within the County having regard to the need to provide shared road space for different users.	Neutral / Positive Environment Effects	No	
SM6 Objective 1	To effectively manage the flow of through traffic along the strategic road network and maximise the efficient use of existing road resources.	Neutral / Positive Environment Effects	No	
SM6 Objective 2	To protect sensitive areas from inappropriate levels of traffic through design measures that will calm and/or reroute traffic.	Neutral / Positive Environment Effects	No	
SM6 Objective 3	To minimise the impact of new development on the County's road and street network through prioritising active travel and public transport and implementing appropriate traffic and transport management measures.	Neutral / Positive Environment Effects	No	
SM6 Objective 4	To maintain and protect the safety, capacity and efficiency of National roads and associated junctions in accordance with the Spatial Planning and National Roads: Guidelines for Planning Authorities, DECLG (2012), the Trans-European Transport Networks (TEN-T) Regulations and with regard to other policy documents such as the TII M50 Demand Management Report 2014 and the N4 and N7 Corridor Study 2017	Neutral / Positive Environment Effects	No	
SM6 Objective 5	To continually review the efficiency of major junctions that are managed by South Dublin County Council and to consult with the relevant national agencies regarding the implementation of any proposed solutions.	Neutral / Positive Environment Effects	No	
SM6 Objective 6	To undertake an analysis, where areas are identified and opportunities exist, for more effective traffic management and mobility improvements.	Neutral / Positive Environment Effects	No	
SM6 Objective 7	To carry out a review of Heavy Goods Vehicles (HGV) restrictions in the County and consult with An Garda Síochána in relation to the implementation of restrictions on the movement of HGVs within residential areas and around schools and where particular issues are identified, to implement appropriate control measures in consultation with the relevant stakeholders.	Neutral / Positive Environment Effects	No	
SM6 Objective 8	To require all major traffic generating development to submit a Mobility Management Plan/Workforce Plan and/or Traffic and Transport Assessment.	Neutral / Positive Environment Effects	No	
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.	Positive Environment Effects	No	Yes
SM6 Objective 10	To prioritise traffic calming measures, where appropriate, and works needed to improve safety at road crossings.	Neutral / Positive Environment Effects	No	
SM6 Objective 11	To commit to proceeding to deliver a Traffic Management Masterplan for Palmerstown following a definitive outcome from the NTA/TII on the Kennelsfort Road/R148 grade-separated junction.	Neutral / Positive Environment Effects	No	
SM6 Objective 12	To require a Local Transport Plan to be prepared as part of any Local Area Plan, commensurate to the scale of the Local Area Plan. The Local Transport Plan/Local Area Plan will be subject to screening for AA and SEA'	Uncertain Environment Effects (B, W, LV, MA)	Yes	
SM6 SLO 1	To carry out a traffic and transport study for Rathcoole, Saggart and Newcastle and the surrounding areas following the publication of the GDA Strategy review to 2042 which will clarify the context within which the road network in the area will function and to include a review of HGV movement.	Neutral / Positive Environment Effects	No	
SM6 SLO 2	To undertake a traffic management strategy for Lucan Village, to assess traffic management options, including measures to improve the cycling and pedestrian environment and to examine the potential for off-street parking.	Neutral / Positive Environment Effects	No	
SM6 SLO 3	In recognising significant forecast for local population growth, to undertake a detailed traffic study that determines a programme of works that aims to alleviate the existing traffic 'bottle-neck' between Supervalu roundabout on the Newcastle Road, Lucan and the N4 junction.	Uncertain Environment Effects (LV, MA)	Yes	

No.	Policy/Objective	SEA Assessment (against SEO's)	Mitigation Required	Protective
Chapter 7 – Sustainable Movement				
SM6 SLO 4	To improve the safety of the junction between the Kilteel Road (L2003) and Calliaghstown Lane (L6008).	Uncertain Environment Effects (B, W, LV, MA)	Yes	
Policy 7: Car Parking and EV Charging	Implement a balanced approach to the provision of car parking with the aim of using parking as a demand management measure to promote a transition towards more sustainable forms of transportation, while meeting the needs of businesses and communities.	Neutral / Positive Environment Effects	No	
SM7 Objective 1	To implement maximum car parking standards for a range of land-use types, where provision is based on the level of public transport accessibility.	Neutral / Positive Environment Effects	No	
SM7 Objective 2	To limit the availability of workplace parking in urban centres to discourage car commuting, where alternative transport options are available.	Positive Environment Effects	No	
SM7 Objective 3	To implement area-based parking caps in locations where the highest intensity of development occurs and is promoted, such as town / district centres and higher-order public transport nodes.	Neutral / Positive Environment Effects	No	
SM7 Objective 4	To promote the provision and management of destination parking in areas of high trip demand, subject to appropriate pricing and locational criteria, taking into account the availability of more sustainable transport options.	Neutral / Positive Environment Effects	No	
SM7 Objective 5	To support the expansion of the EV charging network by increasing the provision of designated charging facilities for Electric Vehicles on public and private land in partnership with the ESB and other relevant stakeholders; and to support the Dublin Regional EV Parking Strategy.	Positive Environment Effects	No	
SM7 Objective 6	To promote appropriate parking arrangements for specific user requirements including disabled drivers, motorcycles and scooters in town and district centres, public transport nodes and other destinations.	Neutral / Positive Environment Effects	No	
SM7 Objective 7	To design and manage parking to ensure the efficient turnover of spaces within town, district and village centres and higher density development areas by applying the following measures: ▯ Ensuring that car parking is predominantly provided on-street and within communal and undesignated spaces, except in areas identified as tourist and food destination locations where additional widening of pedestrian areas is desirable necessitating the removal of on-street parking to facilitate; ▯ Placing restrictions on longer term parking.	Neutral / Positive Environment Effects	No	
SM7 Objective 8	To require payment systems for car parks associated with major shopping centres and other large commercial developments where new facilities or major extensions to existing facilities are proposed	Neutral / Positive Environment Effects		
SM7 Objective 9	To ensure that car parking is designed in such as manner as to promote visual amenity, green infrastructure, carbon sequestration and sustainable drainage (SuDS) by applying the following requirements: ▯ Provision of landscaping integrated into the design of all car parking, to include planting of native trees and pollinator species; ▯ Provision of not more than two parallel or five perpendicular spaces between trees/planting bays; ▯ Use of permeable paving, where appropriate	Positive Environment Effects	No	
SM7 Objective 10	To ensure that parking provision, including the provision of EV charging facilities, does not detract from the comfort and safety of pedestrians and cyclists, visual amenity or the character of an area. (refer also to Chapter 10, Energy)	Neutral / Positive Environment Effects	No	
SM7 Objective 11	To review and seek to improve the issue of on-street car parking in housing estates to eliminate any road safety or social issues they present, where issues of safety are clearly identified.	Neutral / Positive Environment Effects	No	

No.	Policy/Objective	SEA Assessment (against SEO's)	Mitigation Required	Protective
Chapter 8 – Community				
Policy 1: Social Inclusion and Community Development	Promote social inclusion and community development and encourage active participation and social integration of minority and marginalised groups, consistent with RPO 9.1 and RPO 9.2 of the RSES.	Positive Environment Effects	No	
COS1 Objective 1	To provide appropriate and accessible community facilities to meet the needs of all citizens of the County, comprising of a fast-growing young population and including an ageing population, consistent with NPOs 28 and 30 of the NPF.	Positive Environment Effects	No	
COS1 Objective 2	To support the implementation of the South Dublin County Local Economic and Community Plan (2016-2021 or superseding Plan) through the spatial planning policies and objectives of the County Development Plan, in collaboration with the Local Community Development Committee (LCDC), consistent with RPO 9.18 of the RSES.	Neutral / Positive Environment Effects	No	
COS1 Objective 3	To support and facilitate the implementation of local plans and programmes (and any superseding documents) with a social inclusion and community development focus including: - Social Inclusion and Community Activation Programme (2018-2022) - South Dublin County Council Integration Strategy (2019-2023) – A More Inclusive County - The South Dublin County Traveller Accommodation Programme (2019-2024) - South Dublin Disability Accommodation Strategy - South Dublin Age Friendly Strategy (2020- 2024) - A Strategy for a Healthy South Dublin (2019-2022). - South Dublin County Sports Partnership Strategic Plan (2017-2022)	Neutral / Positive Environment Effects	No	
COS1 Objective 4	To support the improvement, maintenance, upgrade and refurbishment of existing community based facilities and changing rooms within the County to meet current and future needs.	Uncertain Environment Effects (B, LSG, W, CH, LV, MA)	Yes	
COS1 Objective 5	To promote South Dublin County Council as a LGBT safe and friendly County.	Neutral / Positive Environment Effects	No	
Policy 2: Social/Community Infrastructure	Support the planned provision of a range of universally accessible and well-connected social, community, cultural and recreational facilities, close to the communities they serve, in accordance with RPO 9.14 of the RSES. (See also Chapter 5, Quality Design and Healthy Placemaking)	Uncertain Environment Effects (B, LSG, W, CH, LV, MA)	Yes	
COS2 Objective 1	To support the provision of a wide range of community facilities and to ensure that such facilities are provided in new and existing communities in tandem with housing development, with special consideration for period of review to adapt to the needs of an increasingly multi-cultured and diverse community, in accordance with the phasing requirements of Local Area Plans and Planning Schemes.	Neutral / Positive Environment Effects	No	
COS2 Objective 2	To continue to work closely with the Health Service Executive, Department of Education and the relevant public bodies and state agencies to meet the necessary provision of primary care centres, childcare facilities, schools, community centres and public open space according to the standards set out in section 8.4.1 of this Plan.	Positive Environment Effects	No	
COS2 Objective 3	To protect and enhance existing community facilities, and to support the development and expansion of new and existing facilities and services, in proximity to the populations they serve, where their need is identified.	Neutral / Positive Environment Effects	No	
COS2 Objective 4	To support the clustering of community facilities such as community centres, sports and leisure facilities, schools, childcare facilities and open spaces to create multi-purpose community hubs without negatively restricting the range of services provided in any one centre.	Neutral / Positive Environment Effects	No	
COS2 Objective 5	To promote accessible and inclusive social infrastructure for a range of users by adopting a universal design approach where feasible and to provide for an age friendly society in which people of all ages can live full, active, valued and healthy lives, consistent with RPO 9.12 and RPO 9.13 of the RSES and having regard to 'Building for Everyone: A Universal Design Approach – Planning and Policy' (2012)'.	Neutral / Positive Environment Effects	No	
COS2 Objective 6	To ensure that social, community, cultural and recreational facilities are provided in a manner which reduces climate impact by supporting and promoting the following measures:	Positive Environment Effects	No	

No.	Policy/Objective	SEA Assessment (against SEO's)	Mitigation Required	Protective
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	- Provision of facilities within walkable distances of communities and on public transport routes, - Promotion of walking and cycling and use of public transport via permeability and mobility management measures, - Co-location, clustering and sharing of community facilities to increase efficient use and reduce trips, - Location, siting and design to promote climate mitigation and adaptation e.g. taking advantage of solar gain, - Sourcing power from renewables such as wind and solar energy, - Use of alternative energy technologies such as heat pumps, - Energy-proofing of community buildings, - Additional tree planting and adapting management regimes in parks and public open spaces to allow more wild areas in order to increase opportunities for carbon sequestration			
COS2 Objective 7	To support and facilitate access to public toilet facilities including wheelchair accessible toilet facilities in community related buildings in Council ownership, in all towns and villages in the County.	Neutral / Positive Environment Effects	No	
COS2 Objective 8	To include 'changing place' facilities in all community and county buildings being newly constructed and where feasible, where being refurbished, during the lifetime of this County Development Plan.	Neutral / Positive Environment Effects	No	
COS2 Objective 9	To pilot a project in support of children with special needs and their parents, specifically around the provision of toys, technology and training identified through liaison with healthcare professionals.	Neutral / Positive Environment Effects	No	
COS2 SLO 1	That Citywest / Fortunestown areas are provided (from within their own community), public, purpose built and suitable amenities including: - Library; - Community centre and a community café; - Accessible playgrounds/playspaces, teenspaces and youth amenities (such as a skate park); - Designed green spaces including a managed public park with adequate accessible public seating and that can host festivals and community events; - Greater biodiversity in the area and more tree coverage; - Adequate numbers of pitches and clubhouses/pavilions for sports; - Adequate public childcare and afterschool facilities; and - School sites.	Neutral / Positive Environment Effects	No	
COS2 SLO 2	To examine the need for increased community infrastructure for the growing populations of Kiltipper, Killinarden, Marlfield, Ellensborough, Aylesbury and Old Bawn in light of recent population growth.	Neutral / Positive Environment Effects	No	
COS2 SLO 3	To provide for a Garda Station in Clonburris.	Neutral / Positive Environment Effects	No	
Policy 3: Community Centres	Ensure that communities across the county have access to multifunctional and intergenerational community centres that provide a focal point for community activities	Neutral / Positive Environment Effects	No	
COS3 Objective 1	To investigate, where new provision is required to meet the needs of the population, the feasibility of extending existing community centres on suitable sites, where siting, layout, design, access and other planning considerations allow.	Uncertain Environment Effects (B, LSG, W, CH, LV, MA)	Yes	
COS3 Objective 2	To ensure the provision of new community centres in new and existing development areas or where provision is the responsibility of Developer, the Council will ensure the developer provides, in proximity to the population they serve and in accordance with the standard of one centre per 8,000 population with a size of approximately 1,200-1,800 sqm, or dependent on specific local demographic or other needs, smaller centres at a more local level, generally between 350-650sqm in size at the discretion of the Council, or as may be updated by any future community centre strategy carried out by the Council.	Uncertain Environment Effects (B, LSG, W, CH, LV, MA)	Yes	
COS3 Objective 3	To provide discretion to the Council to require residential or mixed used developments in new development areas to provide a pro rata contribution towards the provision of a community centre, in accordance with the standards set out in Objective 2 and in line with the Development Contribution Scheme.	Neutral / Positive Environment Effects	No	
COS3 Objective 4	To ensure that community buildings are multi-functional and adaptable, can be used by all age cohorts (intergenerational), providing for indoor and supporting outdoor use e.g. café seating areas, and are accessible to as many different users as possible including our teens and young people.	Neutral / Positive Environment Effects	No	

No.	Policy/Objective	SEA Assessment (against SEO's)	Mitigation Required	Protective
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COS3 Objective 5	To support and facilitate the development of a Community Centre Strategy to include the assessment of existing community floorspace/facilities within the County, to identify gaps in provision and to ensure new community centres are provided in existing and new development areas having regard to the Social Infrastructure Audit carried out for the Development Plan.	Neutral / Positive Environment Effects	No	
COS3 Objective 6	To support and facilitate the provision of community resource centres.	Neutral / Positive Environment Effects	No	
COS3 SLO 1	To facilitate a one stop site for Quarryvale Family Resource Centre.	Neutral / Positive Environment Effects	No	
COS3 SLO 2	To deliver a community centre/community facilities within Citywest as part of the delivery of infrastructure identified in the Fortunestown Local Area Plan.	Uncertain Environment Effects (B, LSG, W, CH, LV, MA)	Yes	
COS3 SLO 3	To proactively engage with the Esker Community Initiative and support the development of a multi-use community building on Council owned lands adjacent to the N4 slip road to the R120 and north of St. Thomas' Primary School.	Uncertain Environment Effects (B, LSG, LV, MA)	Yes	
Policy 4: Sports Facilities and Centres	Ensure that all communities are supported by a range of sporting facilities that are fit for purpose, accessible and adaptable.	Neutral / Positive Environment Effects	No	
COS4 Objective 1	To promote the provision and management of high-quality, multi-functional, sport and recreational infrastructure across the County, in consultation with relevant stakeholders, to meet existing and future needs, to include sports hubs and multi-sport astro-pitches, in accordance with the South Dublin County Council Sports Pitch Strategy (2020), the National Sports Policy (2018-2027) and the aims of the South Dublin County Sports Partnership, consistent with RPO 9.15 of the RSES.	Neutral / Positive Environment Effects	No	
COS4 Objective 2	To promote public health policies including the Healthy Ireland Framework and National Physical Activity Plan consistent with NPO 26 of the NPF and RPO 9.16 of the RSES.	Neutral / Positive Environment Effects	No	
COS4 Objective 3	To support the preparation of a Sports Plan for the County, where this provides for the sustainable development of sports facilities, in accordance with the National Sports Policy.	Neutral / Positive Environment Effects	No	
COS4 Objective 4	To support and encourage the co-location and sharing of community and sporting facilities within the County where feasible. (See also Policy C7 Objective 8).	Neutral / Positive Environment Effects	No	
COS4 Objective 5	To support the provision of formal and informal play areas with appropriate equipment and facilities, incorporating nature-based play opportunities across the County, ensuring that the needs of differing age groups and abilities are accommodated.	Neutral / Positive Environment Effects	No	
COS4 Objective 6	To facilitate the provision of appropriately scaled children's play facilities and teen space facilities at suitable locations across the County within existing and new residential development.	Neutral / Positive Environment Effects	No	
COS4 Objective 7	To support and promote communities and clubs in developing minority sports at appropriate locations within the County.	Neutral / Positive Environment Effects	No	
COS4 Objective 8	To support the provision of permanent space for well-established sports and recreational activities at appropriate locations within the County, aspiring to the standards and conditions met for such playing areas by National Governing Bodies, where feasible and in accordance with proper planning and sustainable development.	Uncertain Environment Effects (B, LSG, W, CH, LV, MA)	Yes	
COS4 Objective 9	To support and facilitate a framework for the improvement, maintenance, and enhancement of existing community-based sports facilities within the County	Neutral / Positive Environment Effects	No	
COS4 Objective 10	To support and where possible identify a location for the development of a Motocross track and support any applications for national funding where available.	Uncertain Environment Effects (B, LSG, W, AN, CC, CH, LV, MA)	Yes	
COS4 Objective 11	To facilitate as far as possible all sports played by the citizens of South Dublin including rugby, recognising the growing numbers taking part in the sport and the particular requirements of the game in terms of pitches.	Neutral / Positive Environment Effects (B, LSG, W, CH, LV, MA)	No	
COS4 Objective 12	To support the provision of a dedicated sporting centre in Whitechurch Estate which could be used by local sports clubs including Whitechurch Boxing Club, Wanderers GAA Club, Ballyboden and other local clubs. Ideally it would comprise a boxing ring, changing and shower facilities and storage facilities for local clubs.	Uncertain Environment Effects (B, LSG, W, CH, LV, MA)	Yes	

No.	Policy/Objective	SEA Assessment (against SEO's)	Mitigation Required	Protective
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COS4 Objective 13	To support the development of a sports Hub in the Griffeen Park, Lucan, that' continues to serve the growing population of the surrounding area. Such hub should incorporate supporting the upgrade of the club house, all-weather playing pitches, multi-use pitches and teen play space facilities.	Uncertain Environment Effects (B, LSG, W, CH, LV, MA)	Yes	
COS4 Objective 14	To provide a sports and recreational amenity in Newcastle, incorporating a full-size GAA, multi-use, all-weather playing pitch, 2 basketball courts, tennis court, dressing rooms, a walking/jogging/cycling track as well as parking areas and related additional open space.	Uncertain Environment Effects (B, LSG, W, CH, LV, MA)	Yes	
COS4 Objective 15	To provide a swimming pool with leisure facilities in the Rathfarnham/Knocklyon/Firhouse / Ballycullen areas.	Uncertain Environment Effects (W, CC, CH, LV)	Yes	
COS4 Objective 16	To support the provision of athletics facilities in the county examining the potential for their location within Regional Parks and other locations in accordance with SDCC's Sports Pitch Strategy 2020 and the development of the County Sports Plan and Parks and Open Space Strategy.	Uncertain Environment Effects (B, LSG, W, CH, LV, MA)	Yes	
COS4 Objective 17	To ensure that any sports club established for over 5 years in the community be provided with proper facilities (changing rooms/ toilets) to ensure they can continue to operate and grow within our community.	Neutral / Positive Environment Effects	No	
COS4 Objective 18	To make available suitable unused Council-owned brownfield sites and buildings to sport, arts and community groups on a temporary or long-term lease basis, where feasible.	Neutral / Positive Environment Effects	No	
COS4 Objective 19	To ensure where possible and appropriate, that all public all-weather pitches provided by South Dublin County Council cater for all team sports and are large enough to cater for a full size GAA pitch	Neutral / Positive Environment Effects	No	
COS4 SLO 1	To continue to improve and develop Glenaulin Park in Palmerstown in tandem with the local community and other stakeholders, to enhance the park amenity including its sports and recreation facilities for park users of all ages including older people, children and teenagers and the local sports clubs and other stakeholders in accordance with the Council's Sports Pitch Strategy and the Parks and Open Space Strategy and Sports Plan.	Neutral / Positive Environment Effects	No	
COS4 SLO 2	To promote actively the provision of indoor sports facilities to meet the needs of the growing population of Knocklyon-Ballyboden.	Neutral / Positive Environment Effects	No	
COS4 SLO 3	To commit to providing a Sports Hub in the Kingswood Heights area.	Neutral / Positive Environment Effects	No	
COS4 SLO 4	To support the provision of boxing training and tournaments for an established local club on Lucan Swimming Pool and Lucan Leisure Centre campus.	Neutral / Positive Environment Effects	No	
COS4 SLO 5	To ensure that any future development has regard to the boundary with and protection of the amenity and function of Edmondstown Golf Course.	Positive Environment Effects	No	
Policy 5: Parks and Public Open Space – Overarching	Provide a well-connected, inclusive and integrated public open space network through a multi-functional high-quality open space hierarchy that is accessible to all who live, work and visit the County.	Positive Environment Effects	No	
COS5 Objective 1	To support a hierarchy of multi-functional, accessible parks and public open spaces across the County in line with Table 8.1, based on existing populations and planned growth in accordance with the overall standard of 2.4ha per 1,000 population.	Positive Environment Effects	No	
COS5 Objective 2	To support the implementation of South Dublin County Parks and Open Space Strategy and to ensure that the provision, upgrade, design, and maintenance of public open space is in accordance with the Strategy.	Positive Environment Effects	No	
COS5 Objective 3	To support the implementation and expansion of the Council's Teen Space Programme (2021) and the implementation of the Sports Pitch Strategy (2020) or (any superseding documents).	Positive Environment Effects	No	
COS5 Objective 4	To require the provision of public open space as part of a proposed development site area in accordance with the Public Open Space Standards (minimum) set out in Table 8.2. The Council has the discretion for the remaining open space requirement to achieve the overall standard of 2.4 ha per 1,000 population, to allow for the provision or upgrading of small parks, local parks and neighbourhood parks outside the development site area, subject to the open space or facilities meeting the open space 'accessibility from homes' standards for each public open space type set out in Table 8.1. In exceptional circumstances where the provision or upgrade of small parks, local parks and neighbourhood parks is not achievable, the Council has the discretion for the remaining open space requirement to allow provision or upgrade of Regional Parks, to achieve the overall standard of	Positive Environment Effects	No	

No.	Policy/Objective	SEA Assessment (against SEO's)	Mitigation Required	Protective
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	2.4 ha per 1,000 population, subject to the Regional Park meeting the open space 'accessibility from homes' standard set out in Table 8.1.			
COS5 Objective 5	To require the provision of open space as part of a proposed development site area in accordance with the Public Open Space Standards (minimum) set out in Table 8.2. The Council has the discretion to accept a financial contribution in lieu of any remaining open space requirement to achieve the overall standard of 2.4 ha per 1,000 population, such contribution being held solely for the purpose of the acquisition or upgrading of small parks, local parks and neighbourhood parks subject to the open space or facilities meeting the open space 'accessibility from homes' standards for each public open space type specified in Table 8.1. In exceptional circumstances where the provision or upgrade of small parks, local parks and neighbourhood parks is not achievable, the Council has the discretion to accept a financial contribution in lieu of the remaining open space requirement to allow provision or upgrade of Regional Parks, subject to the Regional Park meeting the open space 'accessibility from homes' standard specified in Table 8.1. Where the Council accepts financial contributions in lieu of open space, the total contribution shall be calculated on the basis of the costs set out in the applicable Development Contribution Scheme, in addition to the development costs of the open space.	Neutral / Positive Environment Effects	No	
COS5 Objective 6	To require that public open space calculations be based on an occupancy rate of 3.5 persons in the case of dwellings with three or more bedrooms and 1.5 persons in the case of dwellings with two or fewer bedrooms.	Neutral / Positive Environment Effects	No	
COS5 Objective 7	To require at the sole discretion of the Planning Authority a pro rata contribution in lieu of provision of public open space where, due to the small size, configuration or location of a particular development or on sites with less than three units it is not possible to provide functional public open space on site.	Neutral / Positive Environment Effects	No	
COS5 Objective 8	To ensure the design of parks and public open space areas is of high quality; to provide a pleasant setting, accommodate use by people of all ages and abilities, to support life-long activity and good health and well-being by the provision of a balanced mix of active and passive recreation and access to, or view of, nature, ensuring that the design considers: - provision of an appropriate mix of hard and soft surfaced areas; - enhancement of biodiversity and existing trees and hedgerows; - incorporation of water courses, other natural features and existing built heritage into the design of parks and open spaces as appropriate; - provision of new planting, landscape features and appropriate site furniture including a variety of accessible, well located and designed seating.	Positive Environment Effects	No	
COS5 Objective 9	To ensure that parks and public open space are appropriately located within the County and within development sites, to facilitate and support its multi-functional role.	Neutral / Positive Environment Effects	No	
COS5 Objective 10	To support and facilitate the key role of parks and open spaces in relation to green infrastructure including sustainable drainage systems (SuDS), flood management, biodiversity and carbon absorption and to promote connections between public open spaces and the wider GI network.	Positive Environment Effects	No	
COS5 Objective 11	To promote the role of parks and open spaces in conserving and restoring biodiversity and ecosystems in accordance with the objectives of the National Biodiversity Action Plan (2017-2021) and the All-Ireland Pollinator Plan 2021-2025, the Council's Biodiversity Action Plan 2020-2026 or any superseding plans. In the development of individual management plans for parks the requirements of the aforementioned biodiversity and pollinator plans will be taken into consideration and will form a part of the management requirements for the park. The development of individual management plans for parks will include consultation with local stakeholders.	Positive Environment Effects	No	
COS5 Objective 12	To ensure that proposed SuDS measures are only accepted as an element of public open space where they are natural in form and integrate well into the open space landscape supporting a wider amenity and biodiversity value.	Positive Environment Effects	No	
COS5 Objective 13	To ensure that parks and open spaces provide for a wide range of recreational and amenity activities that are easily accessible to all in the community, irrespective of age or ability.	Positive Environment Effects	No	
COS5 Objective 14	To ensure that public open space and associated recreational facilities are accessible by walking, cycling and public transport, as appropriate to their position within the open space hierarchy set out in Table 8.1 and include safe bicycle parking spaces at appropriate locations	Positive Environment Effects	No	

No.	Policy/Objective	SEA Assessment (against SEO's)	Mitigation Required	Protective
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COS5 Objective 15	To support the development of passive recreation within open spaces, such as walking trails, seating provision and areas which provide for passive amenity/hobbies, and visual interest.	Positive Environment Effects	No	
COS5 Objective 16	To ensure that parks and public open spaces are carefully designed as safe spaces, by implementing the following measures: - Providing active frontages and maximising passive surveillance from adjacent housing and/or public thoroughfares; - Eliminating buildings which back-on or gable-front public open spaces; - Designing corner units with active frontage; and - Encouraging increased use through improved access and quality of facilities'; - Careful location, design and choice of surface materials and site furniture'.	Neutral / Positive Environment Effects	No	
COS5 Objective 17	To ensure that incidental areas of open space which do not function as useable open space and/or are not clearly visible from the public realm, are designed out of a proposed scheme.	Neutral / Positive Environment Effects	No	
COS5 Objective 18	To ensure that incidental areas of open space and areas immediately underneath high voltage electricity lines are not included in open space calculations.	Neutral / Positive Environment Effects	No	
COS5 Objective 19	To support the provision within new residential developments and parks and public open spaces, of formal and informal play areas with appropriate equipment and facilities, incorporating nature-based play opportunities where appropriate, ensuring that the needs of differing age groups including young children, older children and teenagers are catered for and that different abilities and needs are accommodated to be able to access and participate in play, and to ensure playspaces and play facilities comply with universal design principles.	Positive Environment Effects	No	
COS5 Objective 20	To ensure that children's play areas are provided as an integral part of the design and delivery of new residential and mixed-use developments and addressed as part of a landscape plan in accordance with the requirements set out in Chapter 12 Implementation and Monitoring.	Positive Environment Effects	No	
COS5 Objective 21	To review the Council's play policy within the lifetime of the Development Plan.	Neutral / Positive Environment Effects	No	
COS5 Objective 22	To maximise the leisure and amenity resource offered by each of the County's parks through the promotion of management plans that provide for the continued improvement of the park setting, recreational facilities and biodiversity	Positive Environment Effects	No	
COS5 Objective 23	To retain the open character of the existing open space area on Esker Hill (between Brookvale and Esker Lawns).	Neutral / Positive Environment Effects	No	
COS5 Objective 24	That the Council continues to progress the delivery of toilet facilities in parks in tandem with the delivery of built infrastructure in parks and open spaces (similar to the model proposed for Tymon Park Intergenerational Facility and Airlie Park) and in accordance with the outcome of any feasibility study undertaken in relation to provision of public toilets.	Neutral / Positive Environment Effects	No	
COS5 Objective 25	To continue to provide innovative play spaces, including sensory play areas and play trails, in parks and open spaces throughout the County and to identify the quietest and busiest times at SDCC playgrounds and share this information so it may be useful to visitors so they can identify quiet times and quieter playgrounds and their plan visits accordingly.	Neutral / Positive Environment Effects	No	
COS5 Objective 26	To support and facilitate the provision of a memorial park of remembrance for all survivors of the Mother and Baby and County Institutions	Neutral / Positive Environment Effects	No	
COS5 Objective 27	To facilitate the provision of an apiary colony within Lucan, Adamstown subject to appropriate location and design and regard to public amenity.	Neutral / Positive Environment Effects	No	
COS5 Objective 28	To deliver better accessibility for wheelchair users in parks, across all features (pathways, furniture, sensory and recreational amenities etc.), including a check of compliance with universal design principles as part of the design process.	Neutral / Positive Environment Effects	No	
COS5 SLO 1	To identify and set aside land, ensuring the delivery of the quantum of open space within the general area of the Burgage South Neighbourhood Park as identified in the Newcastle Local Area Plan (2012), and to pursue all means of achieving this including proactive engagement with stakeholders and through the consideration of planning applications affecting this area.	Neutral / Positive Environment Effects	No	
COS5 SLO 2	To require the provision of public open space and to ensure that the location, layout and design of the public open space facilitates the delivery of a sports pitch to facilitate multiuse within the Boherboy lands in the south part of the Fortunestown LAP lands, alongside the residential development that is permitted on these lands.	Neutral / Positive Environment Effects	No	

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COS5 SLO 3	That the area on both sides of Whitestown Stream/Jobstown Stream inclusive of the Stream itself between Cloonmore Estate on one side and Bawnlea and Dromcarra Estates on the other and from the Jobstown Rd to the N81 be designated a Local Park/Open Space and prioritising over the life time of the plan upgrading the regreening of the area and the protection of the water course running through it including the inclusion of intergenerational uses of the space such as outdoor exercise equipment. The regreening of the area to be in accordance with the implementation of South Dublin County Parks and Open Space Strategy.	Neutral / Positive Environment Effects	No	
COS5 SLO 4	To provide Newcastle with a Village Plaza, incorporating a space to hold community events.	Neutral / Positive Environment Effects	No	
Policy 6: Healthcare Facilities	Support the Health Service Executive (HSE) in their aim to provide access to a range of quality health services, in line with Sláintecare and relative to the scale of each settlement and community, and facilitate other statutory and voluntary agencies, and the private sector in the provision of healthcare facilities and services, including the system of hospital care and the provision of community based primary care facilities appropriate to the size and scale of each settlement.	Neutral / Positive Environment Effects	No	
COS6 Objective 1	To facilitate the development of community-based care including primary health care centres, hospitals, clinics, and facilities to cater for the specific needs of an ageing population in appropriate urban areas in accordance with the Development Plan core and settlement strategy, consistent with RPO 9.23 of the RSES.	Neutral / Positive Environment Effects	No	
COS6 Objective 2	To promote healthcare facilities of an appropriate scale to be provided in new communities on a phased basis in tandem with the delivery of housing, in accordance with the phasing requirements of Local Area Plans and approved Planning Schemes and in locations that are accessible by public transport, walking and cycling.	Neutral / Positive Environment Effects	No	
COS6 Objective 3	To support the provision of appropriately scaled healthcare facilities within existing settlements, in locations that are accessible by public transport and safe walking and cycling infrastructure.	Neutral / Positive Environment Effects	No	
COS6 Objective 4	To support the provision of primary care facilities with relevant agencies, in accordance with the standard of one facility per 7,000-10,000 population as identified by the HSE Department of Health.	Neutral / Positive Environment Effects	No	
COS5 Objective 5	To liaise with the Health Service Executive and all relevant bodies to support, promote and attract potential GP, Dental, Pharmacy and all other necessary medical services, to locate within the Adamstown and Clonburris SDZ's, in order to urgently meet basic growing healthcare demands of the community.	Neutral / Positive Environment Effects	No	
COS6 SLO 1	To engage with stakeholders and to investigate the possibility of providing senior accommodation on the Rathcoole Health Centre site (protected structure RPS 316), ensuring that any future development is appropriate, having full regard to the setting and integrity of the protected structure, the location of the site within the Rathcoole Architectural Conservation Area, and the amenities of adjoining housing and other land-uses.	Uncertain Environment Effects (CH, LV)	Yes	
Policy 7: Childcare Facilities	Support and facilitate the provision of good quality and accessible childcare facilities at suitable locations within the County in consultation with the County Childcare Committee.	Neutral / Positive Environment Effects	No	
COS7 Objective 1	To support and facilitate the provision of childcare facilities on well located sites within or close to existing built-up areas, including adjacent to school sites, and within employment areas where the environment is appropriate, making provision to encourage sustainable transport, consistent with NPO 31 of the NPF.	Neutral / Positive Environment Effects	No	
COS7 Objective 2	To require provision of appropriate childcare facilities as an essential part of new residential developments in accordance with the provisions of the 'Childcare Facilities Guidelines for Planning Authorities' (2001) or any superseding guidelines, or as required by the Planning Authority. The Guidelines recommend one childcare facility with a minimum of 20 places for each 75 units for new residential developments, with any variation to this standard being justified having regard to factors such as type of residential units, emerging demographic profile and availability of existing childcare services in the vicinity.	Neutral / Positive Environment Effects	No	
COS7 Objective 3	To require childcare facilities to be provided in new communities in tandem with the delivery of residential development and, where a Local Area Plan or Planning Scheme applies, in accordance with the phasing requirements of that plan/scheme.	Neutral / Positive Environment Effects	No	
COS7 Objective 4	To support investment in the sustainable development of the County's childcare services as an integral part of social infrastructure provision, including support of the Affordable Childcare Scheme; ensuring quality and supply of sufficient childcare places; and support of initiatives under a cross-Government Early Years Strategy, consistent with RPO 9.20 of the RSES.	Neutral / Positive Environment Effects	No	

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COS7 Objective 5	To support the provision of small-scale childcare facilities in residential areas subject to appropriate safeguards to protect the amenities of the area, having regard to noise pollution and traffic and parking management.	Neutral / Positive Environment Effects	No	
COS7 Objective 6	To support the provision of childcare facilities within or co-located with community buildings, such as community centres and schools.	Neutral / Positive Environment Effects	No	
Policy 8: Primary and Post Primary Schools	Policy COS 8(a) Work in conjunction with the Department of Education to promote and support the provision of primary and post-primary schools in the County to reflect the diverse educational needs of communities.	Neutral / Positive Environment Effects	No	Yes
	Policy COS 8(b) Engage with the Department of Education and to support the Department's School Building Programme by actively identifying sites for primary and post primary schools at suitable locations, based on forecast need.	Neutral / Positive Environment Effects	No	
	Policy COS8(c): To review school site provision in the Development Plan, following the publication of full Census 2022 results, cross referencing with class size allocations being used during the period in question, engaging with the Department of Education, the elected members and through submissions by education stakeholders and the general public, so as to ensure accurate and adequate school provision requirements are identified and provided for primary and post primary schools at suitable locations.	Neutral / Positive Environment Effects	No	
COS8 Objective 1	To reserve and identify early on sites for primary and post-primary provision in developing areas though the Development Plan, Local Area Plans, Planning Schemes and masterplans, in consultation with the Department of Education, to have regard to the 2008 Code of Practice on the Provision of Schools and the Planning System (or any superseding Code of Practice) and to ensure that designated sites are of sufficient size and are accessible cycle and pedestrian friendly locations, consistent with NPO 31 of the NPF and RPO 9.21 of the RSES.	Neutral / Positive Environment Effects	No	
COS8 Objective 2	To facilitate the development of new schools ensuring that new school sites are retained for educational use and, the re-development of existing schools and extensions planned as part of the Government's School Building Programme.	Uncertain Environment Effects (B, LSG, W, CH, LV, MA)	Yes	
COS8 Objective 3	To require schools to be provided in new communities on a phased basis in tandem with the delivery of residential development, unless the Department of Education requests otherwise and provides evidence to the Council and the elected members that existing schools can cater for requirements through extensions if necessary. Assuming a new school is required, to ensure that its delivery is planned in tandem with the delivery of the residential development, in accordance with the phasing requirements of Local Area Plans and Planning Schemes or as may be otherwise required.	Neutral / Positive Environment Effects	No	
COS8 Objective 4	To support and facilitate the extension of existing school facilities, based on identified needs, subject to appropriate safeguards in relation to safe travel to school, traffic management and the amenities of the area.	Uncertain Environment Effects (B, LSG, W, CH, LV)	Yes	
COS8 Objective 5	To promote an urban school model within built-up areas of the County, where access to off-site facilities including for sport, recreation and amenity space can be clearly demonstrated.	Neutral / Positive Environment Effects	No	
COS8 Objective 6	To ensure new schools are designed and located to promote walking and cycling and access to public transport, by implementing the following measures: - Ensuring school sites are in locations that are central and accessible to the communities they serve; - Providing infrastructure including safe cycle ways and footpaths; - Requiring a mobility management plan for all new schools that prioritises active travel modes and public transport; - Incorporating measures to promote walking and cycling at design stage including permeability and connectivity with the surrounding area through provision of adequate access points for pedestrians and cyclists; - Ensuring the provision of adequate secure bicycle storage; - Working with existing and new schools to increase the proportion of students walking and cycling through the promotion of initiatives such as the 'Green Schools' and 'School Streets' projects. (Refer to Chapter 7, Sustainable Movement) - Introduceing measures that would support increased bus services to enable more students to travel to school through public transport.'	Neutral / Positive Environment Effects	No	
COS8 Objective 7	To facilitate provision of parking for staff and parents and 'drop-off' areas for new schools, only as part of a mobility management plan, where a need has been demonstrated and where active travel modes (walking and cycling) and public transport have been prioritised having regard to the protection of nearby residential amenity.	Neutral / Positive Environment Effects	No	

No.	Policy/Objective	SEA Assessment (against SEO's)	Mitigation Required	Protective
Chapter 8 – Community				
COS8 Objective 8	To promote and support schemes that facilitate the shared use of school facilities, particularly at planning stage, such as sports halls, ball courts and all-weather pitches for community use outside of school hours and to support the co-location of pre and after-school childcare facilities on new primary school developments and to promote this using the council's land management and ownership policy. (See also Policy COS4 Objective 4).	Neutral / Positive Environment Effects	No	
COS8 Objective 9	To support the provision of adequate indoor and outdoor school sports facilities for all new and existing schools in the County, based on identified need and in line with the population of the school.	Neutral / Positive Environment Effects	No	
COS8 Objective 10	To promote and support the use of public sports facilities by urban schools, during school hours, where feasible, while not diminishing the need for other facilities within the school grounds that could be shared with the community outside school hours as per COS8 Objective 8.	Neutral / Positive Environment Effects	No	
COS8 Objective 11	To promote and support educational campus development, where feasible	Neutral / Positive Environment Effects	No	
COS8 Objective 12	To explore with the Department of Education the potential to develop a GIS mapping layer of all school sites in the County.	Neutral / Positive Environment Effects	No	
COS8 SLO 1	To identify a site for the appropriate location of a new post primary school within the Neighbourhood Area of Citywest/Saggart/Rathcoole/Newcastle to provide for the needs identified for the catchment area by the Department of Education.	Uncertain Environment Effects (B, LSG, W, CH, LV, MA)	Yes	
Policy 9: Higher Level Education and Further Education Facilities	Support the development and ongoing provision of higher-level education and further education in the County, and develop Tallaght as a hub for education, cross collaboration and employment to provide further opportunities for the County's workforce.	Neutral / Positive Environment Effects	No	
COS9 Objective 1	To support the role of Higher Education Institutions and Educational Training Boards in addressing skills shortages and life-long learning needs in the County, in accordance with NPO 31 of the NPF and RPO 9.22 of the RSES.	Neutral / Positive Environment Effects	No	
COS9 Objective 2	To facilitate and encourage cross-collaboration between business and employment clusters and TU Dublin to drive research and innovation and increase employment opportunities in the County.	Neutral / Positive Environment Effects	No	
COS9 Objective 3	To support and facilitate the development of existing higher-level and further education facilities and to provide for new facilities, including outreach services to develop competencies in innovation.	Uncertain Environment Effects (B, LSG, W, CH, LV, MA)	Yes	
COS9 Objective 4	To promote and facilitate the development of Tallaght as a centre for learning, education and employment.	Neutral / Positive Environment Effects	No	
COS9 Objective 5	To promote the clustering of education related services and facilities proximate to existing higher-level education facilities.	Neutral / Positive Environment Effects	No	
COS9 Objective 6	To facilitate increased permeability between TU Dublin and the surrounding employment, residential and mixed-use areas	Neutral / Positive Environment Effects	No	
COS9 Objective 7	To promote the provision of youth services that support, and target disadvantaged young people and improve their employability, consistent with RPO 9.20 of the RSES, and the provision of informal education and training opportunities within the County, consistent with the LECP.	Neutral / Positive Environment Effects	No	
COS9 Objective 8	To investigate with the relevant educational providers, the need for a new university campus within the Naas Road area and to support, promote and facilitate a South Dublin County University Campus within the Naas Rd Framework Plan or any superseding plan should such a need be identified.	Uncertain Environment Effects (LV, MA)	Yes	
Policy 10: Libraries	Provide an innovative, community focused public library service to all who live, work and study in South Dublin County.	Neutral / Positive Environment Effects	No	
COS10 Objective 1	To support the development of the County's library services and the implementation of key objectives, as set out in 'Open to You - South Dublin Library Development Plan' (2018-2022) or any superseding document.	Neutral / Positive Environment Effects	No	
COS10 Objective 2	To support the delivery of a new library service in the Rathcoole environs, to meet the needs of the expanding population	Neutral / Positive Environment Effects	No	

No.	Policy/Objective	SEA Assessment (against SEO's)	Mitigation Required	Protective
Chapter 8 – Community				
COS10 Objective 3	To support the delivery of a new library service in Adamstown in accordance with the phasing strategy set out in the SDZ Planning Scheme.	Neutral / Positive Environment Effects	No	
COS10 Objective 4	To support the delivery of a new library service in the Citywest area to meet the needs of the expanding population subject to any review of the Library Strategy.	Neutral / Positive Environment Effects	No	
COS10 Objective 5	To provide for a public library to serve the growing Ballycullen, Knocklyon and Firhouse communities and indoor civic space to meet the inter-generational requirements of local communities including performance and exhibition space, indoor sports and artistic, cultural and recreational use.	Neutral / Positive Environment Effects	No	
Policy 11: Arts and Cultural Facilities	Facilitate and support the continued development of arts and culture within the County.	Neutral / Positive Environment Effects	No	
COS11 Objective 1	To seek to work with all relevant stakeholders to promote equality of access to and engagement with arts and cultural services and in the promotion of culture and heritage led urban and rural regeneration, in accordance with RPO 9.25 of the RSES.	Neutral / Positive Environment Effects	No	
COS11 Objective2	To support the government 'Per Cent for Art' scheme for publicly funded capital, infrastructural and building developments	Neutral / Positive Environment Effects	No	
COS11 Objective 3	To require new commercial developments greater than 5,000 sqm in size, in the case of non-residential development, and in excess of 500 units in the case of residential development, to incorporate a physical artistic feature into the scheme to improve the built environment / public realm, which could include high quality features within the environment / landscaping, in agreement with the Council, and to invite local artists to participate where appropriate by way of open competition.	Neutral / Positive Environment Effects	No	
COS11 Objective 4	To facilitate the continued development of arts and cultural facilities throughout the County and to support the objectives and implementation of the South Dublin County Arts Development Strategy (2022-2026) and the South Dublin County Cultural and Creativity Strategy (2018-2022) and any superseding plans and strategies.	Neutral / Positive Environment Effects	No	
COS11 Objective 5	To ensure that arts and cultural facilities are accessible to all members of the community.	Neutral / Positive Environment Effects	No	
COS11 Objective 6	To pursue the development of a Heritage Centre in the Tallaght village within the lifetime of the County Development Plan.	Neutral / Positive Environment Effects	No	
COS11 Objective 7	To support the arts and culture by facilitating community groups to use vacant or unused council premises for exhibitions, performances and other uses related to community arts, where suitable.	Neutral / Positive Environment Effects	No	
COS11 Objective 8	To prepare a feasibility study for the development of Arts and Culture Infrastructure within the County, taking account of transport links.	Neutral / Positive Environment Effects	No	
COS11 Objective 9	To pursue the development of a Heritage Centre in Lucan Village area.	Neutral / Positive Environment Effects	No	
Policy 12: Places of Worship	Support and facilitate the development of places of worship and multi-faith facilities at suitable locations within the County	Neutral / Positive Environment Effects	No	
COS12 Objective 1	To support and facilitate the development of places of worship and multi-faith facilities at appropriate locations, such as town, village, district and local centres or other suitable locations where they do not adversely impact on existing amenities.	Neutral / Positive Environment Effects	No	
Policy 13: Burial Grounds	Facilitate the sustainable development of cemeteries and crematoria to cater for the needs of the County.	Neutral / Positive Environment Effects	No	
COS13 Objective 1	To facilitate the development of new or extended burial grounds, including green cemeteries, eco-burial grounds, and crematoria, having consideration for the burial preferences of multi-faith and non-religious communities, at suitable locations in the County, subject to appropriate safeguards with regard to environmental considerations, noise and traffic impacts.	Potentially Negative Environment Effects (B, LSG, W, CH, LV, MA	No	
Policy 14: Fire Station	Co-operate with Dublin City Council in the development and upgrading of the fire service within the Dublin Region.	Neutral / Positive Environment Effects	No	
COS14 Objective 1	To support and facilitate the development of an efficient fire service in the Dublin Region, in co-operation with Dublin City Council and to reserve sites for the provision of a fire station where a need is identified by the Dublin Fire Brigade.	Neutral / Positive Environment Effects	No	
COS14 Objective 2	To provide a new fire station on lands identified in Clonburris SDZ.	Neutral / Positive Environment Effects	No	

No.	Policy/Objective	SEA Assessment (against SEO's)	Mitigation Required	Protective
Chapter 9 – Economic Development and Employment				
Policy 1: Overarching	Support sustainable enterprise and employment growth in South Dublin County recognising the County's role in the Dublin region as a driver of economic growth	Neutral / Positive Environment Effects	No	
EDE1 Objective 1	To enable a strong, inclusive and resilient economy, supported by enterprise, innovation and skills through the creation of places that can foster enterprise and innovation and attract investment and talent, consistent with National Strategic Outcomes 4, 5 and 6 of the NPF.	Neutral / Positive Environment Effects	No	
EDE1 Objective 2	To develop and support the Dublin Metropolitan Area Strategic Plan (MASP) through growth in the identified strategic development and employment areas of South Dublin, as part of the growth of the Dublin Region to a sufficient scale and quality to compete internationally and to be drivers of national and regional growth, investment, and prosperity consistent with NSO 5 of the NPF	Neutral / Positive Environment Effects	No	
EDE1 Objective 3	To ensure that there is a sufficient supply of zoned and serviced lands at suitable locations to accommodate a range of enterprise and employment development types and to promote compact growth by strengthening the integration between employment, housing and transportation.	Uncertain Environment Effects (B, LSG, W, AN, CC, CH, LV, MA)	Yes	
EDE1 Objective 4	To support the implementation of the RSES Economic Strategy to create economic opportunity to diversify local and rural economies and create quality jobs, to achieve a sustainable, competitive, inclusive, and resilient region, through the promotion of; - Smart Specialisation for industry, enterprise agencies, Higher Institutes of Education, communities, and stakeholders; - Clustering: Create, maintain, or upgrade economic strongholds in a favourable business ecosystem; - Orderly Growth reflecting the identified strategic employment locations within the County; and - A broad, resilient, economic base.	Neutral / Positive Environment Effects	No	
EDE1 Objective 5	To support the implementation of the Metropolitan Area Strategic Plan to support the objectives for the South - West Corridor and the area within the M50 by the: - Promotion of high tech, manufacturing and research and development in Grange Castle Business Park and Citywest - Intensification of industrial lands and mixed-use development at Naas Road/Ballymount and in Tallaght Town Centre/Cookstown while ensuring, to the greatest extent possible, the sustainability of existing businesses and employment	Uncertain Environment Effects (B, LSG, W, AN, CC, CH, LV, MA)	Yes	
EDE1 Objective 6	To ensure that economic and enterprise related development is provided in a manner which facilitates a reduction in greenhouse gas emissions by supporting and promoting the following measures: - An increase in employment densities within walkable distances of communities and on public transport routes; - Promotion of walking and cycling and use of public transport through increased permeability and mobility management measures within and outside employment areas; - The sourcing of power from district heating and renewables including wind, hydro and solar - Additional native tree planting and landscaping on existing and proposed enterprise zones and development sites to aid with carbon sequestration, contribute to the green infrastructure network of the County and promote quality placemaking.	Positive Environment Effects	No	
EDE1 Objective 7	To ensure a co-ordinated approach to policy and objectives contained within the County Development Plan and the Local Economic and Community Plan.	Neutral / Positive Environment Effects	No	
Policy 2: Green Economy	Support the Green Economy as a means of future proofing South Dublin's economy and facilitate this through orderly growth.	Positive Environment Effects	No	Yes
EDE2 Objective 1	To ensure that climate action and sustainable development is central to economic development in the County through sustainable land use and orderly growth and a co-ordinated approach to the preparation and implementation of South Dublin's Climate Change Action Plan and the Local Economic and Community Plan.	Positive Environment Effects	No	
EDE2 Objective 2	To support the growth of business in the green and circular economy and the initiatives within the IDA strategy 'Driving Recovery and Sustainable Growth' (or any superseding documents), including growth and transformation, where it promotes sustainable job creation in South Dublin.	Positive Environment Effects	No	

No.	Policy/Objective	SEA Assessment (against SEO's)	Mitigation Required	Protective
Chapter 9 – Economic Development and Employment				
EDE2 Objective 3	To promote net zero-carbon and carbon reduction in economic development through the support of relevant actions of the National Climate Action Plan including Action 15 to implement the National Planning Framework and Action 46 to 'Examine feasibility for commercial rates to be linked to BER'(or as superseded).	Positive Environment Effects	No	
EDE2 Objective 4	To support the measures in South Dublin's Climate Change Action Plan 2019-2024, or any superseding plan, to integrate the Circular Economy approach with economic development initiatives, in order to optimise opportunities in design and operation to reduce energy and material consumption and recycling of materials in support of sustainable development.	Positive Environment Effects	No	
EDE2 Objective 5	To support the measures in South Dublin's Climate Change Action Plan 2019-2024, or any superseding plan, to integrate the Circular Economy approach with economic development initiatives, in order to optimise opportunities in design and operation to reduce energy and material consumption and recycling of materials in support of sustainable development.	Positive Environment Effects	No	
EDE2 Objective 6	To support the promotion of skills, education and awareness raising in the energy efficiency sectors, promoting smart technologies and well connected communities.	Positive Environment Effects	No	
Policy 3: Innovative Economy	Promote an Innovative Economy, fostering an environment which supports creativity and new technologies in the places we live, work and invest in, supported through orderly growth at strategic population and employment locations.	Neutral / Positive Environment Effects	No	
EDE3 Objective 1	To support the provision of a highly interconnected "ecosystem" or network of entrepreneurs and investors, technologists and innovators in the County.	Neutral / Positive Environment Effects	No	
EDE3 Objective 2	To support the delivery of a resilient economy, capable of an agile and flexible response to short-term stresses and cycles through the promotion of a broad economic base, appropriately zoned land and ongoing stakeholder engagement.	Neutral / Positive Environment Effects	No	
EDE3 Objective 3	To create an environment that supports export and non-export enterprise and small business.	Neutral / Positive Environment Effects	No	
EDE3 Objective 4	To support the development of South Dublin as a SMART city that utilises technology to make life easier for residents and business; particularly how and where people spend their time.	Neutral / Positive Environment Effects	No	
EDE3 Objective 5	To promote, through good placemaking, the delivery of places and communities which encourage employers and workers alike to live in the County, closer to their workplaces, promoting more sustainable travel and a good quality of life.	Neutral / Positive Environment Effects	No	
EDE3 Objective 6	To support the development of new and existing enterprise centres to provide locally based affordable work facilities such as co-working space and to improve employment opportunities and creative networks for local communities	Neutral / Positive Environment Effects	No	
EDE3 Objective 7	To promote the provision of workspace as part of any mixed-use development on REGEN zoned land.	Neutral / Positive Environment Effects	No	
Policy 4: Urban Growth, Regeneration and Placemaking	Support urban growth and regeneration through the promotion of good placemaking to attract employees and employers and to provide a competitive advantage to the County and diverse investment opportunity.	Neutral / Positive Environment Effects	No	
EDE4 Objective 1	To ensure that economic and employment development is located to optimise existing infrastructure and to support development and investment in the County's urban centres supporting orderly growth and placemaking.	Neutral / Positive Environment Effects	No	
EDE4 Objective 2	To promote quality placemaking and design as an integral element of attracting investment and a diverse and creative population to live and work within the County.	Neutral / Positive Environment Effects	No	
EDE4 Objective 3	To ensure a synergy between economic growth and investment and the development of urban centres, supporting consolidation and re-intensification of infill, brownfield and underutilised lands within the County	Neutral / Positive Environment Effects	No	
EDE4 Objective 4	To direct people intensive enterprise and employment uses such as major office developments (>1,000sq.m gross floor area) into appropriately zoned lands subject to their location within approximately 500 metres of a high frequency urban bus service and/or within 1000 metres walking distance of high capacity transport stops (Train/Luas), and to demonstrate the required walking distance or provision of a permeability project, in accordance with the Permeability Best Practice Guide (2013), to achieve same.	Neutral / Positive Environment Effects	No	
EDE4 Objective 5	To ensure that proposals to diversify or densify underutilised industrial lands support the overarching goals of placemaking, consolidating growth centres along public transport corridors in a planned and/or sequential basis, and ensuring realisable linkages with nearby services and amenities.	Neutral / Positive Environment Effects	No	

No.	Policy/Objective	SEA Assessment (against SEO's)	Mitigation Required	Protective
Chapter 9 – Economic Development and Employment				
EDE4 Objective 6	To support the provision of ground floor work-live units as part of mixed-use and residential developments in appropriate locations, as a means of enlivening streets and to provide flexible accommodation for small businesses.	Neutral / Positive Environment Effects	No	
EDE4 Objective 7	To require that employment space provided as part of new mixed-use development is suitably designed to be a viable workspace to meet the needs of a broad range of different employment types.	Neutral / Positive Environment Effects	No	
EDE4 Objective 8	To support the provision of a broad diversity of employment opportunities in the County that can attract a wide range of skills, training, and educational qualifications for a resilient and inclusive economy.			
EDE4 Objective 8 9	To consider proposals and initiatives that seek to re-purpose redundant or declining uses in important urban locations and ensure that proposals for the reuse of buildings demonstrate that new uses support a more sustainable use of the urban centre, having particular regard to its location and accessibility.	Neutral / Positive Environment Effects	No	
EDE4 Objective 10	To consider proposals and initiatives that seek to re-purpose redundant or declining uses in important urban locations and ensure that proposals for the reuse of buildings demonstrate that new uses support a more sustainable use of the urban centre, having particular regard to its location and accessibility.	Neutral / Positive Environment Effects	No	
EDE4 Objective 11	To support the City Edge/ City Strategic Framework and any future framework for the area in delivering urban growth and regeneration for the County and the wider Region, recognising its significant potential as the largest regeneration area in the country.	Neutral / Positive Environment Effects	No	
EDE4 Objective 11	To support the regeneration of the Tallaght LAP lands in a co-ordinated and sustainable manner in accordance with the Tallaght Town Centre LAP 2020 or any superseding plan whilst ensuring the lands, Particularly Cookstown, remains a sustainable employment area to ensure environmentally short journeys to places of employment and to ensure the residential impact of the regen zoning does not instigate the decline in the employment capacity and sustainability of the area.	Neutral / Positive Environment Effects	No	
EDE4 Objective 12	To support the Government's Making Remote Work National Remote Work Strategy and the provision of appropriate IT infrastructure and facilities (including hubs at neighbourhood level) that enable a better life-work balance enabling people to live near their place of work.	Neutral / Positive Environment Effects	No	
EDE4 Objective 13	To support and facilitate home-based economic activity that is subordinate to the main residential use of a dwelling and where, by virtue of their nature and scale, they can be accommodated without adversely impacting on the amenities of the area	Neutral / Positive Environment Effects	No	
EDE4 Objective 14	To prepare a LAP for Clondalkin, the extent of the boundary to be defined, which will be guided by the Local Area Plans Guidelines for Planning Authorities, 2013 (Department of the Environment, Community and Local Government) or any superseding guidelines and which will incorporate: - A vision for the development of Clondalkin - Wider urban design principles - Framework plans for larger infill sites - A Conservation Plan - A local Green Infrastructure strategy derived from the County GI Strategy - Local Transport Plan	Uncertain Environment Effects (B, LSG, W, CH, LV)	Yes	
EDE4 SLO 1	To investigate the full potential for the 12th Lock lands as centrally located within growing employment and residential areas, with tourism and active travel potential along the Grand Canal and have cognisance of the potential for the lands and associated heritage buildings to become a hub supporting the surrounding land uses while protecting the natural environment	Neutral / Positive Environment Effects	No	
Policy 5: Building on Clusters	Support clustering, by creating, maintaining, or upgrading economic strongholds in a favourable business ecosystem.	Neutral / Positive Environment Effects	No	
EDE5 Objective 1	To prioritise hi-tech manufacturing, research and development and associated uses in the established Business and Technology clusters to the west of the County (Grange Castle and Citywest areas) maximising the value of higher order infrastructure and services that are required to support large scale strategic investment.	Neutral / Positive Environment Effects	No	
EDE5 Objective 2	To support the phased expansion of the established Business and Technology Clusters to accommodate strategic hi-tech manufacturing investments, research and development and associated uses.	Neutral / Positive Environment Effects	No	

No.	Policy/Objective	SEA Assessment (against SEO's)	Mitigation Required	Protective
Chapter 9 – Economic Development and Employment				
EDE5 Objective 3	To support expansion of sectoral clusters, particularly in pharmaceuticals, health and IT with a view to enhancing linkages between FDI and SMEs in the County.	Neutral / Positive Environment Effects	No	
EDE5 Objective 4	To encourage the development of initiatives to utilise sectoral clusters in the County to grow new enterprise ecosystems with layers of value, innovation and investment.	Neutral / Positive Environment Effects	No	
EDE5 Objective 5	To explore opportunities to partner with training agencies and industry operators to provide synergies with services and technology that complement investment in IT infrastructure in the County	Neutral / Positive Environment Effects	No	
EDE5 Objective 6	To ensure that business environments are facilitated according to the needs of sectors; whether they be place making objectives in urban settings or campus style landscapes that complement certain pharmaceutical and hi-tech industries	Neutral / Positive Environment Effects	No	
EDE5 SLO 1	To ensure that the campus style environment in Citywest is maintained to promote an attractive landscaped setting for the existing and future business within the business park.	Neutral / Positive Environment Effects	No	
EDE5 SLO 2	To provide for an attractive campus style setting to encourage the investment of hi-tech, hi-tech manufacturing, and research and development enterprise at Grange Castle Business Park, the expansion of which will be subject to a masterplan incorporating a local transport plan in consultation with the NTA and TII ..	Neutral / Positive Environment Effects	No	
EDE5 SLO3	To ensure development on lands within Greenogue Business Park will be subject to site specific flood alleviation measures forming part of any future planning application for these lands	Neutral / Positive Environment Effects	No	
Policy 6: A Learning Economy	Support an entrepreneurial environment to protect and enhance smart specialisations with a strong learning economy culture.	Neutral / Positive Environment Effects	No	
EDE6 Objective 1	To support the development of skills and innovation through collaboration with the Regional Skills Fora managers, Higher Education Institutes, Education and Training Boards and local stakeholders to address skills shortages and lifelong learning challenges in the county consistent with RPO 6.25	Neutral / Positive Environment Effects	No	
EDE6 Objective 2	To promote the development of a Technology and Innovation role with TU Dublin, Tallaght as an anchor, supporting incubator, innovation and business development initiatives that are located to build upon research and technology activities in TU Dublin; with supporting transport infrastructure; broadband infrastructure; and a diverse local sectoral mix.	Neutral / Positive Environment Effects	No	
EDE6 Objective 3	To support and facilitate the development of a health hub around Tallaght hospital and promote cross sector collaboration, education and commercial development opportunities associated with the health sector.	Neutral / Positive Environment Effects	No	
EDE6 Objective 4	To support the development of synergies between FDI and SME sectors across the County to promote a diversified and entrepreneurial economy with the health sector.	Neutral / Positive Environment Effects	No	
Policy 7: Space Extensive Land Use	Recognise the need for land extensive uses and ensure that they are located within appropriate locations having regard to infrastructural, transport and environmental considerations and the need for orderly growth.	Uncertain Environment Effects (B, LSG, W, AN, CC, CH, LV, MA)	Yes	
EDE7 Objective 1	To ensure that, insofar as possible, space extensive enterprise is located on lands which are outside the M50 and which do not compromise labour intensive opportunity on zoned lands adjacent to public transport.	Uncertain Environment Effects (B, LSG, W, AN, CC, CH, LV, MA)	Yes	
EDE7 Objective 2	To require that space extensive enterprises demonstrate the following: - The appropriateness of the site for the proposed use having regard to EDE7 Objective 1. - Strong energy efficiency measures to reduce their carbon footprint in support of national targets towards a net zero carbon economy, including renewable energy generation. - Maximise onsite renewable energy generation to ensure as far as possible 100% powered by renewable energy, where on site demand cannot be met in this way provide evidence of engagement with power purchase agreements in Ireland (PPA). - Sufficient capacity within the relevant water, wastewater and electricity network to accommodate the use proposed; - Measures to support the just transition to a circular economy; - Measures to facilitate district heating or heat networks where excess heat is produced; - A high-quality design approach to buildings which reduces the massing and visual impact; - A comprehensive understanding of employment once operational;	Neutral / Positive Environment Effects	No	

No.	Policy/Objective	SEA Assessment (against SEO's)	Mitigation Required	Protective
Chapter 9 – Economic Development and Employment				
	- A comprehensive understanding levels of traffic to and from the site at construction and operation stage. - Provide evidence of sign up to the Climate Neutral Data Centre Pact.			
EDE7 Objective 3	To ensure that landscaping and site layout in space extensive developments provides for demonstrated biodiversity measures and that landscape and biodiversity measures integrate into the green infrastructure network, in accordance with the Green Infrastructure Strategy set out in Chapter 4 of this Plan.	Positive Environment Effects	No	
Policy 8: Retail Overarching	Seek to ensure adequate retail provision at suitable locations in the County, having regard to the sequential approach, and protect the vitality and viability of existing centres in accordance with the retail framework provided by the Retail Planning Guidelines for Planning Authorities (2012, or any superseding guidelines) and EMRA RSES Retail Hierarchy	Neutral / Positive Environment Effects	No	
EDE8 Objective 1	To have regard to the Retail Planning Guidelines for Planning Authorities, DOECLG (2012) and the EMRA RSES Retail Hierarchy (or subsequent guidance) in defining the role of retail centres and in determining planning applications for retail development.	Neutral / Positive Environment Effects	No	
EDE8 Objective 2	To ensure that the Retail Strategy for South Dublin County is reviewed and updated, where required, in a timely manner following the completion of any updated Regional Retail Strategy, consistent with RPO 6.10 and 6.11.	Neutral / Positive Environment Effects	No	
EDE8 Objective 3	To support new retail provision in the County to meet the needs of the County's population and to direct new retail floor space into designated retail centres in accordance with the County Retail Hierarchy, so that centres can maintain and expand their retail offer.	Neutral / Positive Environment Effects	No	
EDE8 Objective 4	To support the viability and vitality of the existing retail centres in the County, in particular in town, village and district centres and to facilitate a competitive and healthy environment for the retail industry, while reinforcing sustainable development.	Neutral / Positive Environment Effects	No	
EDE8 Objective 5	To assess and monitor the vitality and viability of town, major retail, district and village centres, having regard to retail trends that influence the performance of the sector.	Neutral / Positive Environment Effects	No	
EDE8 Objective 6	To facilitate and provide for the refurbishment and replacement of obsolete floorspace and promote the use of vacant floorspace within our town, village and district centres taking account of the relevant zoning and placemaking objectives.	Neutral / Positive Environment Effects	No	
EDE8 Objective 7	To consolidate the existing retail centres in the County and promote town, village, district centre and local centre vitality and viability through the application of a sequential approach to retail development.	Neutral / Positive Environment Effects	No	
EDE8 Objective 8	To direct new major retail floorspace in the County to designated centres at the appropriate level within the retail hierarchy, and to further direct major retail development in designated centres into the Core Retail Areas.	Neutral / Positive Environment Effects	No	
EDE8 Objective 9	To support placemaking enhancements and upgrades to our villages and centres to create vibrant and attractive places for people and businesses	Neutral / Positive Environment Effects	No	
EDE8 Objective 10	To ensure that all new large retail developments provide public bring banks, unless there are existing facilities within a 1km radius. To promote the circular economy by ensuring that all large retail developments provide space for reverse vending machines.	Positive Environment Effects	No	
EDE8 Objective 11	To support the concept of Fairtrade within the County.	Neutral / Positive Environment Effects	No	
Policy 9: Tallaght Town Centre	Maintain and enhance the primary retailing and major town centre function of Tallaght Town Centre as a Level 2 Major Town Centre and County (Principal) Town Centres.	Neutral / Positive Environment Effects	No	
EDE9 Objective 1	To support the provisions of the Tallaght Town Centre Local Area Plan, (2020), or any superseding plan regarding retail and economic growth.	Neutral / Positive Environment Effects	No	
EDE9 Objective 2	To continue to develop Tallaght as a vibrant and sustainable County Town at the top of the County's settlement and retail hierarchy and improve Tallaght's importance in regional retail terms.	Neutral / Positive Environment Effects	No	
EDE9 Objective 3	To facilitate the provision of the highest level and broadest range of retailing in the County in the Core Retail Area of Tallaght Town Centre, along with a broad range of services and functions in the wider Town Centre and Village Centre zonings.	Neutral / Positive Environment Effects	No	
EDE9 Objective 4	To promote the intensification of the Core Retail Area of Tallaght.	Neutral / Positive Environment Effects	No	
EDE9 Objective 5	To promote and encourage the development and redevelopment, to a high standard of urban design, of the identified Retail Opportunity Sites at, and adjacent to, the Square Shopping Centre and mixed use/retail opportunity at the former Woodies site on the Belgard Road.	Neutral / Positive Environment Effects	No	

No.	Policy/Objective	SEA Assessment (against SEO's)	Mitigation Required	Protective
Chapter 9 – Economic Development and Employment				
Policy 10: Liffey Valley Major Retail Centre	Support the Level 2 Major Town Centre retail function of Liffey Valley Shopping Centre	Neutral / Positive Environment Effects	No	
EDE10 Objective 1	To support Liffey Valley as a Major Retail Centre (MRC) and allow for the growth of the existing shopping centre and complementary leisure/entertainment, retail warehouse and commercial land uses.	Neutral / Positive Environment Effects	No	
EDE10 Objective 2	To support and facilitate consolidation of the quantum and quality of the retail offering at the Liffey Valley Major Retail Centre.	Neutral / Positive Environment Effects	No	
EDE10 Objective 3	To support the development of retail warehousing within the Liffey Valley Major Retail Centre.	Neutral / Positive Environment Effects	No	
EDE10 Objective 4	To promote a high standard of urban design in the Major Retail Centre that contributes to the creation of safe and attractive spaces and creates desirable places within which to work and visit.	Neutral / Positive Environment Effects	No	
Policy 11: Clondalkin Town Centre	Maintain and enhance the retailing and service function of Clondalkin, ensuring the town's vitality as a Level 3 Town Centre within the County.	Neutral / Positive Environment Effects	No	
EDE11 Objective 1	To develop Clondalkin as a high quality, vibrant service and retail centre.	Neutral / Positive Environment Effects	No	
EDE11 Objective 2	To facilitate the provision of a high level and a broad range of retailing in the Core Retail Area of Clondalkin, along with a broad range of services and functions in the wider Town Centre zoning	Uncertain Environment Effects (CH, LV)	Yes	
EDE11 Objective 3	To promote and encourage the enhancement and development/redevelopment of the identified retail/mixed use opportunity and other sites in the Core Retail Area of Clondalkin, including the Mill Centre lands, ensuring connectivity between sites and the town centre, to serve the established and growing catchment population.	Positive Environment Effects	No	
EDE11 Objective 4	To protect the historic village core of Clondalkin, recognising the role it has in placemaking and the attractiveness of the town to retailing and other functions.	Neutral / Positive Environment Effects	No	
Policy 12: District Centres	Maintain and enhance the retailing function of District Centres (Level 3 and Level 4).	Neutral / Positive Environment Effects	No	
EDE12 Objective 1	To promote the development of District Centres as sustainable, multifaceted, retail led mixed use centres and support their enhancement and upgrade.	Neutral / Positive Environment Effects	No	
EDE12 Objective 2	To ensure that the scale and type of retail offer in District Centres is sufficient to serve a district catchment, without adversely impacting on or drawing trade from higher order retail centres.	Neutral / Positive Environment Effects	No	
EDE12 Objective 3	To support and facilitate the development of new District Centres of an appropriate urban scale at Adamstown and Clonburris in accordance with approved Planning Schemes having regard to the need to provide a sustainable retail mix that facilitates walking, cycling and use of public transport and reduces car journeys outside the SDZ for many retail needs.	Neutral / Positive Environment Effects	No	
Policy 13: Village Centres	Strengthen the retail, retail services and niche retailing function of traditional villages.	Neutral / Positive Environment Effects	No	
EDE13 Objective 1	To support and facilitate the development of an appropriate level of retail, retail services and niche retailing in the traditional village centres	Uncertain Environment Effects (CH, LV, MA)	Yes	
EDE13 Objective 2	To protect and conserve the special character of the historic core of traditional villages and to support their enhancement and upgrade.	Positive Environment Effects	No	
EDE13 Objective 3	To ensure high quality design standards and densities are used in traditional village centres that are informed by the surrounding character of the area	Neutral / Positive Environment Effects	No	
Policy 14: Local Centres	Maintain and enhance the retailing function of Local Centres.	Neutral / Positive Environment Effects	No	
EDE14 Objective 1	To support the development and enhancement of local centres as sustainable, multifaceted, retail led mixed use centres, enhancing local access to daily retail needs, which do not adversely impact on or draw trade from higher order retail centres	Neutral / Positive Environment Effects	No	

No.	Policy/Objective	SEA Assessment (against SEO's)	Mitigation Required	Protective
Chapter 9 – Economic Development and Employment				
EDE14 SLO 1	To support the redevelopment of 3.27ha on lands zoned LC to the southeast corner of the Spawell Sports and Leisure Centre, Wellington Lane, Templeogue to provide for sports club/facility and for uses indicated as permitted in principle under the LC zoning other than residential and petrol station and limiting retail provision in the form of shop local or shop- neighbourhood to no more than 5 units which may include a supermarket of no larger than 800sqm gross retail floor area.	Neutral / Positive Environment Effects	No	
Policy 15: Retail Warehousing and Retail Parks	Consolidate existing retail warehousing clusters and direct new retail warehousing floor space in the County into the Major Retail Centre (MRC) and Retail Warehousing (RW) zones.	Neutral / Positive Environment Effects	No	
EDE15 Objective 1	To direct Retail Warehousing into lands designated with Major Retail Centre 'MRC' Zoning Objective and Retail Warehousing 'RW' Zoning Objective and to limit new retail warehousing/retail park floor space outside of these areas.	Neutral / Positive Environment Effects	No	
EDE15 Objective 2	To ensure that retail warehousing development would not adversely impact on the vitality and viability of established retail centres and retail warehousing cores in the County, in accordance with the Retail Planning Guidelines for Planning Authorities 2012 or any superseding guidelines.	Neutral / Positive Environment Effects	No	
EDE15 Objective 3	To ensure that retail warehousing development would not adversely impact on the vitality and viability of existing Town and Village Centres throughout the County	Neutral / Positive Environment Effects	No	
Policy 16: Fast Food Outlets/Takeaways	Manage the provision of fast-food outlets and takeaways in our urban areas.	Neutral / Positive Environment Effects	No	
EDE16 Objective 1	To prevent an over proliferation of fast-food outlets/takeaways and ensure that the intensity of any proposed use is in keeping with both the scale of the relevant building and the pattern of development in the area	Neutral / Positive Environment Effects	No	
EDE16 Objective 2	To restrict the opening of new fast food/takeaway outlets in close proximity (400m of school entrance) to schools so as to protect the health and wellbeing of school-going children.	Neutral / Positive Environment Effects	No	
Policy 17: Off Licence and Betting Offices	Manage the provision of off-licences and betting offices and to prevent an excessive concentration of these land uses.	Neutral / Positive Environment Effects	No	
EDE17 Objective 1	To prevent an excessive concentration of off-licence and betting offices in our urban areas.	Neutral / Positive Environment Effects	No	
Policy 18: Rural Economy	Support sustainable rural enterprises whilst protecting the rural character of the countryside and minimising environmental impacts.	Positive Environment Effects	No	
EDE18 Objective 1	To support and facilitate sustainable agriculture, horticulture, forestry and other rural enterprises at suitable locations in the County.	Positive Environment Effects	No	
EDE18 Objective 2	To support farm diversification and agri-tourism, where a proposed business initiative is subordinate to the primary agricultural use of the site, subject to traffic and environmental safeguards.	Positive Environment Effects	No	
EDE18 Objective 3	To protect agriculture and traditional rural enterprises from unplanned and/or incompatible urban development.	Positive Environment Effects	No	
Policy 19: Tourism Infrastructure	Support the development of a sustainable tourism industry that recognises the recreational and tourism potential of the County, building on the actions in the South Dublin Tourism Strategy, 2015 or any superseding strategy	Uncertain Environment Effects (B, W, CH, LV, MA)	Yes	
EDE19 Objective 1	To support the development of tourism infrastructure, attractions, activities, accommodation and facilities at appropriate locations subject to sensitive design and demonstrated environmental safeguards.	Uncertain Environment Effects (B, LSG, W, CH, LV, MA)	Yes	
EDE19 Objective 2	To primarily direct tourist facilities into established centres, in particular town and village centres, where they can contribute to the wider economic vitality of urban centres.	Neutral / Positive Environment Effects	No	
EDE19 Objective 3	To support the development of the Dublin Mountains Visitor Centre at Hell Fire and Massy's Wood subject to planning.	Neutral / Positive Environment Effects	No	
EDE19 Objective 4	To support tourism-related enterprises at appropriate locations along existing and proposed Green Routes, including greenways, which do not impact on environmental sensitivities and subject to sensitive design and development safeguards.	Uncertain Environment Effects (B, W, CH, LV, MA)	Yes	
EDE19 Objective 5	To continue to engage and collaborate with tourism stakeholders including Fáilte Ireland to deliver on the Tourism objectives for the County.	Neutral / Positive Environment Effects	No	

No.	Policy/Objective	SEA Assessment (against SEO's)	Mitigation Required	Protective
Chapter 9 – Economic Development and Employment				
Policy 20: Greenways, Trails and Loops	Support and facilitate the development of an integrated network of Greenways (combined off road cycle and walking routes) and Trails (walking routes) along suitable corridors, with local connections to villages and attractions and to take account of the environmental sensitivities along these corridors and actively promote public awareness of the location and availability of these resources.	Neutral / Positive Environment Effects	No	
EDE20 Objective 1	To support and facilitate the development of an integrated network of Greenways, Greenway Loops and Urban Greenways to encourage tourism and active travel across the County, subject to environmental considerations.	Uncertain Environment Effects (B, LSG, W, CH, LV, MA)	Yes	
EDE20 Objective 2	To support the development of local tourist and heritage trails at suitable locations including across the Dublin Mountains, and between and within Brittas-Saggart-Rathcoole; Clondalkin; Lucan; Newcastle-Lyons; Ballyboden; Rathfarnham; and Tallaght and seek to make such trails interactive through the use of sensitive signage and the further development of application software ensuring in HA DM that all such trails are sensitively landscaped and designed to ensure positive impact on biodiversity and visual amenity.	Uncertain Environment Effects (B, LSG, W, CH, LV, MA)	Yes	
EDE20 Objective 3	To support and facilitate the development of accessible links into and along the Liffey Valley including at the Silver Bridge and between the Grand Canal and the Royal Canal subject to environmental sensitivities	Uncertain Environment Effects (B, LSG, W, CH, LV, MA)	Yes	
EDE20 Objective 4	To signpost and open up to the public the right of way from the Old Lucan Road to the River Liffey, included as part of the planning permission for the extension of the Hermitage Clinic, within two years of the approval of the County Development Plan 2022 - 2028.	Neutral / Positive Environment Effects	No	
EDE20 SLO 1	To work in collaboration with the owners of lands at St. Edmundsbury, Lucan to seek to provide appropriate public access to these lands in the Liffey Valley	Uncertain Environment Effects (B, LSG, W, CH, LV, MA)	Yes	
Policy 21: Tourism and Leisure Activities	Support and facilitate the development of leisure activities in the County.	Neutral / Positive Environment Effects	No	
EDE21 Objective 1	To promote the active use of managed forests for tourism and leisure related activities subject to an appropriate scale of development having regard to the pertaining environmental conditions and sensitivities, scenic amenity and availability of services	Positive Environment Effects	No	
EDE21 Objective 2	To promote the development of outdoor leisure activities on lands that are designated with Zoning Objective Open Space 'OS' (to preserve and provide for open space and recreational amenities), having regard to South Dublin's Parks and Opens Space Strategy	Positive Environment Effects	No	
EDE21 Objective 3	To support the development of water-based tourism and leisure activity, subject to an appropriate scale of development having regard to the pertaining environmental conditions and sensitivities, scenic amenity and availability of services.	Positive Environment Effects	No	
EDE21 Objective 4	To implement signage in the County in accordance with the Tourism and Signage Strategies for the County, to include consideration of information signage on nature, geology and other features to be found along the rivers and other strategic locations within the County.	Neutral / Positive Environment Effects	No	
EDE21 Objective 5	To seek to protect the visual and landscape amenity of the Slade Valley and the Slade of Saggart and Crooksling Glen pNHA, support appropriate tourism and amenity related development in the context of the Slade of Saggart and Crooksling Glen pNHA and support the promotion of same as an area of amenity and natural beauty	Positive Environment Effects		
EDE21 SLO 1	To facilitate leisure, recreation, outdoor activities, sporting pursuit centre, accommodation and tourism activity at Woodtown Manor and lands at Stocking Lane, Rathfarnham subject to environmental assessments, visual assessment, topographical detail, conservation assessments and due consideration being given to ensuring sensitive design and conservation of historical, architectural and archaeological features of the existing buildings and land.	Uncertain Environment Effects (B, LSG, W, AN, CC, CH, LV, MA)	Yes	
Policy 22: Heritage Culture and Events Tourism	Support the development of heritage, cultural and events tourism.	Uncertain Environment Effects (B, LSG, W, AN, CC, CH, LV, MA)	Yes	

No.	Policy/Objective	SEA Assessment (against SEO's)	Mitigation Required	Protective
Chapter 9 – Economic Development and Employment				
EDE22 Objective 1	To support the sensitive restoration or conversion of heritage buildings and facilitate heritage tourism in appropriate locations (see also Chapter 3 Built Heritage)	Uncertain Environment Effects (CH, LV, MA)	Yes	
EDE22 Objective 2	To support tourism projects that seek to showcase and promote the County's geological heritage and cultural heritage including arts, music, aviation history, Irish Language customs and ways of life including the development of museums, cultural centres and interpretative centres at appropriate locations	Neutral / Positive Environment Effects	No	
EDE22 Objective 3	To support the development of sporting venues of national or regional scale, such as stadia, at locations served by high frequency public transport (Luas/Rail/Bus), having regard to their impact on residential amenity.	Neutral / Positive Environment Effects	No	
EDE22 Objective 4	To support concerts or events at suitable locations within the County, such as parks, stadia (including Tallaght Stadium), auditoriums, conference centres, subject to the protection of residential amenity and appropriate licensing arrangements.	Neutral / Positive Environment Effects	No	
EDE22 Objective 5	To support local outdoor markets and festivals and associated enabling infrastructure in appropriate locations within the County including outdoor festivals as drivers for tourism growth.	Neutral / Positive Environment Effects	No	
EDE22 SLO 1	To develop the tourism potential of Saggart: Swift Brook Mill.	Uncertain Environment Effects		
Policy 23: Public Rights of Way	Continue to promote and improve access to high amenity, scenic, and recreational lands throughout the County and within adjoining counties, including places of natural beauty or recreational utility, for the purposes of outdoor recreation, while avoiding environmental damage, landscape damage and impacts to Natura 2000 sites.	Uncertain Environment Effects (B, LSG, W, CH, LV, MA)	Yes	
EDE23 Objective 1	To promote the preservation of public rights of way that give access to mountain, lakeshore, riverbank or other places of natural beauty or recreational utility.	Neutral / Positive Environment Effects	No	
EDE23 Objective 2	To identify, in a logical and sequenced way, existing public rights of way in relevant areas of the County and to investigate the creation of new public rights of way by taking the following steps: 1. Identify and map those areas within the County which have the potential to give access to mountain, lakeshore, riverbank or other places of natural beauty or recreational utility. 2. Examine the identified areas for existing access routes. 3. Investigate whether existing access routes are public rights of way and where there is an understanding that a public right of way may exist undertake the necessary steps for consultation set out in the Planning Acts. 4. Once verified, map and identify those public rights of way in the Development Plan 5. Where public rights of way do not exist and access would be appropriate, consider using public rights of way agreements available under section 206 of the Planning and Development Acts 6. Where public rights of way agreements are not possible, consider the use of compulsory purchase orders under section 207 of the Planning and Development Acts.	Neutral / Positive Environment Effects	No	
EDE23 Objective 3	To integrate any identified public rights of way or newly created public rights of way into the County Development Plan by way of a Variation	Neutral / Positive Environment Effects	No	
EDE23 Objective 4	In accordance with the Planning and Development (Amendment) Act 2000 'include in this development plan a list of public rights of way which give access to mountains, lakeshores, riverbanks and other place of natural beauty or recreational utility and identify them by marking them on at least one of the maps forming part of the development plan and on a list appended to this plan	Neutral / Positive Environment Effects	No	
EDE24 Objective 1	To promote and facilitate the creation of Permissive Access Routes and heritage trails, where they would not compromise environmentally sensitive sites, that provide access to high amenity, scenic and recreational lands including rural areas, forests, woodlands, waterways, upland/mountain areas, the Grand Canal, the Dodder Valley, the Liffey Valley and between historic villages, in partnership with adjoining local authorities, private landowners, semi-state and other public bodies such as Coillte, Waterways Ireland and the Forest Service.	Uncertain Environment Effects (B, LSG, W, CH, LV, MA)	Yes	
EDE24 Objective 2	To promote and facilitate the continued development of the Dublin Mountains Way and the Wicklow Way in association with the Dublin Mountains Partnership, particularly Permissive Access Routes that provide access to regional and local networks of walking, running, hiking and mountain bike trails and other recreational facilities provided that such routes/trails and their use does not significantly impact on environmentally sensitive sites and to liaise with Coillte as appropriate.	Uncertain Environment Effects (B, LSG, W, CH, LV, MA)	Yes	

No.	Policy/Objective	SEA Assessment (against SEO's)	Mitigation Required	Protective
Chapter 9 – Economic Development and Employment				
EDE24 Objective 3	To promote and improve access, in partnership with the relevant landowners, to all the historic sites in the County and seek to maximise their tourism potential in partnership with the relevant landowners.	Uncertain Environment Effects (CH, LV, MA)	Yes	
EDE24 Objective 4	To bring mountain amenities closer to residential communities by promoting the establishment of a network of formal footpaths, off-road paths and cycleways that facilitate casual walkers and cyclists subject to considering any environmental impacts through the appropriate environmental assessments..	Uncertain Environment Effects (B, W, CH, LV, MA)	Yes	
Policy 25: Quarries and Mineral Extraction	Support the sustainable extraction of aggregate resources at suitable locations within the County subject to appropriate environmental safeguards.	Uncertain Environment Effects (All SEOs)	Yes	
EDE25 Objective 1	To facilitate mineral extraction in suitable locations subject to the protection of amenity and environmental quality, including air quality and noise pollution and having regard to the Geological Heritage Guidelines for the Extractive Industry (GSI and Concrete Federation of Ireland, 2008).. .	Uncertain Environment Effects (All SEOs)	Yes	
EDE25 Objective 2	To limit the operation of the extractive industry and ancillary uses at environmentally sensitive locations and within areas designated with Zoning Objective 'HA – DM', 'HA-LV' and 'HA-DV' where extraction would result in significant adverse effects and/or prejudice the protection of the County's natural and built heritage.	Positive Environment Effects	No	
EDE25 Objective 3	To ensure the satisfactory reinstatement and/or re-use of disused quarries and extraction facilities, where active use has ceased.	Positive Environment Effects	No	
EDE25 Objective 4	To ensure enforcement against unauthorised quarry development and of conditions applied to permitted quarry development and consider action under Section 35 of the Planning and Development Act 2000 (as amended) where appropriate.	Positive Environment Effects	No	
EDE25 Objective 5	To ensure that where new development is proposed in close proximity to authorised quarries, consideration is given to the safeguarding of valuable unworked deposits for future extraction	Positive Environment Effects	No	
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.	Positive Environment Effects	No	Yes
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 Landuse Planning, HSA (2010) or any superseding documents where appropriate, in assessing planning applications and in preparing land use plans.	Positive Environment Effects	No	Yes

No.	Policy/Objective	SEA Assessment (against SEO's)	Mitigation Required	Protective
Chapter 10 - Energy				
Policy 1: Responding to European, National and Regional Policy and 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	Positive Environment Effects	No	Yes
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	Positive Environment Effects	No	Yes
E2 Objective 1	To seek to reduce the reliance on fossil fuels in the County by reducing the energy demand of existing and new development	Positive Environment Effects	No	
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	Positive Environment Effects	No	Yes
E2 Objective 3	To support the recording and monitoring of renewable energy potential in the County in partnership with other stakeholders including the East Midlands Regional Assembly EMRA, the Dublin Energy Agency (Codema), Climate Action Regional Office (CARO).	Positive Environment Effects	No	
E2 Objective 4	To support existing Sustainable Energy Communities (SEC) in line with sustainable development and proper planning.	Positive Environment Effects	No	
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.	Positive Environment Effects	No	Yes
E3 Objective 1	To reduce the need for energy, enhance energy efficiency and secure the use of renewable energy sources in refurbished and upgraded dwellings and other buildings through the design and location of new development, in accordance with relevant building regulations and national policy and guidance.	Positive Environment Effects	No	
E3 Objective 2	To prioritise the retrofitting of buildings over demolition and reconstruction where possible to reduce the large quantities of embodied carbon energy generated from building materials when building from the ground up.	Positive Environment Effects	No	
E3 Objective 3	To require all new development be designed to take account of the impacts of climate change, and that energy efficiency, energy provision and renewable energy measures are incorporated in accordance with national building regulations and relevant policy and guidelines.	Positive Environment Effects	No	
E3 Objective 4	To support and facilitate the actions and targets of the National and South Dublin Climate Action Plans where they relate to private and public buildings in the County	Positive Environment Effects	No	
Policy 4: Electric Vehicles	Promote the delivery of EV charging facilities in accordance with relevant building regulations and national and regional policy and guidance. (see also Chapter 7, Sustainable Movement	Positive Environment Effects	No	
E4 Objective 1	To support the implementation of the EV charging strategy for the Dublin Region	Positive Environment Effects	No	
E4 Objective 2	To ensure that EV charging points are installed such that they do not cause significant obstruction to lower carbon forms of transportation (i.e. footpaths, cycle lanes, access to DART or Luas stations, or bus lanes/stops).	Neutral / Positive Environment Effects	No	
E4 Objective 3	To ensure that all new vehicles purchased or replaced in the Council's fleet are EVs charged from renewable sources or powered by renewable fuels.	Positive Environment Effects	No	
Policy 5: Low Carbon District Heating Networks	I. Support the delivery of low carbon district heating networks at appropriate locations across the County and subject to proven feasibility. Support also complementary technologies such as combined cooling, heat and power (CCHP), large scale heat pumps, and renewable energy opportunities, including geothermal energy, energy from waste, biomass and bio-gas. II. Support the investigation of both deep and shallow geothermal energy sources throughout the County. Deep geothermal projects are particularly suited to areas demonstrating high heat densities. III. Support the delivery of District Heating Proposals subject to proven feasibility within areas demonstrating heat demand density in excess of 150TJ/km2 (including for the identified areas of Low Carbon District Heating Potential	Uncertain Environment Effects (B, MA)	Yes	

No.	Policy/Objective	SEA Assessment (against SEO's)	Mitigation Required	Protective
Chapter 10 - Energy				
	in Tallaght, Clonburris/Grange Castle and Clondalkin. Future developments within these areas should connect into existing or confirmed District Heating Systems. Where a District Heating scheme has not been confirmed new development should be designed so that it can connect into such a scheme when one is delivered. IV. Support for low carbon district heating networks is subject to the appropriate environmental assessments being undertaken to ensure no significant impact on the wider environment including human health.			
E5 Objective 1	To future proof the built environment in Low Carbon District Heating Areas of Potential to aid the future realisation of local energy networks and a move towards de-centralised energy systems.	Positive Environment Effects	No	
E5 Objective 2	To ensure that all development proposals in Low Carbon District Heating Areas of Potential carry out an Energy Analysis and explore the potential for the development of low carbon district heating networks.	Positive Environment Effects	No	
E5 Objective 3	To support deep and shallow geothermal projects at appropriate locations across South Dublin subject to environmental assessment.	Neutral / Positive Environment Effects	No	
E5 Objective 4	To support community energy grids and micro grids in the generation of electricity by renewable sources.	Uncertain Environment Effects (CH, LV, MA)	Yes	
E5 Objective 5	To support the recording and monitoring objectives of the plan by incorporating an 'Energy Assessment Form' into the planning application process providing information relating to energy use within larger developments of over 20 residential units or 3000sq m commercial or equivalent mixed use to include annual and peak demand for heat and electricity, floor area, BER rating, heating system details, details of renewables on site, EV charging details.	Positive Environment Effects	No	
E5 SLO 1	To prioritise the development of low carbon district heating networks in the identified areas of potential for Low Carbon District Heating at Tallaght, Grange Castle/Clonburris and Clondalkin in line with Policy E5 and supporting objectives in the written statement.	Positive Environment Effects	No	
Policy 6: Waste Heat Recovery and Utilisation	Promote the development of waste heat technologies and the utilisation and sharing of waste heat in areas where feasibility is proven for its use in the delivery of low carbon district heating technology.	Positive Environment Effects	No	
E6 Objective 1	To require future proofing of and promote the development of waste heat technologies and the utilisation and sharing of waste heat where feasibility is proven for its re-use as part of a low carbon district heating network.	Positive Environment Effects	No	
E6 Objective 2	To promote the circular economy by generating energy through waste subject to environmental considerations.	Positive Environment Effects	No	
Policy 7: Solar Energy	Promote the development of solar energy infrastructure in the County, including the building of integrated and commercial-scale solar projects subject to a viability assessment and environmental safeguards including the protection of natural or built heritage features, biodiversity and views and prospects.	Uncertain Environment Effects (B, CH, LV, MA)	Yes	
E7 Objective 1	To encourage and support the development of solar energy infrastructure for on-site energy use at appropriate locations in the County.	Uncertain Environment Effects (B, CH, LV, MA)	Yes	
E7 Objective 2	To encourage and support the development of commercial-utility solar energy infrastructure for local distribution at suitable locations in the County.	Uncertain Environment Effects (B, CH, LV, MA)	Yes	
E7 Objective 3	To support and encourage the ongoing delivery of solar technology on Council owned buildings and sites in accordance with the South Dublin Climate Action Plan.	Positive Environment Effects		
E7 Objective 4	To explore the potential for the development of solar PV Strategic Energy Zones in the County in accordance with the requirements of RPO 7.35.	Uncertain Environment Effects (B, W, CH, LV, MA)	Yes	
E7 Objective 5	To ensure that planning applications for solar energy infrastructure which may impact on the operation of airports are referred to the IAA/Department of Defence or relevant airport authority.	Neutral / Positive Environment Effects	No	
E7 Objective 6	To establish a GIS database of PV installations in the County at the appropriate time in tandem with the roll out of solar PV development. This should include data on the size (area of site in m2, total area of panels per m2), type (monocrystalline, tracking, PV, concentrated solar panels, domestic/commercial, etc.), grid connection details (location, kV, two-way metering, etc.) and energy generation (kW peak, annual kWh) of each installation.	Neutral / Positive Environment Effects	No	
E7 Objective 7	To support the provision of solar farms in the county in areas zoned RU subject to protecting environmental sensitivities.	Uncertain Environment Effects (B, W, CH, LV, MA)	Yes	

No.	Policy/Objective	SEA Assessment (against SEO's)	Mitigation Required	Protective
Chapter 10 - Energy				
E7 Objective 8	To support the installation of solar panels on up to 100% of residential roof space.	Uncertain Environment Effects (CH, LV)	Yes	
Policy 8: Wind Energy	Recognise that wind energy has significant potential to help meet renewable energy targets at a national level subject to ensuring no adverse impact on the wider environment and review the wind energy potential for South Dublin having regard to the relevant guidelines and landscape character.	Uncertain Environment Effects (B, LSG, W, AN, CH, LV, MA)	Yes	
E8 Objective 1	To review the current Wind Energy Strategy for the County during the lifetime of the Plan having regard to any updated wind energy guidelines.	Positive Environment Effects	No	
E8 Objective 2	To continue to assess planning applications against the current wind energy strategy (2016) until such time as a review of the strategy has been completed and approved, recognising that large scale wind energy developments are contrary to the strategy.	Positive Environment Effects	No	
E8 Objective 3	To encourage and support the provision of wind farms as part of an agricultural mix in suitable viable land areas zoned RU within the county in accordance with South Dublin County Council Wind Energy Strategy.	Uncertain Environment Effects (B, W, CH, LV, MA)	Yes	
Policy 9: Small to Medium Scale Wind Energy Schemes	Encourage small and medium scale wind energy developments within industrial or business parks and support small community-based proposals **for domestic use** in urban areas that can encourage self-consumption on a community scale whilst feeding any surplus back to the grid, provided they do not negatively impact upon the environmental quality and visual or residential amenities of the area.	Uncertain Environment Effects (B, AN, CH, LV, MA)	Yes	
Policy 10: Small Scale Hydro-Electricity Projects	Support the development of small-scale hydroelectric schemes in the County.	Uncertain Environment Effects (B, W, CH, LV, MA)	Yes	
E10 Objective 1	To support the roll-out of small-scale hydroelectric projects on the rivers, watercourses, freshwater dams and weirs across the County, where projects do not impact negatively on freshwater species, biodiversity and natural or built heritage feature and to support and investigate potential sites.	Uncertain Environment Effects (B, W, CH, LV, MA)	Yes	
E10 Objective 2	To support and facilitate the investigation of potential sites in the county for the generation of small-scale hydro-power	Uncertain Environment Effects (B, W, CH, LV, MA)	Yes	
Policy 11: Green Infrastructure	Implement the Council's Green Infrastructure Strategy - as an essential element of building resilience to climate change whilst ensuring healthy placemaking and delivering on the compact growth approach, in accordance with National and Regional Policy and the National Climate Action Plan	Positive Environment Effects	No	
E11 Objective 1	To ensure the implementation of policy and objectives on tree planting, protection of trees on site and development management standards in relation to new development as set out in the Green Infrastructure, Heritage and Implementation Chapters of this plan.	Positive Environment Effects	No	
Policy 12: Decarbonising Zones	Support the identification and development of decarbonisation zones in South Dublin over the lifetime of the Development Plan.	Positive Environment Effects	No	
E12 Objective 1	To promote the generation and supply of low carbon and renewable energy alternatives.	Positive Environment Effects	No	
E12 Objective 2	To work with and other stakeholders to identify decarbonisation zones in the County.	Positive Environment Effects	No	
E12 Objective 3	To ensure that all developments within the decarbonising zone commit to the aims of those zones in areas where they are identified within the County	Positive Environment Effects	No	
Policy 13: Economic and Social Benefits	Support a just transition to a sustainable future for all communities that is fair and equitable to all involved through the diversification of the economy and helping people adapt in a changing labour market (see also Chapter 9 Economic Development and Employment).	Positive Environment Effects	No	

No.	Policy/Objective	SEA Assessment (against SEO's)	Mitigation Required	Protective
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.	Positive Environment Effects	No	Yes
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.	Positive Environment Effects	No	Yes
IE2 Objective 1	To work in conjunction with Irish Water to protect existing water and drainage infrastructure and to promote the ongoing upgrade and expansion of water supply and wastewater services to meet the future needs of the County and the Region.	Uncertain Environment Effects (B, W)	Yes	
IE2 Objective 2	To support Irish Water in delivering key water service projects in the County including: - The Water Supply Project Eastern and Midlands Region - Saggart Reservoir - Upgrade of the 9B foul sewer - Upgrade of the Dodder Valley Sewerage Scheme and work with Irish Water to tackle quickly the problems created by capacity issues regarding the Dodder Valley Sewer and in particular to encourage a pro-active response to surcharging into Dodder Valley Park to resolve the issue and mitigate the impacts on water quality, biodiversity, amenity and public health. - Upgrades to regional networks and treatment.	Uncertain Environment Effects (B, LSG, W, CH, LV, MA)	Yes	
IE2 Objective 3	To promote and support the implementation of the Greater Dublin Strategic Drainage Study, Dublin Region Local Authorities (2005) GDSDS.	Neutral / Positive Environment Effects	No	
IE2 Objective 4	To support Irish Water in the delivery of the strategic objectives and strategic water and wastewater projects and infrastructure as set out in the 'Water Services Strategic Plan' (2015), any subsequent plan, Irish Water's Capital Investment Plan 2020 – 2024, any subsequent Capital Investment Plans and the forthcoming National Water Resources Plan	Uncertain Environment Effects (B, LSG, W, CH, LV, MA)	Yes	
IE2 Objective 5	To prohibit the connection of surface water outflows to the foul drainage network where separation systems are available.	Positive Environment Effects	No	
IE2 Objective 6	To work with Irish Water to reduce leakage in accordance with any forthcoming Regional Water Conservation Strategy.	Positive Environment Effects	No	
IE2 Objective 7	To promote water conservation and best practice water conservation in all developments, including rainwater harvesting, grey water recycling and supporting the implementation of BS8515:2009 Rainwater harvesting systems – Code of practice.	Positive Environment Effects	No	
IE2 Objective 8	To ensure on-going liaison and consultation with Irish Water to ensure that the water services infrastructure for the planned growth of the County, in line with the County's Core Strategy, is integrated into the relevant plans and capital programmes and to ensure that the design and layout of water services is fully considered to deliver sustainable growth.	Positive Environment Effects	No	
IE2 Objective 9	To ensure that all new developments in areas served by a public foul sewerage network connect to the public sewerage system.	Positive Environment Effects	No	
IE2 Objective 10	To require all development proposals to provide a separate foul and surface water drainage system – where practicable	Positive Environment Effects	No	
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	Positive Environment Effects	No	Yes
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.	Positive Environment Effects	No	Yes
IE3 Objective 2	To maintain and enhance existing surface water drainage systems in the County and to require Sustainable urban Drainage Systems (SuDS) in new development in accordance with objectives set out in section 4.3.2 of this Plan including, where feasible, integrated constructed wetlands, at a local, district and County level, to control surface water outfall and protect water quality	Positive Environment Effects	No	
IE3 Objective 3	To protect the regionally and locally important aquifers within the County from risk of pollution	Positive Environment Effects	No	Yes
IE3 Objective 4	To continue efforts to improve water quality under the Local Government (Water Pollution) Act 1977, as amended and by implementing the measures outlined under the Nitrates Directive (91/676/EEC) and the current National Nitrates Action Programme (NAP) and all other relevant legislation.	Positive Environment Effects	No	

No.	Policy/Objective	SEA Assessment (against SEO's)	Mitigation Required	Protective
Chapter 11 – Infrastructure and Environmental Services				
IE3 Objective 5	To generally prohibit development within restricted areas identified on the Bohernabreena/Glenasmole Reservoir Restricted Areas Map contained in Appendix 5.	Positive Environment Effects	No	
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.	Positive Environment Effects	No	Yes
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.	Positive Environment Effects	No	Yes
IE3 Objective 8	Integrate Surface Water and Groundwater systems as an essential component of all new developments, in accordance with the requirements set out in Chapter 13 Implementation and Monitoring and the policies and objectives of this chapter.	Neutral / Positive Environment Effects	No	
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	Positive Environment Effects	No	Yes
IE4 Objective 1	To require site specific flood risk assessments to be undertaken for all new developments within the County in accordance with The Planning System and Flood Risk Management – Guidelines for Planning Authorities (2009) and the requirements of DECLG Circular P12/2014 and the EU Floods Directive and Chapter 13 Implementation and Monitoring and the policies and objectives of this chapter . .	Positive Environment Effects	No	
IE4 Objective 2	To require all developments in the County to be designed and constructed in accordance with the "Precautionary Principle" detailed in the OPW Guidelines.	Positive Environment Effects	No	
IE4 Objective 3	To continue to support and co-operate with the Office of Public Works in measures set out in the relevant Flood risk Management Plan.	Positive Environment Effects	No	
IE4 Objective 4	To support and facilitate the delivery of flood alleviation schemes in South Dublin County, including the schemes listed, in as environmentally sensitive a way as possible and to ensure that zoning or development proposals do not impede or prevent the progression of these measures: - Poddle Flood Alleviation Scheme. - Camac Flood Alleviation Scheme. - Whitechurch Flood Alleviation Scheme - Lucan to Chapelizod Flood Alleviation Scheme	Uncertain Environment Effects (B, LSG, W, CH, LV, MA)	Yes	
IE4 SLO 1	To require the preparation of a site and catchment specific Flood Risk Assessment and Mitigation Strategy, prepared by a qualified person(s), to be submitted with any proposal for development on the 'EE' zoned lands at Moneenalion Commons Upper, Baldonnell (See Development Plan Map).	Positive Environment Effects	No	
Policy 5: Information and Communications Technology (ICT)	Promote and facilitate the sustainable development of a high-quality ICT network throughout the County in order to achieve social and economic development, whilst protecting the amenities of urban and rural areas.	Neutral / Positive Environment Effects	No	
IE5 Objective 1	To promote and facilitate the provision of appropriate telecommunications infrastructure, including broadband connectivity and other innovative and advancing technologies within the County in as non-intrusive manner as possible.	Uncertain Environment Effects (B, CH, LV, MA)	Yes	
IE5 Objective 2	To co-operate with the relevant agencies to facilitate the undergrounding of all electricity, telephone and television cables in urban areas wherever possible, in the interests of visual amenity.	Uncertain Environment Effects (B, W, CH, LV, MA)	Yes	
IE5 Objective 3	To permit telecommunications antennae and support infrastructure throughout the County, subject to high quality design, the protection of sensitive landscapes and visual amenity.	Uncertain Environment Effects (CH, LV, MA)	Yes	
IE5 Objective 4	To discourage a proliferation of telecommunication masts in the County and promote and facilitate the sharing of facilities.	Neutral / Positive Environment Effects	No	
IE5 Objective 5	To ensure that above ground utility boxes are sensitively located and finished to reduce their visual impact, designing out anti-social behaviour, and promoting soft planting around existing and new ones where feasible.	Neutral / Positive Environment Effects	No	

No.	Policy/Objective	SEA Assessment (against SEO's)	Mitigation Required	Protective
Chapter 11 – Infrastructure and Environmental Services				
IE5 Objective 6	To require the identification of adjacent Public Rights of Way and established walking routes by applicants prior to any new telecommunication developments and to prohibit telecommunications developments that impinge thereon or on recreational amenities, public access to the countryside or the natural environment.	Neutral / Positive Environment Effects	No	
IE5 Objective 7	To ensure that applications made in relation to the provision of overground telecommunications infrastructure, including planning applications and Section 254 licence applications, take into consideration and demonstrate compliance with the 'Guidance on the Potential Location of Overground Telecommunications Infrastructure on Public Roads' (2015).	Neutral / Positive Environment Effects	No	
IE5 Objective 8	To investigate the potential for the provision of fibre optic cables in the County to facilitate the delivery of high-speed broadband and to work collaboratively with providers in facilitating the same.	Positive Environment Effects	No	
Policy 6: Electricity Infrastructure	Protect the existing electricity infrastructure and support the development of a safe, secure and reliable supply of electricity and the development of enhanced electricity networks as well as new transmission infrastructure projects subject to the relevant environmental assessments.	Neutral / Positive Environment Effects	No	
IE6 Objective 1	To support roll-out of the Smart Grids and Smart Cities Action Plan enabling new connections, grid balancing, energy management and micro grid development in line with RPO 10.19.	Neutral / Positive Environment Effects	No	
IE6 Objective 2	To support the reinforcement and strengthening of the electricity transmission and distribution network to facilitate planned growth and transmission/distribution of a renewable energy focused generation in line with RPO 10.22	Uncertain Environment Effects (All SEOs)	Yes	
IE6 Objective 3	To support the sustainable development of Ireland's offshore renewable energy resources in accordance with the Department of Environment, Climate and Communications 'Offshore Renewable Energy Development Plan' and any successor thereof including any associated domestic and international grid connection enhancements in line with RPO 10.24	Uncertain Environment Effects (All SEOs)	Yes	
IE6 Objective 4	To ensure that the design of energy networks achieves the least possible environmental impact and that where such impacts are inevitable, they are mitigated to the greatest possible extent.	Neutral / Positive Environment Effects	No	
IE6 Objective 5	To protect existing infrastructure and strategic route corridors, where they have gone through appropriate social, environmental and cultural impact assessment, for identified energy networks from encroachment by development that might compromise the performance of the networks.	Neutral / Positive Environment Effects	No	
Policy 7: Waste Management	Implement European Union, National and Regional waste and related environmental policy, legislation, guidance and codes of practice to improve management of material resources and wastes.	Positive Environment Effects	No	
IE7 Objective 1	To encourage a just transition from a waste management economy to a green circular economy to enhance employment and increase the value, recovery and recirculation of resources through compliance with the provisions of the Waste Action Plan for a Circular Economy 2020 – 2025 and to promote the use of but not limited to reverse vending machines and deposit return schemes or similar to ensure a wider and varying ways of recycling.	Positive Environment Effects	No	
IE7 Objective 2	To support the implementation of the Eastern Midlands Region Waste Management Plan 2015-2021 or as amended by adhering to overarching performance targets, policies and policy actions.	Positive Environment Effects	No	
IE7 Objective 3	To provide for, promote and facilitate high quality sustainable waste recovery and disposal infrastructure/technology in keeping with the EU waste hierarchy and to adequately cater for a growing residential population and business sector.	Positive Environment Effects	No	
IE7 Objective 4	To provide for and maintain the network of bring infrastructure (e.g. civic amenity facilities, bring banks) in the County to facilitate the recycling and recovery of hazardous and non-hazardous municipal wastes.	Positive Environment Effects	No	
IE7 Objective 5	To ensure the provision of adequately sized public recycling facilities in association with new commercial developments and in tandem with significant change of use/extensions of existing commercial developments where appropriate.	Positive Environment Effects	No	
IE7 Objective 6	To ensure that green waste centres are provided in suitable locations to augment the local house to house collection system for compostable waste.	Positive Environment Effects	No	
IE7 Objective 7	To require the appropriate provision for the sustainable management of waste within all developments, ensuring it is suitably designed into the development, including the provision of facilities for the storage, separation and collection of such waste.	Positive Environment Effects	No	
IE7 Objective 8	To adhere to the recommendations of the 'National Hazardous Waste Management Plan 2014-2020' and any subsequent plan, and to co-operate with other agencies including the EPA in the planning, organisation and supervision of the disposal of hazardous waste streams, including hazardous waste identified during construction and demolition projects	Positive Environment Effects	No	

No.	Policy/Objective	SEA Assessment (against SEO's)	Mitigation Required	Protective
Chapter 11 – Infrastructure and Environmental Services				
IE7 Objective 9	To support the development of indigenous capacity for the treatment of non-hazardous and hazardous wastes where technically, economically and environmentally practicable subject to the relevant environmental protection criteria for the planning and development of such activities being applied.	Positive Environment Effects	No	
Policy 8: Environmental Quality	To 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.	Positive Environment Effects	No	Yes
IE8 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).	Positive Environment Effects	No	Yes
IE8 Objective 2	To co-operate with the EPA and TII in the maintenance of a Dublin ambient air quality monitoring network.	Positive Environment Effects	No	
IE8 Objective 3	To implement the recommendations of the Dublin Regional Air Quality Management Plan to protect people from the harmful health effects associated with air pollution, to preserve good air quality where it exists and to improve air quality where it is unsatisfactory	Positive Environment Effects	No	
IE8 Objective 4	To implement the relevant spatial planning recommendations and actions of the Dublin Agglomeration Environmental Noise Action Plan 2083 – 2023 or any superseding action plan.	Positive Environment Effects	No	
IE8 Objective 5	To ensure that future developments are designed and constructed to minimise noise disturbance and take into account the multi-functional uses of streets including movement and recreation as detailed in the Urban Design Manual (2009) and the Design Manual for Urban Roads and Streets (2013).	Positive Environment Effects	No	
IE8 Objective 6	To ensure external lighting schemes minimise light spillage or pollution in the immediate surrounding environment and do not adversely impact on residential or visual amenity and biodiversity in the surrounding areas having regard to the Institute of Lighting Engineers' Guidance Notes for the Reduction of Light Pollution (UK). (see section 13.9.3 (iii)).	Positive Environment Effects	No	
IE8 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.	Positive Environment Effects	No	Yes
IE8 Objective 8	To work alongside relevant stakeholders NTA, TII, EPA to promote and improve safer noise protection infrastructure in line with population growth and traffic increases along all our national roads.	Positive Environment Effects	No	
Policy 9: Casement Aerodrome	Safeguard, having regard to the requirements of the Department of Defence, the current and future operational, safety and technical requirements of Casement Aerodrome and facilitate its ongoing development for military and ancillary uses.	Neutral / Positive Environment Effects	No	
IE9 Objective 1	To ensure the safety of military and other air traffic, present and future, to and from Casement Aerodrome with full regard for the safety of persons on the ground as well as the necessity for causing the least possible inconvenience to local communities.	Neutral / Positive Environment Effects	No	
IE9 Objective 2	To maintain the airspace around Casement aerodrome free from obstacles to facilitate aircraft operations to be conducted safely, as identified on the Development Plans index map, Map 15 and outlined in Chapter 13 Implementation and Monitoring.	Neutral / Positive Environment Effects	No	
IE9 Objective 3	To implement the principles of shielding in assessing proposed development in the vicinity of Aerodromes, having regard to Section 3.23 of the Irish Aviation Authority 'Guidance Material on Aerodrome Annex 14 Surfaces (2015)' (See Chapter 13 Implementation and Monitoring).	Neutral / Positive Environment Effects	No	
IE9 Objective 4	To prohibit and restrict development in the environs of Casement aerodrome, where it may cause a safety hazard. In general, no development shall be permitted in the public safety zone. (See also Policy IE13 Public Safety Zones and Chapter 12 Implementation and Monitoring.	Neutral / Positive Environment Effects	No	
Policy 10: Weston Airport	Safeguard, having regard to the requirements of the Irish Aviation Authority (IAA), the current and future operational, safety and technical requirements of Weston Airport and prevent encroachment of development around the airport which may interfere with its safe operation, in the context of the proper planning and sustainable development of the area and the protection of surrounding amenities.	Neutral / Positive Environment Effects	No	
IE10 Objective 1	To safeguard air traffic to and from Weston Airport while ensuring the least possible inconvenience to local communities and with full regard for the safety of persons on the ground (see also section 11.7.7 Public Safety Zones)	Neutral / Positive Environment Effects	No	

No.	Policy/Objective	SEA Assessment (against SEO's)	Mitigation Required	Protective
Chapter 11 – Infrastructure and Environmental Services				
IE10 Objective 2	To maintain the airspace around the airport free from obstacles so as to facilitate aircraft operations to be conducted safely, including restricting development in the environs of the aerodrome, as identified by the Obstacle of Limitations surfaces shown on the Development Plan index map, Map 15 and outlined in Chapter 13 Implementation and Monitoring.	Neutral / Positive Environment Effects	No	
IE10 Objective 3	To prohibit and restrict development in the environs of Weston airport, where it may cause a safety hazard to the operation of the airport.	Neutral / Positive Environment Effects	No	
IE10 Objective 4	To ensure a balanced approach to any further lengthening of the permitted runway or over-run areas having regard to the need for environmental and other assessments including noise and assessment of the impact on local communities	Positive Environment Effects	No	
IE10 Objective 5	The Planning Authority will engage with Kildare County Council, to guide the consideration of applications for development at Weston Airport having regard to proper planning and sustainable development.	Neutral / Positive Environment Effects	No	
Policy 11: Dublin Airport	Refer planning applications for development within the Outer Horizontal Surface of Dublin Airport (and of over 90m in height above ground level) to the airport operator and regulator (DAA and IAA) and to have regard to the requirements of the IAA and DAA in the assessment of development proposals (see Index Map for details).	Neutral / Positive Environment Effects	No	
IE11 Objective 1	To limit building heights to 90m above ground level so as to prevent any object from penetrating the Outer Horizontal Surface for Dublin Airport (as defined in the 2017 Certification Specifications of the European Aviation Safety Agency, and in accordance with Irish Aviation Authority guidance material in relation to this Surface).	Neutral / Positive Environment Effects	No	
Policy 12: Helipads	Provide protection for hospital helipads, in particular the existing helipads at Tallaght Hospital and at Hermitage Clinic, by ensuring that a 1 in 8 slope in all directions from the edge of the helipad is kept free of any new obstacles (and under any future Approach or Departure Surface which may be designated for such helipads), and by avoiding any overhead wires or masts in their vicinity.	Neutral / Positive Environment Effects	No	
Policy 13: Noise	Discourage noise-sensitive developments in the immediate vicinity of airports and aerodromes	Positive Environment Effects	No	
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 County Development Plan Index Map) and ensure that any noise sensitive uses are subject to an appropriate noise assessment and mitigation measures to protect residential amenity.	Positive Environment Effects	No	Yes
Policy 14: Public Safety Zones	Improve protection for the public on the ground, in the event of an aircraft crash occurring, through the provision of Inner and Outer Public Safety Zones around airports.	Positive Environment Effects	No	
IE14 Objective 1	To prohibit new development which would involve additional human occupancy within the Inner Public Safety Zones (PSZ) at Weston and Casement Aerodromes as identified on the Development Plan maps.	Positive Environment Effects	No	
IE14 Objective 2	To limit all new development in the new Outer Public Safety Zones at Weston and Casement Aerodromes to development with occupancies per half hectare of – 60 persons or less for housing/residential, 85 persons or less for retail or leisure, 110 persons or less for working premises, and with a prohibition (in the Outer Public Safety Zones) on sports stadia, and on any new sensitive/institutional development such as schools or medical facilities, and on any new development involving 24-hour occupancy such as retirement homes.	Positive Environment Effects	No	
IE14 Objective 3	To review, as appropriate, Public Safety Zone dimensions and occupancy limits in accordance with actual and predicted air traffic figures and with regard for any recommended international airport Public Safety Zone practice.	Positive Environment Effects	No	

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