

South Dublin County Development
Plan 2022-2028
Strategic Environmental Assessment (SEA)
Statement

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1 Strategic Environmental Assessment Statement for the South Dublin County Development Plan 2022-2028

1.1 Introduction

This is the Strategic Environmental Assessment (SEA) Statement for the South Dublin County Development Plan 2022-2028 (the 'Plan' and / or 'SDCDP') which was adopted on the 22 June 2022 and is effective from the 3 August 2022.

Strategic Environmental Assessment (SEA) is derived from European Directive 2001/42/EC *on the Assessment of the Effects of Certain Plans and Programmes on the Environment* (also known as the 'SEA Directive'). 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 Plans or Programmes 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 Plans or Programmes and to be kept informed during the decision-making process.

The SEA Directive (2001/42/EC) was transposed into national legislation by the:

- European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004 (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 Planning and Development (Strategic Environmental Assessment) (Amendment) Regulations, 2011 (S.I. No. 201 of 2011).

The latter Regulations (i.e. S.I. No. 436 of 2004 as amended by S.I. No. 201 of 2011) provide for SEA for development plans such as the South Dublin County Development Plan. The requirement to carry out SEA for such plans is set out in Article 13A(1) of the Planning and Development Regulations 2001-2022, which states that SEA is required where it *applies to a development plan for an area the population or the target population of which is less than 10,000 persons*. The 2016 Census records the population of South Dublin at 278,767 persons and therefore, SEA was a mandatory requirement for the South Dublin County Development Plan 2022-2028.

Article 13I of the Planning and Development Regulations 2001-2022 requires that the plan-making authority must make available a SEA Statement summarising how the SEA, environmental considerations, the Environmental Report and consultations have been taken into account in the making of the Plan. In addition,

the plan-making authority has to detail the reasons for choosing the plan or programme as adopted, in the light of the other reasonable alternatives dealt with, and the measures decided for monitoring of implementation of the plan on the environment.

This SEA Statement is a reflective document that looks back on the SEA process, what has been achieved and it also sets out what monitoring will be done in the future.

1.2 Content of the Strategic Environmental Assessment Statement

In accordance with Article 13I of the Planning and Development Regulations 2001-2022 the SEA Statement shall summarise the following:

- (a) how environmental considerations have been integrated into the Plan (Chapter 2);
- (b) how:
 - (i) the environmental report prepared pursuant to article 13C,
 - (ii) submissions and observations made to the planning authority in response to a notice under section 12(1) or (7) of the Act, and
 - (iii) any consultations under article 13F.have been taken into account during the preparation of the plan (Chapter 2),
- (c) the reasons for choosing the plan, as adopted, in the light of the other reasonable alternatives dealt with (Chapter 3), and
- (d) the measures decided upon to monitor, in accordance with article 13J, the significant environmental effects of implementation of the plan (Chapter 4).

1.3 Key Stages of the Strategic Environmental Assessment Process

A summary of the key stages of the SEA process are set out in the Table 1.1 below.

Table 1.1: Key Stages of the SEA Process for the South Dublin County Development Plan 2022-2028

SEA Stage	SEA Actions
<p>1. Screening</p>	<p>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 <i>likely to have significant effects</i> on the environment, and therefore, if SEA is required.</p> <p>In accordance with Article 13A(1) Screening of the South Dublin County Development Plan is not required as SEA is mandatory requirement based on the population or target population for the Plan not being less than 10,000 persons.</p>
<p>2. Scoping</p>	<p>South Dublin County Council undertook consultation with the environmental authorities specified in article 13A(4) of the Planning and Development Regulations 2001 as amended on:</p> <ul style="list-style-type: none"> ▪ methods of assessment for the SEA; ▪ 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. <p>A SEA Scoping Report was prepared and issued to the environmental authorities in December 2020 with an invitation to return submissions or observations on the Scoping Report. Submissions / observations were received from the following environmental authorities:</p> <ul style="list-style-type: none"> ▪ The Environmental Protection Agency (EPA); ▪ Geological Survey, Ireland (GSI) - under the Department of Environment, Climate and Communications (DECC); <p>The submissions / observations provided information on legislation, guidance, sources of information, the baseline environment, and on key considerations for the Draft Plan and the environmental assessment.</p> <p>These assisted, guided and informed the preparation of the Draft SDCDP and the Strategic Environmental Assessment of the Draft Plan.</p>

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SEA Stage	SEA Actions
<p>3. Environmental Assessment and Environmental Report</p>	<p>An assessment of the likely significant impacts on the environment as a result of the Draft Plan through the preparation of the SEA Environmental Report. This was an iterative process with various rounds of environmental assessment as the Draft Plan was prepared.</p> <p>The Environmental Report went out on public display with the Draft Plan from 7 July 2021 to 15 September 2021. A total of 302 submissions and observations were received on the Draft Plan and some related directly to the SEA Environmental Report.</p> <p>The Proposed Material Alterations (amendments) (PMA) originated from the consideration of the submissions received between July and September 2021 on the Draft Plan. The Chief Executive prepared a report on the submissions and observations and the Elected Members considered the report at Special Council Meetings in March 2022, where they resolved to amend the Draft Plan.</p> <p>The PMA, which were subject to screening and assessment for AA and SEA, together with an updated SEA Environmental Report and Natura Impact Report (NIR) were placed on public display from 29 March 2022 to 26 April 2022. A further 84 submissions and observations on the PMA were received.</p> <p>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 on the 22 June 2022.</p>
<p>4. SEA Statement</p>	<p>Coming in effect of the South Dublin County Development Plan 2022-2028 the finalisation of the SEA Environmental Report and the preparation of the SEA Statement (this report) in accordance with Article 13I of Planning and Development Regulations 2001-2022, summarising:</p> <ul style="list-style-type: none"> ▪ how environmental considerations have been integrated into the plan; ▪ how the environmental report; submissions and observations made to the planning authority in response to a notice under section 12(1) or (7) of the Act, and any consultations under article 13F of the Regulations have been taken into account during the preparation of the plan; ▪ the reasons for choosing the plan as adopted in the light of the other reasonable alternatives dealt with; and ▪ the measures decided upon to monitor, in accordance with article 13J, the significant environmental effects of implementation of the plan.

1.4 Appropriate Assessment and Strategic Flood Risk Assessment

In addition to the SEA, there is a requirement under the EU Habitats Directive (92/43/EEC) (as transcribed into Irish law) to assess whether the Development Plan, either individually or in combination with other plans or projects, is likely to have significant effect on a European site, which includes Special Protection Areas (SPAs) and Special Areas of Conservation (SACs), in view of the site's conservation objectives. The requirement for an assessment derives from Article 6 of the directive, and in particular Article 6(3) which requires that:

“Any plan or project not directly connected with or necessary to the conservation of a site but likely to have a significant effect thereon, either individually or in combination with other plans or projects, shall be subject to appropriate assessment of its implications for the site in view of the site's conservation objectives.”

In accordance with this requirement, an Appropriate Assessment (AA) Screening was carried out, in parallel with the SEA process. It was determined that AA was required and a Natura Impact Report (NIR) was prepared to inform an AA. The AA took a precautionary approach and assessed the impacts that would be anticipated from the Development Plan providing the necessary inclusion of mitigation measures and guiding principles at the strategic level of the plan.

The Development Plan was also subject to an assessment / identification of flood risk for the plan area in accordance with *“The Planning System and Flood Risk Management – Guidelines for Planning Authorities”*, 2009, published by the Department for the Environment, Heritage and Local Government and the Office of Public Works (OPW). This addresses the assessment and management of flood risk and surface water in the plan area and assisted South Dublin County Council in making informed strategic land-use planning decisions. The Strategic Flood Risk Assessment (SFRA) was prepared in parallel with the plan-making and SEA processes.

The plan-making, SEA, SFRA and AA teams worked closely together throughout the Development Plan process. As a precautionary approach, the Development Plan included environmental protection criteria which require avoidance of European Sites in the first instance and reiterated the legislative requirement for AA screening and full AA where potential for effects exists. The findings of the AA and SFRA were integrated into the SEA process.

2 Integration of Environmental Considerations in to the Plan

2.1 Introduction

This section details how both the SEA Environmental Report and submissions and observations made to the planning authority on the Environmental Report and SEA process have been taken into account during the preparation of the South Dublin County Development Plan 2022-2028.

2.2 SEA Consultation

A number of opportunities are integrated into the plan-making process to allow for consultation with the environmental authorities and the general public on the plan and SEA:

- Pre-draft, including consultation on SEA Scoping;
- Draft Plan; and
- Proposed Material Alterations to the Draft Plan.

Submissions and observations were made at each of these stages and these informed the preparation and finalisation of the plan and the SEA process.

2.3 Pre-draft Consultation

In accordance with Section 11(1) of the Planning and Development Act 2000 (as amended) South Dublin County Council commenced the review of the South Dublin County Development Plan and the preparation of a new Plan for the County and gave notice to this effect on 31 July 2020.

At this initial stage South Dublin County Council prepared an Issues Paper for public consultation on the review of the existing Development Plan and the preparation of the new Development Plan. The Strategic Issues Paper set out information in relation to:

- Background of the review and the new plan;
- Strategic planning context;
- 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; and
- Infrastructure and utilities.

The Council circulated the issues paper to the prescribed authorities and environmental authorities set out in Part 3, Article 13 and 13A respectively of the Planning and Development Regulations 2001 (as amended) as well as to key infrastructure providers and stakeholders. The Council made the Issues Paper available to the public and convened a number of public consultation events in the county.

A total of 227 submissions and observations were received in relation to the Strategic Issues Paper. These submissions were summarised in the Chief Executive's Report (19 November 2020) and informed the preparation of the SEA scoping report for consultation with the Environmental Authorities.

2.4 SEA Scoping Consultation

In accordance with Article 13D of the Planning and Development Regulations 2001 as amended, a SEA Scoping Report was prepared to allow for scoping on the content of the SEA environmental report with the specified environmental authorities¹. The scoping report provided information in relation to:

- the current knowledge and methods of environmental assessment;
- the 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.

SEA scoping ensures that the environmental assessment process is focused on the relevant environmental issues and examines issues at the appropriate level of detail and allows for the incorporation of the views of the environmental authorities within the Plan and the SEA Environmental Report.

Scoping with the environmental authorities was initiated in December 2020. Submissions and observations on SEA Scoping were received from the following Environmental Authorities:

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

The submissions provided information on sources of guidance and useful resources and aspects for consideration and incorporation in the Plan and in the SEA Environmental Report. A summary of the submissions is provided in the Table 2.1.

¹ The following environmental authorities were notified for the purposes of SEA Scoping: Environmental Protection Agency; Department of Tourism, Culture, Arts, Gaeltacht, Sport and Media; Department of Agriculture, Food and the Marine; Department of Environment, Climate and Communications; Department of Housing, Local Government and Planning; Dublin City Council; Fingal County Council; Dun Laoghaire Rathdown County Council; Kildare County Council and Wicklow County Council.

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Table 2.1: SEA Scoping Submissions and Responses

No.	Stakeholder	Summary of Submission	Comment
1	EPA	<p>The EPA is one of the statutory environmental authorities under the SEA Regulations. The EPA provide a self-service approach.</p> <p>Recommended Guidance & Resources</p> <ul style="list-style-type: none"> ▪ SEA process guidance and checklists. ▪ Inventory of spatial datasets relevant to SEA. ▪ Topic specific SEA guidance (including <i>Good practice guidance on Cumulative Effects Assessment</i> (EPA, 2020), <i>Guidance on SEA Statements and Monitoring</i> (EPA, 2020), <i>Integrating climatic factors into SEA</i> (EPA, 2019), <i>Developing and Assessing Alternatives in SEA</i> (EPA, 2015), and <i>Integrated Biodiversity Impact Assessment</i> (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 ▪ <i>SEA of Local Authority Land Use Plans - EPA Recommendations and Resources</i>, 2021 Version 1.12. ▪ <i>Ireland's Greenhouse Gas Emissions Projections 2019-2040</i>. ▪ <i>Integrating Climatic Factors into the Strategic Environmental Assessment Process in Ireland</i>. ▪ <i>Ireland's Environment - An Assessment 2020</i>. 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. ▪ <i>Sustainable Development Goals</i>. UN Agenda 2030 for Sustainable Development. Relevant targets and actions in Ireland's SDG Implementation Plan (DCCA, 2018) should be integrated as appropriate into the Plan. ▪ Transition to a low carbon climate resilient economy and society. 	<p>Guidelines & resources are considered within the assessment.</p> <p>Specific comments are noted and addressed where appropriate.</p> <p>Where information is available these aspects have been considered and incorporated into the Plan and SEA Environmental Report.</p>
2	Geological Survey, Ireland (GSI) Under DECC	<p>Geoheritage</p> <ul style="list-style-type: none"> ▪ 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. <p>Culture and Tourism</p> <ul style="list-style-type: none"> ▪ Over the past number of years geology has become a large part of Irish tourism - UNESCO Global Geoparks, 	<p>Specific comments are noted and addressed.</p> <p>Guidelines & resources are considered within the assessment where appropriate.</p> <p>Where information is available these aspects have been considered and incorporated into</p>

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No.	Stakeholder	Summary of Submission	Comment
		<ul style="list-style-type: none"> ▪ GSI encourage SDCC to continue tourism initiatives, and to use the geological audit information making it easily available to the general public. <p>Geological Mapping</p> <ul style="list-style-type: none"> ▪ 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. <p>Groundwater</p> <ul style="list-style-type: none"> ▪ 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. <p>Geohazards</p> <ul style="list-style-type: none"> ▪ 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. ▪ Recommends using geohazards and particularly flooding be taken into consideration. Coastal Vulnerability is seen as a potential geohazard. <p>Geothermal Energy</p> <ul style="list-style-type: none"> ▪ Ireland has widespread shallow geothermal resources. ▪ Geothermal Suitability maps could also be considered in Section 5.9.2 Energy. <p>Natural Resources (Minerals / Aggregates)</p> <ul style="list-style-type: none"> ▪ 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 “<i>Building Ireland 2040</i>” 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. <p>Geotechnical Database Resources</p> <ul style="list-style-type: none"> ▪ 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. 	<p>the Plan and SEA Environmental Report as appropriate.</p>

2.5 Selection of Strategic Environmental Objectives for Assessment of the Plan

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 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 Section 4 (Monitoring Measures and Reporting). The SEOs are set out in Table 2.2.

Table 2.2: Strategic Environmental Objectives (SEOs) for the South Dublin County Development Plan 2022-2028

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.

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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.

2.6 Draft Plan Consultation

In accordance with SEA Regulations, the Draft Plan, together with the SEA Environmental Report, Natura Impact Report (NIR) and Strategic Flood Risk Assessment (SFRA) were placed on public display between 7 July 2021 and 15 September 2020 during which written submissions and observations were invited.

The SEA Environmental Report included the following key sections:

- **Environmental Baseline** – Including information gathered during consultation with the environmental authorities at the SEA Scoping Stage, was collated and expanded upon. This included a review of the findings of the consultation submissions received during consultation on the pre-draft plan stage. This was used to identify environmental sensitivities and existing environmental problems relevant to the plan area.
- **Policies, Plans & Programmes Review** - A review of relevant international, European, national and regional policies, plans and programmes was undertaken both to identify the key environmental issues and to ensure that the objectives set out in the Plan meet the requirements of all relevant plans and policies.
- **Strategic Environmental Objectives (SEOs)** – A number of SEOs were identified having regard to the above and the issues most relevant and of significance to the Plan area.
- **Environmental Assessment** - Using the strategic environmental objectives (SEOs), the assessment of the potential significant environmental effects of the Plan (objectives, projects and alternatives to the Plan) was undertaken.
- **Mitigation Measures** - Based on this assessment, potential adverse or uncertain environmental impacts were identified and recommendations in relation to mitigation were proposed.
- **Monitoring Programme** – A Programme for Monitoring of the Plan throughout its lifetime was proposed to ensure that any potential adverse environmental impacts, that may be unforeseen at this stage, are identified early, so that remedial action may be taken to prevent any deterioration of the environment.

It is the Plan considered as a whole, which contributes towards environmental protection and management, and towards sustainable development and that complies with the various legislative requirements. This is identified throughout the SEA documentation. The environmental assessment included recommendations for changes to policies and objectives for the mitigation of potential negative environment effects, and for the inclusion of protective environmental policies and objectives within the Plan.

A total of 302 submissions and observations were received. A summary of the submissions and observations in relation to the Environmental Report is provided in the Table 2.3.

Table 2.3: 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	<p>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.</p> <p>Highlights Article 10 of the Directive in relation to requirement for monitoring of – and remediation of unforeseen adverse effects from – the implementation of the Plan. This is addressed in Chapter 10 of the ER.</p>
Eastern and Midland Regional Assembly (EMRA)	<p>Welcomes the preparation of the Draft CDP in tandem with the required environmental process.</p> <p>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.</p>
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.

The Chief Executive prepared a report (7 December 2021) summarising the submissions and observations and recommending that the Members of South Dublin County Council make material alterations to the Draft Plan. Having considered the submissions and observations and the Chief Executive’s Report, the Members

proposed material alterations (PMA) to the Draft Plan. The PMA were screened and assessed for AA and SEA. The SEA Environmental Report was subsequently updated to take account of:

- Submissions received;
- Emerging data and the changes as a result of iterative nature of SEA.
- Screening and assessment of the amendments;
- Updating of interactions with NIR and SFRA; and
- To fully document the assessment which took place for the Plan and the PMA.

Following consultation with the EPA, the Plan and SEA Environmental Report recognised the EPA publication in relation to *'The State of the Environment Report'* (Ireland's Environment – An Integrated Assessment 2020) and the 13 key environmental messages, including on: Health and Wellbeing, Climate, Air Quality, Nature, Water Quality, Marine, Clean Energy, Environmentally Sustainable Agriculture, Water Services, Circular Economy and Land Use.

2.7 Proposed Material Alterations Consultation

The Proposed Material Alterations, 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.

2.8 Mitigation Measures

Article 5 of the SEA Directive requires that mitigation measures be proposed for all significant adverse effects 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 policies and 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.

Mitigation measures are measures envisaged to prevent, reduce and, as fully as possible, offset any significant adverse impacts on the environment of implementing the development objectives. Mitigation has taken place throughout the plan-making process.

Having regard to the baseline and existing environmental problems relevant to the Plan area, mitigation took place through the consideration of alternatives, as environmental considerations communicated to the plan-making team allowed them to make an informed choice as to which alternative to put before the Members of the Council. Mitigation also took place in the detailed assessment of the policies and objectives of the Plan and the identification, amendment or drafting of policies and / or objectives required to mitigate any uncertain and / or potentially negative aspects. A number of protective objectives were included in the Plan and a full list of protective objectives included in the Plan is provided in Table 2.4 below.

2.9 Monitoring

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, and Article 13J of the Planning and Development Regulations 2001, as amended, 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.”* Article 13J also acknowledges that existing monitoring arrangements may be used with a view to avoiding duplication of monitoring.

While considerable environmental data is directly available to the Council, 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, South Dublin County Council will continue to liaise and work with the Environmental Protection Agency, National Parks and Wildlife Service, Central Statistics Office and others in the pursuit of environmental conservation and protection through existing environmental monitoring procedures. Monitoring details are set out at Section 4 of this SEA Statement.

Table 2.4: Environmental Protective Policies and Objectives included in the South Dublin County Development Plan 2022-2028

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.
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.

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

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No.	Policy / Objective
NCBH 3 Objective 1	To prevent development and activities that would adversely affect the integrity of any Natura 2000 site located within or adjacent to the County and promote the favourable conservation status of the habitats and species integral to these sites.
NCBH 3 Objective 2	To ensure that plans, including land use plans, will only be adopted, if they either individually or in combination with existing and/or proposed plans or projects, will not have a significant adverse effect on a European Site, or where such a plan is likely or might have such an adverse significant effect (either alone or in combination), South Dublin County Council will, as required by law, carry out an appropriate assessment as per requirements of Article 6(3) of the Habitats Directive 92/43/EEC of the 21 May 1992 on the conservation of natural habitats and of wild fauna and flora, as transposed into Irish legislation. Only after having ascertained that the plan will not adversely affect the integrity of any European site, will South Dublin County Council adopt the plan, incorporating any necessary mitigation measures. A plan which could adversely affect the integrity of a European site may only be adopted in exceptional circumstances, as provided for in Article 6(4) of the Habitats Directive as transposed into Irish legislation.
NCBH 3 Objective 3	To ensure that planning permission will only be granted for a development proposal that, either individually or in combination with existing and/or proposed plans or projects, will not have a significant adverse effect on a European Site, or where such a development proposal is likely or might have such a significant adverse effect (either alone or in combination), the planning authority will, as required by law, carry out an appropriate assessment as per requirements of Article 6(3) of the Habitats Directive 92/43/EEC of the 21 May 1992 on the conservation of natural habitats and of wild fauna and flora, as transposed into Irish legislation. Only after having ascertained that the development proposal will not adversely affect the integrity of any European site, will the planning authority agree to the development and impose appropriate mitigation measures in the form of planning conditions. A development proposal which could adversely affect the integrity 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	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.

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No.	Policy / Objective
Outside of Designated Areas	
NCBH 5 Objective 1	To ensure that development does not have a significant adverse impact on biodiversity, including known rare and threatened species, and that biodiversity enhancement measures are included in all development proposals.
NCBH 5 Objective 2	To ensure that an Ecological Impact Assessment is undertaken for developments proposed in areas that support, or have the potential to support, protected species or features of biodiversity importance, and that appropriate avoidance and mitigation measures are incorporated into all development proposals.
Policy 6: Dublin Mountains	Protect and enhance the visual, environmental, ecological, geological, archaeological, recreational and amenity value of the Dublin Mountains, as a key element of the County's Green Infrastructure network.
NCBH 6 Objective 2	<p>To restrict development within areas designated with Zoning Objective 'HA – DM' (To protect and enhance the outstanding natural character of the Dublin Mountains Area) and to ensure that new development:</p> <ul style="list-style-type: none"> • does not significantly impact on sensitive habitats, species, or ecosystem services; • is related to the area's amenity potential or to its use for agriculture, mountain or hill farming, and • is designed and sited to minimise environmental and visual impacts.
NCBH 6 Objective 3	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	<p>To restrict development within areas designated with Zoning Objective 'HA – LV' (To protect and enhance the outstanding character and amenity of the Liffey Valley) and to ensure that new development:</p> <ul style="list-style-type: none"> • does not significantly impact on built or cultural heritage assets, on sensitive habitats, species, or ecosystem services, • is related to the area's amenity potential,

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No.	Policy / Objective
	<ul style="list-style-type: none"> • is designed and sited to minimise environmental and visual impacts, • and enhances the County's green infrastructure network.
NCBH 7 Objective 2	<p>Within areas designated 'High Amenity – Liffey Valley' ('HA-LV'), non-residential development will only be permitted where it;</p> <ul style="list-style-type: none"> • relates to the area's amenity potential or to its use for agriculture or recreational purposes, including recreational buildings; or • comprises the redevelopment of or extensions to existing commercial or civic uses or development of new commercial or civic uses within an existing established area of commercial or civic activity; and • preserves the amenity value of the river valley including its biodiversity value, its landscape value, and views or vistas of the river valley.
NCBH 7 Objective 3	<p>To improve and extend the Liffey Valley Special Amenity Area Order along the Liffey Valley area in South Dublin from the border with Dublin City administrative area to Kildare County and to promote its tourism potential subject to the protection of its biodiversity and ecological value.</p>
NCBH 7 Objective 5	<p>To ensure that development proposals within the Liffey Valley, including local and regional networks of walking and cycling routes</p> <ul style="list-style-type: none"> • avoid impacts on the Valley's sensitive landscape character and ecological network, • maximise opportunities for enhancement of existing features, • protect and incorporate natural and built heritage features as part of the County's Green Infrastructure network, • do not prejudice the future creation and development of interconnected public parklands.
Policy 8: Dodder Valley	<p>Protect and enhance the visual, recreational, environmental, ecological, geological and amenity value of the Dodder Valley, as a key element of the County's Green Infrastructure network.</p>
NCBH 8 Objective 1	<p>To restrict development within areas designated with Zoning Objective 'HA – DV' (To protect and enhance the outstanding character and amenity of the Dodder Valley) and ensure that new development;</p> <ul style="list-style-type: none"> • does not significantly negatively impact on cultural heritage assets, on sensitive habitats, species, and ecosystem services, • is related to the area's amenity potential • is designed and sited to minimise environmental and visual impacts and enhances the County's green infrastructure network.
NCBH 8 Objective 2	<p>To ensure that development within the Dodder Valley will not prejudice the future creation and development of further interconnected public parklands along the River Dodder.</p>
NCBH 8 Objective 4	<p>Within areas designated 'High Amenity – Dodder Valley', non-residential development will only be permitted where it;</p> <ul style="list-style-type: none"> • relates to the area's amenity potential or to its use for agriculture or recreational purposes, including recreational buildings and accessibility; or • comprises the redevelopment of or extensions to existing commercial or civic uses or development of new commercial or civic uses within an existing established area of commercial or civic activity; and • preserves or improves the amenity value of the river valley including its landscape value, views or vistas of the river valley and its biodiversity value.

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No.	Policy / Objective
NCBH 8 Objective 5	To protect the upper Dodder Valley from Old Bawn Bridge to Fort Bridge as an ecological network free from intrusive lighting, facilitating the protection of light-sensitive species availing of the river corridor, and providing an appropriate urban/rural transition experience for all.
Policy 9: Grand Canal	Protect and promote the Grand Canal as a key component of the County's Green Infrastructure and ecosystem services network, and protect and enhance the visual, recreational, environmental, ecological, industrial heritage and amenity value of the Grand Canal, recognising its sensitivities as a proposed Natural Heritage Area with adjacent wetlands and associated habitats
NCBH 9 Objective 1	To protect and enhance the important biodiversity resource offered by the Grand Canal, recognising and protecting the vital function that the Canal provides as a key corridor for habitats and wildlife from the River Shannon to Dublin Bay.
NCBH 9 Objective 4	To ensure that development along and adjacent to the Grand Canal protects and incorporates natural heritage features including watercourses, wetlands, grasslands, woodlands, mature trees, hedgerows and ditches and includes an appropriate set-back distance or buffer area from the pNHA boundary to facilitate protected species and biodiversity and a fully functioning Green Infrastructure network
NCBH 9 Objective 5	To ensure that development along or adjacent to the Grand Canal protects, incorporates and enhances built and industrial heritage features, particularly historic canal and mill buildings, and also sets out to protect the setting of such built heritage features.
NCBH 9 Objective 7	To ensure that all development proposals along the Grand Canal are accompanied by an EclA (ecological impact assessment) prepared by a qualified ecologist and that the recommendations of the EclA 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.

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No.	Policy / Objective
NCBH 11 Objective 3	To protect and retain existing trees, hedgerows, and woodlands which are of amenity and/or biodiversity and/or carbon sequestration value and/or contribute to landscape character and ensure that proper provision is made for their protection and management taking into account Living with Trees: South Dublin County Council's Tree Management Policy (2015-2020) or any superseding document and to ensure that where retention is not possible that a high value biodiversity provision is secured as part of the phasing of any development to protect the amenity of the area.
NCBH 11 Objective 4	To protect the hedgerows of the County, acknowledging their role as wildlife habitats, biodiversity corridors, links within the County's green infrastructure network, their visual amenity and landscape character value and their significance as demarcations of historic field patterns and townland boundaries. (Refer also to Chapter 4, Green Infrastructure).
NCBH 11 Objective 5	To ensure that intact hedgerows/trees will be maintained above the 120m contour line within the County ensuring that the strong rural character will not be diluted; important heritage features & potential wildlife corridors are protected.
Policy 12: Geological Sites	Maintain the conservation value and seek the sustainable management of the County's geological heritage resource.
NCBH 12 Objective 1	To protect identified County Geological Sites from inappropriate development, avoiding potential conflicts with other ecological and cultural assets by engaging in consultation and to promote the importance and potential of such sites through the County's Heritage Plan.
Policy 13: Archaeological Heritage	Manage development in a manner that protects and conserves the Archaeological Heritage of the County and avoids adverse impacts on sites, monuments, features or objects of significant historical or archaeological interest.
NCBH 13 Objective 1	To favour the preservation in-situ of all sites, monuments and features of significant historical or archaeological interest in accordance with the recommendations of the Framework and Principles for the Protection of Archaeological Heritage, DAHGI (1999), or any superseding national policy document.
NCBH 13 Objective 2	To ensure that development is designed to avoid impacting on archaeological heritage including previously unknown sites, features and objects.
NCBH 13 Objective 3	To protect and enhance sites listed in the Record of Monuments and Places and ensure that development in the vicinity of a Recorded Monument or Area of Archaeological Potential does not detract from the setting of the site, monument, feature or object and is sited and designed appropriately.
NCBH 13 Objective 4	To protect and preserve the archaeological value of underwater archaeological sites including associated features and any discovered battlefield sites of significant archaeological potential within the County.
NCBH 13 Objective 5	To protect historical burial grounds within South Dublin County and encourage their maintenance in accordance with conservation principles.
Policy 14: Landscape	Preserve and enhance the character of the County's landscapes, particularly areas that have been deemed to have a medium to high Landscape Value or medium to high Landscape Sensitivity and to ensure that landscape considerations are an important factor in the management of development.

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

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No.	Policy / Objective
Policy 17: Irish language	Promote, support and preserve the Irish Language within the County
NCBH 17 Objective 1	To promote the use and visibility of the Irish Language.
NCBH 17 Objective 2	To support the preparation and implementation of an Irish Language Plan for Lónra Gaeilge Chluain Dólcáin / Clondalkin Irish Language Network Area, consistent with RPO 9.28 of the RSES.
NCBH 17 Objective 3	To continue to promote use of the Irish language in the naming of new residential developments.
NCBH 17 Objective 4	To promote local heritage by supporting names for new residential developments that reflect the local and historical context of their siting and include the Irish Language.
NCBH 17 Objective 5	To support the use of the Irish language on shop fronts.
Policy 18: Multi-Culturalism	Promote the County's multi-cultural heritage.
NCBH 18 Objective 1	To establish an environment for promoting cross cultural awareness, racial harmony, mutual understanding and appreciation of all religious and ethnic traditions within the County, including development of public spaces with cross-cultural appeal and relevance.
Policy 19: Protected Structures	Conserve and protect buildings, structures and sites contained in the Record of Protected Structures and carefully consider any proposals for development that would affect the setting, special character or appearance of a Protected Structure including its historic curtilage, both directly and indirectly.
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.

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No.	Policy / Objective
NCBH 19 Objective 7	To review the National Inventory of Architectural Heritage (NIAH) and update the Record of Protected Structures in accordance with any direct Ministerial recommendations.
NCBH 19 SLO3	To protect Glebe House RPS Ref. 313 (Former Mary Mercer Trust Charter School for girls), Rathcoole
Chapter 4 Green Infrastructure	
Policy 1: Overarching	Promote the development of an integrated GI network for South Dublin working with and enhancing existing biodiversity and natural heritage, improving our resilience to climate change and enabling the role of GI in delivering sustainable communities to provide environmental, economic and social benefits.
GI 1 Objective 2	To implement and monitor the South Dublin County GI Strategy during the lifetime of this plan and develop a fit for purpose GI scoring for the County which will support ongoing identification, protection, enhancement and management of GI in the County and which will enable the assessment and monitoring of GI interventions in the County.
GI 1 Objective 4	To require development to incorporate GI as an integral part of the design and layout concept for all development in the County including but not restricted to residential, commercial and mixed use through the explicit identification of GI as part of a landscape plan, identifying environmental assets and including proposals which protect, manage and enhance GI resources providing links to local and countywide GI networks.
GI 1 Objective 5	To continue to liaise with adjoining local authorities to ensure the protection and enhancement of cross county GI corridors.
GI 1 Objective 6	To collaborate with Kildare County Council to identify a common approach to a greenbelt/green spaces between the growing settlements within South Dublin and Kildare County Councils within the lifetime of the Development Plan and to advise the councillors of any such collaboration and proposed study or approach.
Policy 2 - Biodiversity	Strengthen the existing GI network and ensure all new developments contribute towards GI, in order to protect and enhance biodiversity across the County as part of South Dublin County Council's commitment to the National Biodiversity Action Plan 2021- 2025 and the South Dublin County Council Biodiversity Action Plan, 2020-2026, the National Planning Framework (NPF) and the East Region Spatial and Economic Strategy (RSES).
GI 2 Objective 2	To Protect and enhance the biodiversity and ecological value of the existing GI network by protecting where feasible (and replacing where removal is unavoidable) existing ecological features including tree stands, woodlands, hedgerows and watercourses in all new developments as an essential part of the design and construction process, such proactive approach to include provision to inspect development sites post construction to ensure hedgerow coverage has been protected as per the plan.
GI 2 Objective 5	To protect and enhance the County's hedgerow network, in particular hedgerows that form townland, parish and barony boundaries recognising their historic and cultural importance in addition to their ecological importance and increase hedgerow coverage using locally native species including a commitment for no net loss of hedgerows on any development site and to take a proactive approach to protection and enforcement.

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No.	Policy / Objective
Policy 3 - Sustainable Water Management	<p>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.</p> <p>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.</p>
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.
GI 5 Objective 1	Protect and enhance the rich biodiversity and eco-systems in accordance with the ecosystem services approach to development enabling mitigation of climate change impacts, by absorbing excess flood water, providing a buffer against extreme weather events, absorbing carbon emissions and filtering pollution.
GI 5 Objective 2	To protect and enhance the natural regime of the watercourses of the County to more efficiently capture their flood resilience value.
GI 5 Objective 3	<p>To ensure compliance with the South Dublin Climate Change Action Plan and the provisions of the Council's Tree Management Strategy.</p> <ul style="list-style-type: none"> • Increase the County's tree canopy cover by promoting annual planting, maintenance preservation and enhancement of trees, woodlands and hedgerows within the County using locally native species and supporting their integration into new development. • Identify suitable sites for new urban trees including Miyawaki style mini woodlands, where feasible.

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

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No.	Policy / Objective
QDP2 Objective 2	To ensure that 'The Plan Approach' to development is taken into consideration by the applicant and demonstrated during any pre-application consultations (under section 247 of the Planning & Development Act, 2000, as amended).
Policy 3: Neighbourhood Context	Support and facilitate proposals which contribute in a positive manner to the character and setting of an area.
QDP3 Objective 1	To ensure new development contributes in a positive manner to the character and setting of the immediate area in which a proposed development is located taking into consideration the provisions set out in Chapters 3 and 4 of this Plan and having regard to the requirements set out in Chapter 13 Implementation & Monitoring in relation to design statements.
QDP3 Objective 2	To protect and conserve the special character of the historic core of the villages and ensure that a full understanding of the archaeological, architectural, urban design and landscape heritage of each village informs the design approach to new development, infrastructure and renewal, recognising the particular character and context in Architectural Conservation Areas (ACAs).
QDP3 Objective 3	To promote and adhere to design standards and densities in village centres that are informed by the surrounding village and historic context and enhance the specific characteristics of each town or village in terms of design, scale form and external finishes.
QDP3 Objective 9	To preserve, incorporate, enhance and respond to the setting of existing archaeological and historic features including burgrave 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).
QDP6 Objective 2	To support public realm improvements under South Dublin County Council's Village and Centre enhancement initiatives including those proposed within Architectural Conservation Areas having regard to the <i>Architectural Heritage Protection Guidelines for Planning Authorities (DAHG, 2011)</i> or any subsequent guidelines.
QDP6 Objective 3	To promote and implement environmental and public realm improvements in existing town, village, district and local centres to a high standard and finish to ensure that the design addresses environmental quality, urban design, safety including the potential for anti-social behaviour, identity, and image.

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No.	Policy / Objective
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.
H19 Objective 1	<p>To consider new or replacement dwellings within areas designated with Zoning Objective ‘HA-Dublin Mountains’ (to protect and enhance the outstanding natural character of the Dublin Mountains Area) in the following exceptional circumstances where all of the criteria below are met:</p> <ul style="list-style-type: none"> • The applicant is a native of the area; and • The applicant can demonstrate a genuine need for housing in that particular area; and • The development is related directly to the area’s amenity potential or to its use for agriculture, mountain or hill farming; and • The development would not prejudice the environmental capacity of the area, and that it would be in keeping with the character of the mountain area. <p>These criteria are in accordance with the Sustainable Rural Housing Guidelines (2005), having regard to the outstanding character of the area and the need to preserve the environmental and landscape quality of this area.</p> <p>The above criteria to be considered alongside the need to sustain and renew established rural communities and to ensure the viability of amenity, including local schools & the need to accommodate genuine rural housing needs where they arise.</p>

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

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No.	Policy / Objective
Policy 2: Green Economy	Support the Green Economy as a means of future proofing South Dublin's economy and facilitate this through orderly growth.
Policy 26: Major Accidents	Have regard to the provisions of the Major Accidents Directive (European Council Directive 2012/18/EU) and the technical advice of the Health and Safety Authority (HSA) in relation to identified SEVESO sites in the County.
EDE26 Objective 1	To have regard to the policy and approach of the Health and Safety Authority to the Control of Major Accident Hazards (COMAH) Risk-based Land-use Planning, HSA (2010) or any superseding documents where appropriate, in assessing planning applications and in preparing land use plans.
Chapter 10 Energy	
Policy 1: Responding to European, National & Regional Policy & Legislation	Respond to the European, National and Regional Climate Action Programme and UN Sustainable Goal 13 through the integration of climate action policies and objectives which promote renewable energy, energy conservation and an increase in energy efficiency and promote the growth of locally based energy alternatives in an environmentally acceptable and sustainable manner
Policy 2: South Dublin Energy Profile	Further develop and implement climate action and energy related initiatives in the County in conjunction with EMRA, the Dublin Energy Agency (Codema), Climate Action Regional Office (CARO) and all relevant stakeholders, promoting energy efficiency and renewable energy measures across the County
E2 Objective 2	To promote the generation and supply of low carbon and renewable energy alternatives, having regard to the opportunities offered by the settlement hierarchy of the County and the built environment
Policy 3: Energy Performance in Existing and New Buildings	Support high levels of energy conservation, energy efficiency and the use of renewable energy sources in new and existing buildings including the retro fitting of energy efficiency measures in the existing building stock in accordance with relevant building regulations, national policy and guidance and the targets of the National and South Dublin Climate Change Action Plans.
Chapter 11 Infrastructure and Environmental Services	
Policy 1: Overarching Policy	Ensure that development occurs within environmental limits, having regard to the requirements of all relevant environmental legislation and the sustainable management of our natural capital.
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.

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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.

3 Consideration of Alternative Scenarios for the Development Plan

3.1 Introduction

One of the critical roles of the SEA was to facilitate an evaluation of the likely environmental consequences of a range of alternative scenarios for accommodating future growth in South County Dublin as a result of the Plan. 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.

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 Strategic Vision for the Plan was 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 was 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.'

3.1.1 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.

3.2 Alternative Development Scenarios

The following plan alternatives have been formulated for the delivery of the c.17,817 residential units required between 2021 and 2028.

3.2.1 Alternative 1: Growth focused along Rail Lines

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

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

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

3.2.3 Alternative 3: Growth focused on Connected Neighbourhoods

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

3.2.4 Considerations for Assessment of Alternatives

The following considerations are 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 Plan review, and the 2026 Census as part of the review of the 2028 Plan.

3.3 Assessment of Alternatives

This section provides a comparative evaluation / assessment of the likely significant environmental effects of implementing available alternatives in Table 3.1. 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.

3.3.1 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.

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Table 3.1: Assessment Matrix of Alternative Scenarios against Strategic Environmental Objectives (SEOs)

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

4 Monitoring Measures and Reporting

4.1 Introduction

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 SEA² 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.

Monitoring enables, at an early stage, the identification of unforeseen adverse effects and the undertaking of appropriate remedial action. In addition to this, monitoring can also play an important role in assessing whether the Plan is achieving its environmental objectives and targets - measures which the Plan can help work towards - whether these need to be re-examined and whether the proposed mitigation measures are being implemented.

4.2 Monitoring Indicators and Targets

Monitoring is based around indicators which allow quantitative measures of trends and progress over time relating to the Strategic Environmental Objectives (SEO) identified in the SEA Environmental Report and used in the assessment. Each indicator to be monitored is accompanied by the target(s) which were identified with regard to the relevant strategic actions.

Table 4.1 sets out the targets which have been selected for monitoring the likely significant environmental effects of implementing the Plan, if unmitigated. The monitoring programme may be updated to deal with specific environmental issues - including unforeseen effects - as they arise. Such issues may be identified by South Dublin County Council or identified to South Dublin County Council by other agencies.

4.3 Sources and Frequency

Measurements for indicators generally come from existing monitoring sources. Existing monitoring sources include those maintained by South Dublin County Council and the relevant authorities e.g. Government Departments, the Environmental Protection Agency (EPA), the National Parks and Wildlife Services (NPWS) and the Central Statistics Office (CSO). It is anticipated that monitoring will be undertaken on a biannual basis, to correspond with, initially, the two-year review of the Plan.

² Section 8.3 of Strategic Environmental Assessment - Guidelines for Regional Assemblies and Planning Authorities, 2022. Department of Housing, Local Government and Heritage.

4.4 Reporting and Remedial Action

South Dublin County Council is responsible for undertaking monitoring. 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 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 or remedial action. For example, if an objective is having a significant adverse impact, a variation to address the issue may be considered during the lifetime of the Plan.

Table 4.1: Environmental Monitoring Programme

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

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Objectives	Targets	Indicators	Data Sources, Responsibility and Frequency (subject to available resources)
		<ul style="list-style-type: none"> Number, type and location of invasive species identified. 	
Population & Human Health (PHH)			
<p>(PHH_1) Provide high quality residential, community, working and recreational environments with access to sustainable transport options.</p>	<ul style="list-style-type: none"> Development within the residential and employment growth areas identified in the MASP. Progress on implementation of extant planning permissions, delivery rate of units per neighbourhood within the overall settlement. 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 	<ul style="list-style-type: none"> Percentage of development within the residential and employment growth areas identified in the MASP. Number / percentage of units delivered within overall settlements. Implementation of Plan measures relating to the promotion of economic growth and employment. Number of buildings listed on 2020 vacant and derelict site registers now in use. 	<ul style="list-style-type: none"> GeoDirectory, CSO dwelling completion. Housing Taskforce Returns, MASP Implementation Group. Internal review of progress on implementing Plan objectives. SDCC Planning Data (APAS) and BCMS. Review of Strategy Implementation. Implementing requirements of Corporate Plan / LECP. POWSCAR³ data from next census, review of Council programmes. SDCC Vacant Sites Register.
<p>(PHH_2) Promote economic growth to encourage retention of working age population and funding of sustainable development and environmental protection.</p>			

³ Place of Work, School or College - Census of Anonymised Records - POWSCAR

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Objectives	Targets	Indicators	Data Sources, Responsibility and Frequency (subject to available resources)
<p>(PHH_3) Ensure that existing population and planned growth is linked with the required infrastructure and the services.</p>	<p>Programme 2021 and Sports Pitch Strategy.</p> <ul style="list-style-type: none"> Improved trends in quality of life related to these matters. No significant deterioration in human health as a result of environmental factors. Implementation of Cycle South Dublin Programme; implementation of permeability projects arising from Sustainable Movement Studies; achievement of County Mode Split Targets for Walking and Cycling; number of schools participating in School Streets and Green Schools initiatives. 	<ul style="list-style-type: none"> Number of actions implemented in the Parks & Open Space Strategy / Sports Pitch Strategy. Any occurrence of spatially concentrated deterioration in human health. Number / area of green spaces and amenities available to the public. Number of actions in the Cycle South Dublin. Proportion of people reporting regular cycling / walking to school and work above 2016 CSO figures. 	<ul style="list-style-type: none"> 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.
<p>(PHH_4) Protect human health and well-being from environment-related pressures.</p>			
<p>Land, Soils & Geology (LSG)</p>			
<p>(LSG_1) Safeguard sensitive soil, resources and geological heritage sites against pollution and degradation.</p>	<ul style="list-style-type: none"> Reduce the use of greenfield land by encouraging the reuse of brownfield sites. Achieve the 40% target for growth on infill as per NPF. 	<ul style="list-style-type: none"> Number / percentage of new developments on brownfield sites. Percentage of brownfield land developed over the Plan period. Percentage of total greenfield land developed. 	<ul style="list-style-type: none"> Environmental Protection Agency (EPA), Geoportal. Internal monitoring of likely significant environmental effects of grants of permission (grant by grant).

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Objectives	Targets	Indicators	Data Sources, Responsibility and Frequency (subject to available resources)
<p>(LSG_2) Promote the sustainable use of infill and brownfield sites over the use of greenfield within the county.</p>	<ul style="list-style-type: none"> ▪ Ensure sustainable extraction of non-renewable sand, gravel and rock deposits and the reuse and recycling of construction and demolition waste. ▪ No incidences of soil contamination. 	<ul style="list-style-type: none"> ▪ Volume of contaminated material generated from brownfield and infill. ▪ Volume of construction and demolition waste recycled, in comparison with previous year/s. ▪ Excessive land-filling of quality soils. ▪ Incidences of soil contamination. 	
Water Quality (W)			
<p>(W_1) Protect and where necessary improve and maintain water quality and the management of watercourses and groundwater in compliance with the requirements of the Water Framework Directive objectives and measures.</p>	<ul style="list-style-type: none"> ▪ All waters within the Plan area to achieve the requirements of the WFD and the relevant River Basin Management Plan by 2027. ▪ Surface and groundwater - Number of permissions for new developments which include an on-site wastewater treatment facilities. 	<ul style="list-style-type: none"> ▪ The status of water quality in the county's waterbodies and the proportion of 'good' and 'high' status waterbodies above 2020 baseline. ▪ Number of households served by urban wastewater treatment plants / septic tanks / individual WWTP or other systems. 	<ul style="list-style-type: none"> ▪ EPA Monitoring Programme for WFD compliance. ▪ EPA Remedial action list. ▪ Internal monitoring of likely significant environmental effects of grants of permission (grant by grant). ▪ OPW flood data.

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Objectives	Targets	Indicators	Data Sources, Responsibility and Frequency (subject to available resources)
<p>(W_2) Avoid inappropriate development in areas at risk of flooding and areas that are vulnerable to current and future erosion.</p>	<ul style="list-style-type: none"> ▪ 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. 	<ul style="list-style-type: none"> ▪ Number of households served by public water supplies. ▪ Number of developments granted planning permission that incorporate SUDs. ▪ Minimise developments granted permission on lands which pose - or are likely to pose in the future - a significant flood risk. ▪ Completion / progression of approved flood relief schemes. 	<ul style="list-style-type: none"> ▪ SDCC Planning Data (APAS).
<p>(W_3) Integrate sustainable water management solutions (such as SuDS, porous surfacing and green roofs) into development proposals.</p>			
<p>Air Quality & Noise (AN)</p>			
<p>(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.</p>	<ul style="list-style-type: none"> ▪ Provide for increased use of public transport. ▪ Increase number of cycle lanes and pedestrian routes in the plan area. ▪ Improve ambient air quality trends, particularly in relation to transport-related emissions of NOx and 	<ul style="list-style-type: none"> ▪ Uses of public transport. ▪ Number of cycle lanes and pedestrian routes provided in the Plan area. ▪ Air quality indicators. ▪ Percentage compliance with EPA emission limits for sulphur 	<ul style="list-style-type: none"> ▪ CSO data. ▪ Data from the National Travel Survey. ▪ EPA Air Quality Monitoring & SDCC. ▪ Consultations with Department of Transport Tourism and Sport, Transport Trends and Department

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Objectives	Targets	Indicators	Data Sources, Responsibility and Frequency (subject to available resources)
<p>(AN_2) Minimise travel related emissions and encourage a modal change from car to more sustainable forms of transport.</p>	<p>particulate matter through reduction of private vehicle usage.</p> <ul style="list-style-type: none"> 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). 	<p>dioxide, nitrogen oxides, volatile organic compounds, ammonia and fine particulate matter.</p> <ul style="list-style-type: none"> Percentage population within the Plan area travelling to work or school by public transport or non-mechanical means, above 2016 CSO figures. Number of grants given for insulation works; energy efficiency of new buildings - energy rating figures. 	<p>of Communication Climate Action and Environment.</p> <ul style="list-style-type: none"> 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.
<p>(AN_3) Minimise noise emissions associated with traffic and transport and other noise and wind related industry etc.</p>			
<p>Climate Change (CC)</p>			
<p>(CC_1) Minimise contribution to Climate Change by adopting mitigation and adaptation measures.</p>	<ul style="list-style-type: none"> Implementation of South Dublin Climate Action Plan 2019-2024. Achieve transition to a competitive, low carbon, climate-resilient and environmentally sustainable economy by 2050. Increased density and penetration of the public transport network including frequency of service - e.g. for urban and rural bus services. Increase in the proportion of people resident in the county reporting regular cycling / walking to school and work above 2016 CSO figures. 	<ul style="list-style-type: none"> Number of 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- 	<ul style="list-style-type: none"> SDCC Climate Change Team and action tracker. Yearly report on progress presented to Council. POWSCAR⁴ 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.
<p>(CC_2) Integrate sustainable design solutions into the county's infrastructure (e.g. energy efficient buildings; green infrastructure).</p>			

⁴ Place of Work, School or College - Census of Anonymised Records - POWSCAR

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<p>(CC_3) Contribute towards the reduction of greenhouse gas emissions in line with national targets.</p>	<ul style="list-style-type: none"> ▪ Decrease in the proportion of journeys made by residents of the county using private fossil fuel-based car compared to 2016 levels. ▪ Contribute towards the target of the Renewable Energy Directive (2009/28/EC), for all Member States to reach a 10% share of renewable energy in transport by 2020. 	<ul style="list-style-type: none"> ▪ 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. 	
<p>(CC_4) Encourage and promote development resilient to the effects of climate change.</p>	<ul style="list-style-type: none"> ▪ Contribute towards the target of aggregate reduction in carbon dioxide (CO2) emissions of at least 80% (compared to 1990 levels) by 2050 across the electricity generation, built environment and transport sectors. 	<ul style="list-style-type: none"> ▪ Number of grants given for insulation works; energy efficiency of new buildings - energy rating figures. 	
<p>(CC_5) Promote the use of renewable energy, energy efficient development and increased use of public transport.</p>	<ul style="list-style-type: none"> ▪ To promote reduced energy consumption and support the uptake of renewable options and a move away from solid fuels for residential heating. 		
<p>Cultural Heritage (CH)</p>			
	<ul style="list-style-type: none"> ▪ No permitted development which involves loss of cultural heritage, including protected structures, archaeological sites, Architectural Conservations Areas and landscape features. ▪ To increase the number of uninhabited and derelict structures that are restored. 	<ul style="list-style-type: none"> ▪ Number of developments permitted during the lifetime of the Plan which will result in the loss or partial loss of protected structures or sites of archaeological status. ▪ Number of additions to the list of Protected Structures and Architectural Conservation Areas. 	<ul style="list-style-type: none"> ▪ Internal monitoring of likely significant environmental effects of grants of permission (grant by grant). ▪ Consultations with Department of Culture, Heritage and the Gaeltacht. ▪ SDCC Planning Data (APAS) & Variation to CDP where necessary.

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Objectives	Targets	Indicators	Data Sources, Responsibility and Frequency (subject to available resources)
(CH_1) Protect places, features, buildings and landscapes of cultural, archaeological and / or architectural heritage from impact as a result of development.		<ul style="list-style-type: none"> Number of uninhabited and derelict structures that are restored. Number of planning applications for demolition and redevelopment of vacant and derelict sites. 	<ul style="list-style-type: none"> Protected Structures - Referral of planning applications & S.57 to conservation officers and relevant prescribed bodies. ACAs - referral of planning applications to conservation officer and relevant prescribed bodies.
Landscape & Visual (LV)			
(LV_1) Protect and maintain the special qualities of the landscape character, especially with regard to areas of high amenity, the Dublin Mountain Area, and the River Liffey and River Dodder Valleys.	<ul style="list-style-type: none"> Ensure no significant disruption of significant natural or historic / cultural landscapes and features through objectives of the Plan. Compliance with the Landscape Character Assessment and policies across all sections the Plan. Permissions granted demonstrating compliance with Chapter 13 of the Plan. 	<ul style="list-style-type: none"> Number of developments permitted and their impacts on cultural / historic landscapes. Number of developments located within a high landscape area that disrupt views (based on LCA). 	<ul style="list-style-type: none"> Internal monitoring of likely significant environmental effects of grants of permission (grant by grant). SDCC Landscape Character Assessment. SDCC Planning Data (APAS).
Material Assets (MA)			
(MA_1) Make best use of existing infrastructure, promote the sustainable development of new infrastructure and protect existing assets, to meet the needs of the county and South Dublin's population.	<ul style="list-style-type: none"> Reduction in the quantities of waste sent to landfill. Increase in the quantities of waste sent for recycling. Waste - Review standard planning conditions in relation to waste management policy. 	<ul style="list-style-type: none"> Percentage of waste going to landfill and recycling when compared with 2020 figures. Percentage of waste used for energy production when compared with 2020 figures. 	<ul style="list-style-type: none"> SDCC Planning Data (APAS) / Regional Waste Management Plan Reports; Planning conditions reviewed. Internal monitoring of likely significant environmental effects of

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(MA_2) Promote the circular economy, reduce waste, and increase energy efficiencies.	<ul style="list-style-type: none"> 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. 	<ul style="list-style-type: none"> 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. 	<p>grants of permission (grant by grant).</p> <ul style="list-style-type: none"> CSO data. Consultations with Irish Water. SDCC Planning Data (APAS) and Roads Section. NTA and TII; POWSCAR⁵ 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.			

⁵ Place of Work, School or College - Census of Anonymised Records - POWSCAR

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