

SEA STATEMENT

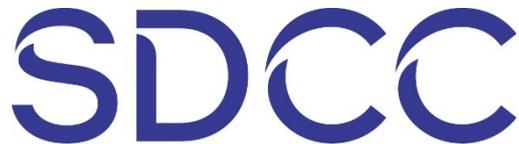
FOR

VARIATION No. 1

TO THE

SOUTH DUBLIN COUNTY DEVELOPMENT PLAN 2022-2028

for: **South Dublin County Council**



Comhairle Contae South Dublin
Átha Cliath Theas County Council

by: **CAAS Ltd.**



MARCH 2026

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Section 1 Introduction

1.1 Introduction and Legislative Context

This is the Strategic Environmental Assessment (SEA) Statement for Variation No. 1 to the South Dublin County Development Plan 2022-2028.

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

Directive 2001/42/EC of the European Parliament and of the Council of Ministers, of 27th June 2001, on the Assessment of the Effects of Certain Plans and Programmes on the Environment, referred to hereafter as the SEA Directive, introduced the requirement that SEA be carried out on plans and programmes which are prepared for a number of sectors, including land use. The SEA Directive was transposed into Irish Law through the European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004, as amended, and the Planning and Development (Strategic Environmental Assessment) Regulations 2004, as amended.

1.2 Content of the SEA Statement

Where SEA is undertaken, the Regulations require that a Statement is made available to the public and the competent environmental authorities after the making of the Variation. This Statement is referred to as an SEA Statement.

The SEA Statement is required to include information summarising:

- a) how environmental considerations have been integrated into the Variation;
- b) how the following have been taken into account during the preparation of the Variation:
 - the environmental report,
 - submissions and observations made to the planning authority on the Variation and Environmental Report, and
 - any transboundary consultations (these are not relevant to this SEA).
- c) the reasons for choosing the Variation in the light of the other reasonable alternatives dealt with; and
- d) the measures decided upon to monitor the significant environmental effects of implementing the Variation.

1.3 Implications of SEA for the Variation

SEA has been undertaken on the Variation and the findings of the SEA are expressed in an Environmental Report, the first published version of which accompanied the Proposed Variation on public display. The Environmental Report was updated in order to take account of changes to the original Proposed Variation that were made on foot of submissions and recommendations in the submissions.

South Dublin County Council have been provided with the findings of SEA output during their consideration of the Variation and before the Variation was made.

Section 2 How Environmental Considerations were integrated into the Variation

2.1 Overview

Environmental considerations were presented to the Council for its consideration through:

1. Consultations;
2. Communication of environmental sensitivities throughout the SEA process;
3. Screening for Appropriate Assessment;
4. Strategic Flood Risk Assessment;
5. Consideration of alternatives;
6. Strategic work undertaken by the Council to ensure evidence-based planning; and
7. Integration of individual provisions into the Variation and the existing, already in force, Development Plan.

All parts of the Variation-preparation process were informed by the environmental assessment processes - this includes the preparation of the Proposed Variation and Proposed Material Alterations.

2.2 Consultations

As environmental authorities identified under the Planning and Development (SEA) Regulations, as amended, the following authorities were sent SEA scoping notices indicating that submissions or observations in relation to the scope and level of detail of the information to be included in the environmental report could be made to the Council: Environmental Protection Agency; Department of Environment, Climate and Communications (now Department of Climate, Energy and Environment); Department of Agriculture, Food and the Marine; Department of Housing, Local Government and Heritage; Kildare County Council; Wicklow County Council; Fingal County Council; Dublin City Council; and Dún Laoghaire-Rathdown County Council.

Detail on submissions made on foot of the SEA scoping notice is provided under Section 3.2.

Detail is also provided on submissions that were made on the Proposed Variation and/or the SEA Environmental Report while they were on public display (see Section 3.3).

2.3 Communication of environmental sensitivities throughout the SEA process

Environmental considerations were integrated into the Variation before it was placed on public display. Individual sensitivities that were considered by the Planning Team preparing the Variation included the following:

- European Sites (Special Areas of Conservation and Special Protection Areas);
- Other Ecological Designations;
- Status of Surface and Ground Waters;
- Various entries to the Water Framework Directive's Register of Protected Areas;
- Groundwater Vulnerability;
- Water Services Capacity, Performance and Demand;
- Cultural heritage (archaeological and architectural) sensitivities; and
- Landscape Designations.

A number of these sensitivities are mapped on Figures 2.1 to 2.3.

2.4 Screening for Appropriate Assessment

Screening for Appropriate Assessment (AA) has been undertaken alongside the Variation. The requirement for AA is provided under the EU Habitats Directive (Directive 1992/43/EEC).

The conclusion of the Screening for AA for the Variation is that "the Variation is not foreseen to have any likelihood for significant effects on any European sites, alone or in combination

with other plans or projects.... Consequently, a Stage Two Appropriate Assessment is not required”..

2.5 Strategic Flood Risk Assessment

A Strategic Flood Risk Assessment (SFRA) has been undertaken as part of the preparation of the Variation. Requirements in relation to SFRA are provided under ‘The Planning System and Flood Risk Management Guidelines for Planning Authorities’ (Department of Environment and Office of Public Works, 2009) and associated Department of the Environment, Community and Local Government Circular PL2/2014. The SFRA has informed the provisions of the Variation.

2.6 Consideration of Alternatives

Consideration of the environmental effects arising from a variety of different alternatives for the Variation (see Section 4) has contributed towards the protection and management of the environment.

2.7 Strategic work undertaken by the Council to ensure evidence-based planning

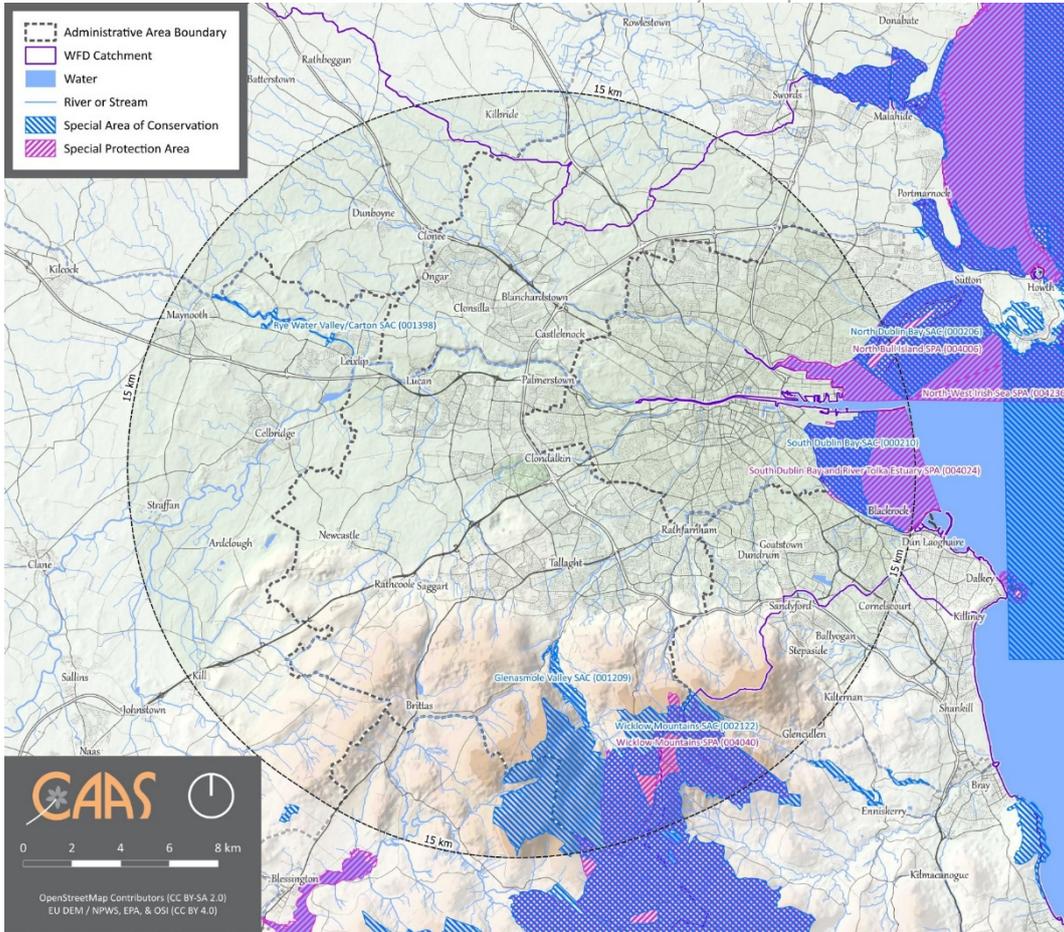
In preparing the Variation, information relating to various sectors, from different Departments within the Councils and from different bodies and organisations, was gathered and analysed, contributing towards the development of evidence-led provisions. This work included preparing the following documents that are appended to the Variation: Conservation Plan; Architectural Conservation Area character appraisals; and the Local Transport Plan.

2.8 Integration of individual provisions into the text of the Variation and the Development Plan

Various provisions have been integrated into the text of the Variation through the Variation-preparation and SEA, SFRA and AA processes. Both the Planning and the assessment teams contributed towards the mitigation which was developed over multiple iterations and was informed by, inter alia, various communications through the environmental assessment processes.

Table 2.1 links key mitigation measure(s) to the likely significant effects of implementing the Variation, if unmitigated. The effects are consistent with those identified by the SEA for the South Dublin County Development Plan 2022-2028. The measures generally benefit multiple environmental components i.e. a measure providing for the protection of biodiversity, flora and fauna could beneficially impact upon the minimisation of flood risk and the protection of human health, for example.

In addition to the individual provisions integrated into the text of the Variation, individual provisions relating to environmental protection and management have been integrated into the existing, already in force, South Dublin County Development Plan. These measures are identified alongside the Variation measures on Table 2.1.

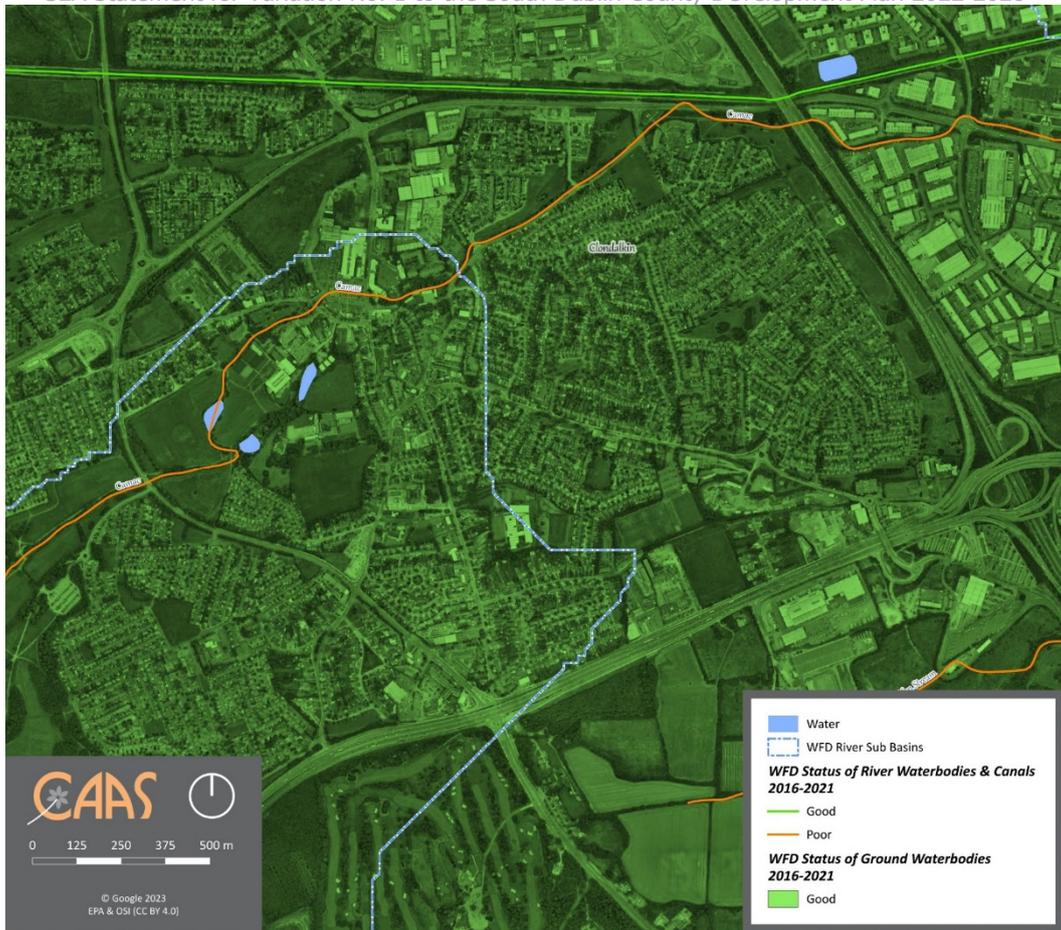


European Sites within and within 15 km buffer of Local Planning Framework area

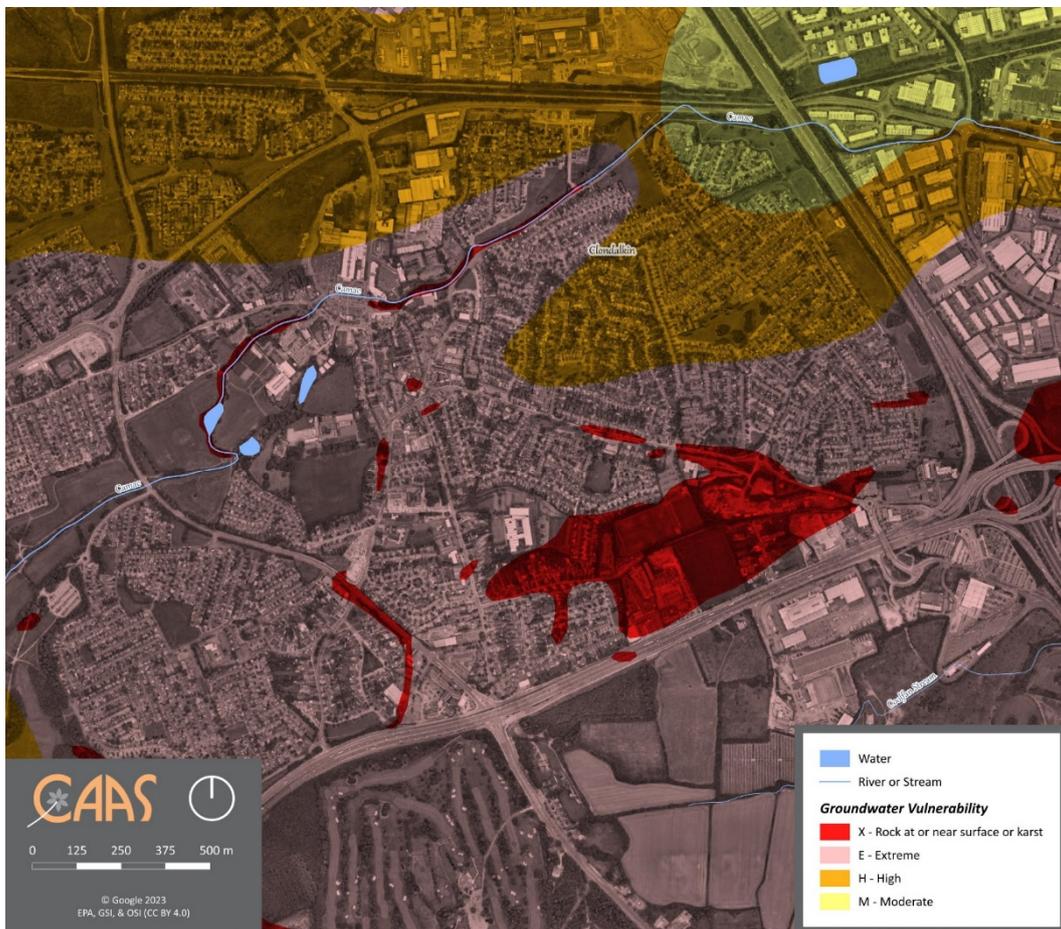


PNHA within and adjacent to the Local Planning Framework area

Figure 2.1 Selection of Individual Environmental Sensitivities taken into account (1 of 3)



WFD Status of Surface and Ground Waterbodies (2016-2021)



Groundwater Vulnerability

Figure 2.2 Selection of Individual Environmental Sensitivities taken into account (2 of 3)

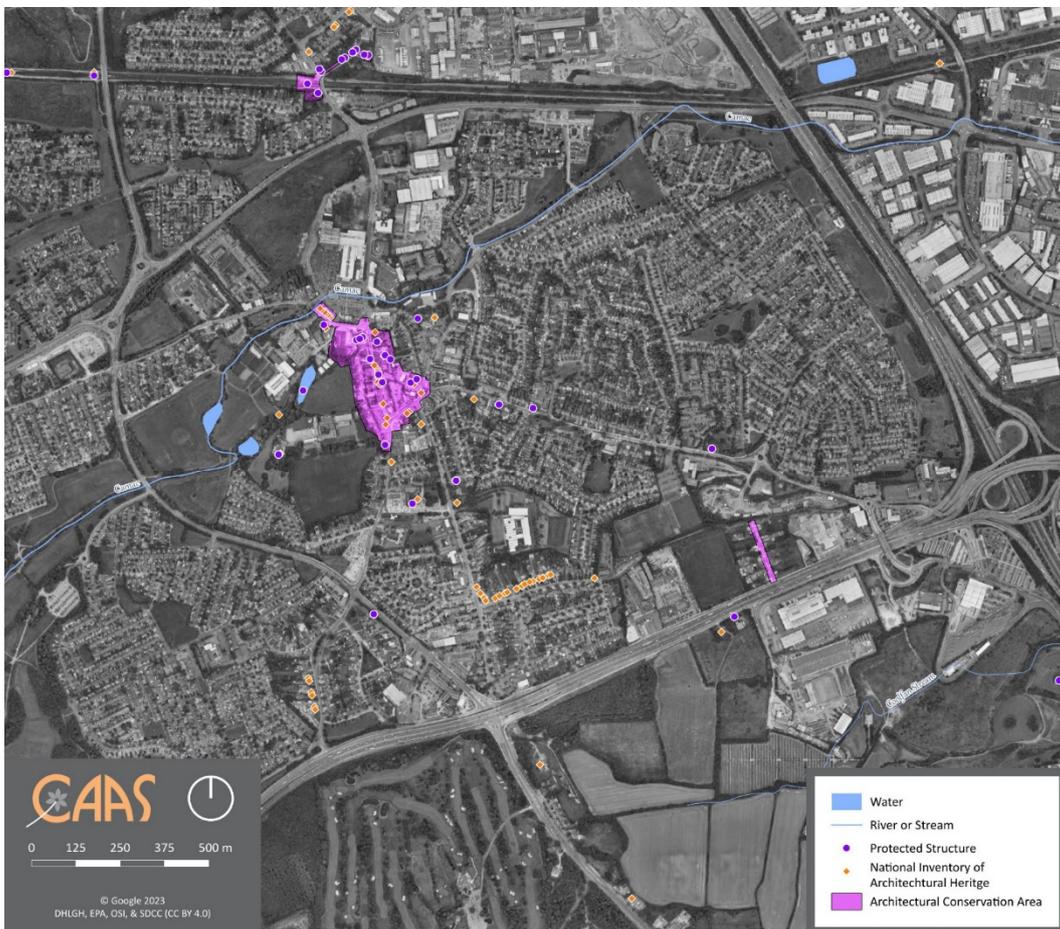
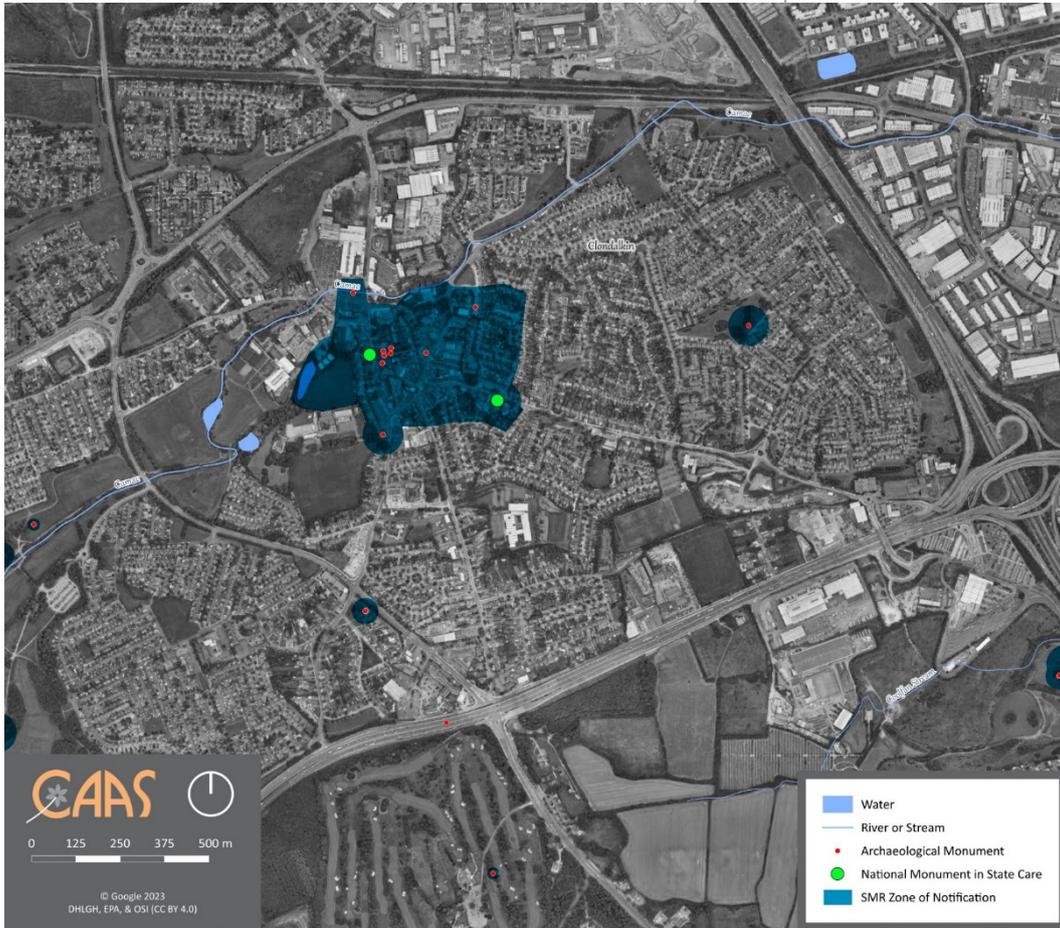


Figure 2.3 Selection of Individual Environmental Sensitivities taken into account (3 of 3)

Table 2.1 Integration of Environmental Considerations into the Variation¹

Topic	Potentially Adverse Effect, if Unmitigated	Significant Effect, if	Variation measures, including:	Supporting Existing South Dublin County Development Plan measures, including:
Various – see below	Various – see below		<p>Chapter 1: "As a variation, this LPF will come into immediate effect once adopted and will be part of the CDP until that plan expires. As such the provisions of the CDP shall be complied with throughout the implementation of the LPF."</p> <p>Chapter 5: "Detailed designs for the concepts and exact locations of different elements of transport infrastructure will require further and separate consultation with the community and, where relevant, environmental assessment through the Part 8 or relevant legislative process (development carried out by a local authority). This will include the preparation of detailed design drawings to inform a Part 8 and, where relevant, the required environmental assessment process before associated development takes place."</p> <p>Strategic Objective 4: Ensure that areas of concentrated new growth are well connected to the village centre, existing and planned transport nodes, and to the surrounding areas, ensuring the necessary infrastructure is provided as required, adding to the vitality of the village.</p> <p>Strategic Objective 5: Promote and enhance a diverse and resilient local economy, building on the vibrancy that currently exists.</p> <p>Strategic Objective 6: Protect biodiversity, while strengthening and expanding the existing green infrastructure, as the foundation of a green and blue infrastructure network in the village and surrounding areas.</p> <p>Strategic Objective 7: Enable future growth in line with the compact growth approach, optimising densities, as appropriate, across the Plan area, prioritising brownfield land, ensuring that the mix and intensity of land uses are appropriate to their location in the town and their historical context and to their access to facilities, amenities, and public transport.</p> <p>GI1: Overarching</p> <p>GI1 Objective 1: Protect, enhance and further develop a multifunctional GI network, using an ecosystem services approach, protecting, enhancing and further developing the identified interconnected network of parks, open spaces, natural features, protected areas, and rivers and streams that provide a shared space for amenity and recreation, biodiversity protection, water quality, flood management and adaptation to climate change.</p> <p>GI1 Objective 3: Protect and enhance the natural, historical, amenity and biodiversity value of watercourses within the LPF area.</p> <p>Accommodate flood waters as far as possible during extreme flooding events and enhance biodiversity and amenity through the relevant riparian corridors and the application of policy and objectives within the County Development Plan.</p> <p>GI1 Objective 4: Require the provision of Sustainable Drainage Systems (SuDS) in all new developments in Clondalkin to maximise biodiversity, amenity, and climate mitigation benefits from the use of these systems.</p> <p>GI1 Objective 5: Strengthen the County's GI in Clondalkin to improve resilience against future shocks and disruptions arising from a changing climate.</p> <p>GI1 Objective 6: Improve the accessibility and recreational amenity of GI in Clondalkin to enhance human health and wellbeing while protecting and enhancing the natural environment within which the recreation occurs.</p> <p>GI1 Objective 7: Protect, conserve and enhance landscape, natural, cultural and built heritage features, and support the objectives and actions of the County Heritage Plan and County Biodiversity Plan.</p> <p>GI2: Gaps and Opportunities</p> <p>GI2 Objective 1: To ensure that in areas where gaps have been identified that proposed development / redevelopment incorporates appropriate GI elements to enhance and expand the overall GI network.</p> <p>GI7 Objective 2: Demonstrate the proposed GI connectivity to be achieved within the site of all new developments, including to external areas, by retention / protection and enhancement of existing GI assets or where this is demonstrated and agreed not to be feasible, through the creation of new GI elements.</p>	<p>QDP1 Objective 3</p> <p>QDP1 Objective 5</p> <p>QDP2 Objective 1</p> <p>QDP2 Objective 2</p> <p>Policy QDP3: Neighbourhood Context</p> <p>QDP3 Objective 1</p> <p>QDP3 Objective 2</p> <p>QDP3 Objective 3</p> <p>QDP3 Objective 9</p> <p>Policy QDP4: Healthy Placemaking</p> <p>QDP4 Objective 2</p> <p>Policy QDP5: Connected Neighbourhoods</p> <p>Policy QDP6: Public Realm</p> <p>QDP6 Objective 1</p> <p>QDP6 Objective 2</p> <p>QDP6 Objective 3</p> <p>QDP7 Objective 2</p> <p>QDP7 Objective 3</p> <p>QDP7 Objective 5</p> <p>QDP7 Objective 6</p> <p>Policy COS8: Primary and Post Primary Schools</p> <p>Policy EDE2: Green Economy</p> <p>Policy IE1: Overarching Policy</p>
Biodiversity and flora and fauna	<p>Arising from both construction and operation of development and associated infrastructure:</p> <ul style="list-style-type: none"> Loss of/damage to biodiversity in designated sites (including European Sites and Wildlife Sites) and Annexed habitats and species, listed species, ecological connectivity and non-designated habitats; and disturbance to biodiversity and flora and fauna; Habitat loss, fragmentation and deterioration, including patch size and edge effects; and 		<p>GI1 Objective 1: Protect, enhance and further develop a multifunctional GI network, using an ecosystem services approach, protecting, enhancing and further developing the identified interconnected network of parks, open spaces, natural features, protected areas, and rivers and streams that provide a shared space for amenity and recreation, biodiversity protection, water quality, flood management and adaptation to climate change.</p> <p>GI1 Objective 2: Ensure that all new development within the Clondalkin area strengthens the existing Green Infrastructure network where possible, to protect and enhance biodiversity.</p> <p>GI1 Objective 3: Protect and enhance the natural, historical, amenity and biodiversity value of watercourses within the LPF area.</p> <p>Accommodate flood waters as far as possible during extreme flooding events and enhance biodiversity and amenity through the relevant riparian corridors and the application of policy and objectives within the County Development Plan.</p> <p>GI1 Objective 4: Require the provision of Sustainable Drainage Systems (SuDS) in all new developments in Clondalkin to maximise biodiversity, amenity, and climate mitigation benefits from the use of these systems.</p> <p>GI1 Objective 5: Strengthen the County's GI in Clondalkin to improve resilience against future shocks and disruptions arising from a changing climate.</p> <p>GI1 Objective 6: Improve the accessibility and recreational amenity of GI in Clondalkin to enhance human health and wellbeing while protecting and enhancing the natural</p>	<p>Policy IE1: Overarching</p> <p>NCBH 1 Objective 1</p> <p>NCBH 1 Objective 2</p> <p>NCBH 1 Objective 3</p> <p>Policy NCBH2: Biodiversity</p> <p>NCBH 2 Objective 1</p> <p>NCBH 2 Objective 2</p> <p>NCBH 2 Objective 3</p> <p>NCBH 2 Objective 4</p> <p>Policy NCBH3: Natura 2000 Sites</p> <p>NCBH 3 Objective 1</p> <p>NCBH 3 Objective 2</p> <p>NCBH 3 Objective 3</p> <p>Policy NCBH4: Proposed NHAs</p> <p>NCBH 4 Objective 1</p> <p>NCBH 4 Objective 2</p> <p>Policy NCBH5: Protection of Habitats and Species Outside of Designated Areas</p>

¹ Note that non-material changes to individual provisions referenced in this report may be updated during the finalisation of the Variation, including numbering, formatting and graphic design.

SEA Statement for Variation No. 1 to the South Dublin County Development Plan 2022-2028

Topic	Potentially Significant Adverse Effect, if Unmitigated	Variation measures, including:	Supporting Existing South Dublin County Development Plan measures, including:
	<ul style="list-style-type: none"> Disturbance (e.g. due to noise and lighting along transport corridors) and displacement of protected species such as birds and bats. 	<p>environment within which the recreation occurs. GI1 Objective 7: Protect, conserve and enhance landscape, natural, cultural and built heritage features, and support the objectives and actions of the County Heritage Plan and County Biodiversity Plan. GI7: New Development GI7 Objective 1: Improve the ecological value and connectivity of landscape features within new development through the implementation of the Green Space Factor, ensuring that all relevant developments meet the Green Space Factor score. In particular, ensure that all new development: a) Avoids sensitive sites and features through site location and/or site design b) Retains natural features, to the greatest extent possible, as informed by ecological assessments. c) Provides for native tree and ecologically friendly planting on new development sites in line with public realm recommendations. d) Are designed in accordance with SDCC's Sustainable Drainage Explanatory, Design and Evaluation Guide 2022 or as amended and should incorporate Nature Based Solutions into the site design.</p>	<p>NCBH 5 Objective 1 NCBH 5 Objective 2 Policy NCBH9: Grand Canal NCBH 9 Objective 1 NCBH 9 Objective 4 NCBH 9 Objective 5 NCBH 9 Objective 7 Policy NCBH10: Invasive Species NCBH 10 Objective 1 Policy NCBH11: Tree Preservation Orders and other Tree / Hedgerow Protections NCBH 11 Objective 1 NCBH 11 Objective 2 NCBH 11 Objective 3 NCBH 11 Objective 4 Policy GI1: Overarching GI 1 Objective 2 GI 1 Objective 4 GI 1 Objective 5 Policy GI2 Biodiversity GI 2 Objective 2 GI 2 Objective 5</p>
Population and human health	<ul style="list-style-type: none"> Potential adverse effects arising from flood events. Potential interactions if effects arising from environmental vectors. 	<p>Also refer to measures under other environmental components including Soil, Water and Air and Climatic Factors. Strategic Objective 1: Promote good urban design and healthy placemaking to create a strong sense of place and to build positively on Clondalkin's rich heritage and identity. GI8 Objective 2: Increase native street tree planting in the public realm and along existing streets where opportunity arises such as in VES to improve local air and water quality, maximise placemaking opportunities and improve overall effectiveness of GI.</p>	<p>Also refer to measures under other environmental components including Soil, Water and Air and Climatic Factors. Policy EDE26: Major Accidents EDE26 Objective 1 Policy IE8: Environmental Quality IE 8 Objective 1 IE 8 Objective 7</p>
Soil	<ul style="list-style-type: none"> Potential adverse effects on the hydrogeological and ecological function of the soil resource, including as a result of development on contaminated lands. Potential for riverbank erosion. 	<p>Also refer to measures under other environmental components including Water. Strategic Objective 7: Enable future growth in line with the compact growth approach, optimising densities, as appropriate, across the Plan area, prioritising brownfield land, ensuring that the mix and intensity of land uses are appropriate to their location in the town and their historical context and to their access to facilities, amenities, and public transport.</p>	<p>Also refer to measures under other environmental components including Water. Policy NCBH12: Geological Sites NCBH 12 Objective 1 GI 5 Objective 5</p>
Water	<ul style="list-style-type: none"> Potential adverse effects upon the status of water bodies and entries to the WFD Register of Protected Areas (ecological and human value), arising from changes in quality, flow and/or morphology. Increase in flood risk and associated effects associated with flood events. 	<p>Also refer to measures under other environmental components including Soil and Material Assets. CA8: Surface Water and Groundwater CA8 Objective 1: Ensure that surface water management plans are provided for all development proposals to include a surface water assessment for all sites, reported either in a standalone report, including drainage design drawings and supporting calculations, or they may form part of a more detailed flood risk assessment, which will also consider other flood risks. CA8 Objective 2: To require that climate change impacts are incorporated into drainage and surface water design, using the most recent allowances in the OPW Climate Change Sectoral Adaptation Plan CA8 Objective 3: Promote the retrofitting of SuDS on private and public lands, such retrofitting could include permeable paving on driveways, installation of rainwater harvesting systems and the provision of vegetated systems such as swales and bioretention areas within private gardens or public areas. CA8 Objective 4: Proposals for developments shall demonstrate compliance with the EU Water Framework Directive and the River Basin Management Plan for Ireland 2022-2027. Proposals must also demonstrate that they will not, either individually or cumulatively, adversely affect the status of any waterbody, except where relevant exemptions apply. This will include requiring the removal of sediments and contaminants through the implementation of SuDS, ensuring that the quality of discharge from new development into the surrounding watercourses will not negatively impact their existing condition. CA8 Objective 5: Promote wetlands, where feasible, as a SuDS solution which has the additional benefit of promoting habitat creation.CA9: Flood Risk Assessment</p>	<p>Also refer to measures under other environmental components including Soil and Material Assets. Policy GI1: Overarching GI 1 Objective 2 GI 1 Objective 4 GI 1 Objective 5 Policy GI3 Sustainable Water Management GI 3 Objective 1 GI 3 Objective 2 Policy GI4 Sustainable Urban Drainage Systems GI 4 Objective 1 GI 4 Objective 2 GI 4 Objective 3 GI 4 Objective 4</p>

SEA Statement for Variation No. 1 to the South Dublin County Development Plan 2022-2028

Topic	Potentially Adverse Effect, if Unmitigated	Significant Effect, if	Variation measures, including:	Supporting Existing South Dublin County Development Plan measures, including:
		<p>CA9 Objective 1: To require an appropriately detailed flood risk assessment (FRA) to be undertaken in support of any planning application (see Section 5.2 of the accompanying Strategic Flood Risk Assessment (SFRA) document) for new developments within the Plan area, in accordance with The Planning System and Flood Risk Management – Guidelines for Planning Authorities (2009) and the requirements of DECLG Circular P12 / 2014. For sites within Flood Zones A or B, a site-specific 'Stage 2 – Initial FRA' will be required and may need to be developed into a 'Stage 3 – Detailed FRA'.</p> <p>CA9 Objective 2: To ensure that flood risk assessments demonstrate the use of the sequential approach as set out in the Planning System and Flood Risk Management Guidelines for Planning Authorities, in terms of the site layout and design and satisfies the Justification Test (where required), demonstrating that appropriate mitigation and management measures are put in place before any proposal can be considered acceptable in principle. Consideration to the potential impacts of climate change is required in accordance with the LFP SFRA for new development.</p> <p>CA9 Objective 3: Support and facilitate, in tandem with the OPW and DCC, the delivery of the Camac Flood Alleviation Scheme, in as environmentally sensitive a way as possible and to ensure that zoning or development proposals do not impede or prevent the progression of this scheme.</p> <p>CA10: Riparian Corridors CA10 Objective 1: To develop, protect and conserve riparian corridors in the Clondalkin LPP, in accordance with Policy GI3 and related objectives of the County Development Plan increasing riparian corridor connectivity where possible.</p> <p>CA10 Objective 2: To protect existing floodplains and ensure that inappropriate development does not occur along existing watercourses that flow through lands or on floodplains within the LPP area.</p> <p>GI4: Riparian Corridor - Overarching GI4 Objective 1: To ensure that hydromorphological assessments are undertaken where proposed development is within lands which are partially or wholly within the Riparian Corridors.</p> <p>GI4 Objective 2: Development proposals within the riparian corridors shall clearly demonstrate how the integrity of the Riparian Corridor will be maintained and enhanced having regard to flood risk management, biodiversity, ecosystem service provision, water quality and hydromorphology.</p> <p>GI4 Objective 3: To promote and protect native riparian vegetation along all watercourses and ensure that a minimum 10m vegetated riparian buffer from the top of the riverbank is maintained/ reinstated along all watercourses.</p> <p>GI5: Camac River Riparian Corridor GI5 Objective 1: To maximise the effectiveness of the Riparian Corridor in Clondalkin Park and other open space areas along the Camac through enhanced planting or other measures as appropriate to the integrity of the corridor.</p> <p>GI5 Objective 2: To seek to improve the integrity of the riparian corridor through enhanced riparian planting in conjunction with the Camac FAS along Watery Lane at Riversdale, Mayfield and Yellowmeadows.</p> <p>GI5 Objective 3: To support the completion of the Cycle South Dublin active travel route linking Corkagh Park with Clondalkin Village and onwards to the Grand Canal Greenway having regard to the need to maintain the integrity of the Camac riparian corridor, exploring any synergies with the Camac FAS.</p> <p>GI5 Objective 4: To require, where feasible, the relocation of footpaths/cycleways to be considered from the inside to the outside of the minimum 10-metre riparian buffer. In all other cases active travel links should, insofar as is feasible, be located as a minimum 10 metres from the top of the bank of the river.</p> <p>GI5 Objective 5: To require that ecological assessments are undertaken alongside hydromorphological assessments where any development, private or public, is within lands which are partially or wholly within the Riparian Corridors.</p> <p>GI5 Objective 6: To require, where deculverting is not feasible in the short-medium term, as part of any future redevelopment of the Mill Shopping Centre lands or Civic Plaza that planting and SuDS at ground level following the route of the Camac culvert is provided sufficient to serve as a GI stepping stone.</p> <p>GI5 Objective 7: Retain, protect and enhance the open channel of the Camac.</p> <p>GI6: Flood Risk Management GI6 Objective 1: To facilitate the Camac Flood Alleviation Scheme where flood alleviation measures are identified within the LPP area.</p> <p>GI6 Objective 2: To encourage natural flood defences in preference to hard flood defences wherever feasible and to examine the potential for a wetland within the Plan</p>	<p>Policy IE3: Surface Water and Groundwater IE3 Objective 1 IE3 Objective 3 IE3 Objective 6 IE3 Objective 7 Policy IE4: Flood Risk</p>	

SEA Statement for Variation No. 1 to the South Dublin County Development Plan 2022-2028

Topic	Potentially Significant Adverse Effect, if Unmitigated	Variation measures, including:	Supporting Existing South Dublin County Development Plan measures, including:
		<p>area as part of the Camac Flood Alleviation Scheme.</p> <p>GI6 Objective 3: To ensure that nature-based solutions are employed in new open spaces and any upgrades or revisions to existing open spaces to improve surface water quality and, where relevant, aid flood alleviation.</p> <p>GI7 Objective 3: Demonstrate that development proposals within the riparian corridors will maintain and enhance the integrity of the Riparian Corridor having regard to flood risk management, biodiversity, ecosystem service provision, water quality and hydromorphology.</p> <p>GI8 Objective 1: Facilitate SuDS and nature-based solutions within the public realm and streetscape, ensuring it integrated to the greatest extent possible alongside the required transport network.</p> <p>GI8 Objective 2: Increase native street tree planting in the public realm and along existing streets where opportunity arises such as in VES to improve local air and water quality, maximise placemaking opportunities and improve overall effectiveness of GI.</p> <p>GI8 Objective 3: Require street tree planting along all new streets ensuring it is integrated with on-street car parking where the latter is provided. Street tree planting, and other tree planting where appropriate, should incorporate natural Sustainable Drainage Systems such as SuDS Tree pits, as part of a nature-based solutions surface water treatment train.</p> <p>GI8 Objective 4: Incorporate planting and permeable paving in new or upgraded car parking provision and surfaces to ameliorate the impact of pollution and surface water runoff.</p> <p>Urban Design Objectives for the Village Centre Framework Area: VF 2: Green and Blue Infrastructure Objectives Mini Framework Sites: Objective VF 5 – Old Nangor Road Flood Risk</p>	
<p>Air and Climatic Factors</p>	<ul style="list-style-type: none"> • Potential conflict between development under the Variation and aiming to reduce carbon emissions in line with local, national and European environmental objectives. • Potential conflicts between transport emissions, including those from cars, and air quality. • Potential conflicts between increased frequency of noise emissions and protection of sensitive receptors. • Potential conflicts with climate adaptation measures including those relating to flood risk management. 	<p>Strategic Objective 3: Promote improved travel choices to achieve a reduction in vehicular traffic and through traffic, by the integration of active travel measures and schemes, improved public transport, and improved walking routes to and from key destinations.</p> <p>Strategic Objective 8: Promote climate action and support the designation of Clondalkin as a DZ Zone by integrating climate action policy, objectives and measures into all aspects of the plan making process, which will deliver the strategic objectives of the Plan.</p> <p>CA1: Climate Action CA1 Objective 1: Support the County Development Plan 2022 -2028 and the South Dublin County Climate Action Plan 2024 – 2029 in delivering the wider strategic climate objectives at local plan level.</p> <p>CA2: Clondalkin Decarbonisation Zone (DZ) CA2 Objective 1: Engage and support the emerging Decarbonisation Zone within Clondalkin and the surrounding area, facilitating co-ordination between SDCC Climate Action Plan and spatial planning to increase the impact and benefits that relevant plans and projects will have on the locality.</p> <p>CA2 Objective 2: Seek to achieve the DZ carbon emissions targets as set out in the SDCC CAP 2024 – 2029 through collaboration with the community and relevant stakeholders, the utilisation of sustainable development principles and the promotion and adoption of best practice measures.</p> <p>CA3: Energy Efficiency CA3 Objective 1: Prioritise, in line with RPO 7.40 and CDP Policy E3, the retrofitting and refurbishment of buildings over demolition and reconstruction where possible to reduce the large quantities of embodied carbon energy generated from building materials.</p> <p>CA3 Objective 2: Promote the retrofitting of buildings, through the Climate Action Team in partnership with local businesses and community groups, with the aim of delivering and improving energy efficiency and building climate resilience within Clondalkin.</p> <p>CA4: Renewable Energy CA4 Objective 1: Promote the benefits of choosing renewable energy through public information campaigns / community energy clinics among the community, ensuring homeowners understand available grants and incentives and their potential energy savings.</p> <p>CA4 Objective 2: Support renewable energy as part of new development and through retrofitting of existing buildings, including through an increase in solar panels, heat pumps, and micro wind energy where feasible.</p> <p>CA5: District Heating CA5 Objective 1: Explore opportunities for Clondalkin to create a sustainable district heating network which can provide heat to local homes and businesses, as well as provide opportunities in SDCC owned buildings and / or framework sites.</p>	<p>Climate Action Policy CA1 CA Objective 1 CA Objective 2 CA Objective 3 Policy GI1: Overarching GI 1 Objective 2 GI 1 Objective 4 GI 1 Objective 5 Policy GI5 Climate Resilience GI 5 Objective 1 GI 5 Objective 2 GI 5 Objective 3 GI 5 Objective 5 GI 6 Objective 6 SM1 Objective 5 SM1 Objective 6 SM6 Objective 9 Policy E1: Responding to European, National & Regional Policy & Legislation Policy E2: South Dublin Energy Profile E2 Objective 2 Policy E3: Energy Performance in Existing and New Buildings Policy IE8: Environmental Quality IE 8 Objective 1 IE 8 Objective 7</p>

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Topic	Potentially Adverse Effect, if Unmitigated	Variation measures, including:	Supporting Existing South Dublin County Development Plan measures, including:
		<p>CA5 Objective 2 Promote engagement with potential district heating providers in the area and developers with a view to investigating the use of district heating for new development on the Ninth Lock Road framework site and/or other sites where feasible.</p> <p>CA6: Decarbonising Transport CA6 Objective 1: Support as appropriate, initiatives or interventions to help create a climate resilient, low carbon community in line with the roll out of the Clondalkin Decarbonisation Zone and implementation of the Local Transport Plan (LTP).</p> <p>CA6 Objective 2: Deploy public EV charging hubs within Clondalkin LPF at key transport nodes, as part of the Dublin Local Authority Electric Vehicle Charging Strategy.</p> <p>SM1: Active Travel - Overarching SM1 Objective 1: To deliver, subject to detailed design and further public consultation, as part of the local authority development process (Part 8) the active travel measures identified in Figures 5.7 and 5.8, which will enable better connected facilities throughout the Plan area and beyond, increase permeability and provide a safer walking and cycle network.</p> <p>SM1 Objective 2: To provide a connected and meaningful cycle and pedestrian network which will establish a connected north / south and east / west active travel network within the LPF boundary, through the Part 8 process and further public consultation.</p> <p>SM1 Objective 3: To support modal shift, through the support of the SDCC road safety officer and local stakeholders, to create a 'movement' towards more active modes of travel within the village and surrounding areas, working with the community to highlight health, safety and environmental benefits of altering how we travel.</p> <p>SM1 Objective 4: Support and facilitate the Clondalkin Decarbonisation Zone (DZ) and its role in reducing carbon emissions, by supporting projects which provide active travel enhancements within the village and the surrounding area.</p> <p>SM1 Objective 5: To promote the '10 – minute settlement' concept in Clondalkin by improving permeability and reducing walking times for the wider community, enabling a safer and better-connected space for those attending school or working in the area.</p> <p>SM1 Objective 6: To ensure that new development areas apply the principle of filtered permeability, providing for pedestrian and cyclist movement, discouraging through traffic by private car.</p> <p>SM2: Walking SM2 Objective 1 To support the development of walking infrastructure within the village and wider LPF area, by enhancing walking through increased permeability, the improvement of pedestrian crossings, the widening of footpaths to support universal access where feasible, and an attractive public realm facilitated by village enhancement schemes.</p> <p>SM2 Objective 2 To support the development of future pedestrian crossing infrastructure and improvement projects outlined in Figure 5.7, subject to a reduction in speed limits, detailed review and design, to facilitate a mode shift and reduction in the usage of private motor vehicles and associated congestion.</p> <p>SM3: Cycling SM3 Objective 1: To support the development of the Corkagh to Grand Canal cycle route and the Tallaght to Clondalkin cycle route, as part of the program in the approved Cycle South Dublin Programme.</p> <p>SM3 Objective 2: To support the development of future cycle infrastructure and improvement projects outlined in Figure 5.8 and Table 5.2, subject to detailed design and public consultation, which facilitates a mode shift and reduction in the usage of private motor vehicles and associated congestion.</p> <p>SM3 Objective 3: To improve access to the Grand Canal greenway where feasible from the Plan area, further encouraging this as a commuter route, and to raise awareness of the proximity of Clondalkin village to cyclists through better wayfinding from the Grand Canal to Clondalkin.</p> <p>SM3 Objective 4: To support Green Schools initiatives in schools within Clondalkin that will lead to an increase in walking and cycling to schools, including the '#andshecycles' campaign, which aims to focus on addressing the teenage cycling gender gap.</p> <p>SM4: Permeability - Overarching SM4 Objective 1: To support the permeability routes and links identified in Figure 5.9 and Table 5.4, subject to further consultation, which will enable quicker and safer access to schools, shops, places of work and social interaction in a pedestrian and cycle friendly environment.</p>	

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Topic	Potentially Adverse Effect, if Unmitigated	Significant Effect, if	Variation measures, including:	Supporting Existing South Dublin County Development Plan measures, including:
			<p>SM4 Objective 2: To ensure that proposed permeability links are designed in line with the NTA's best practice guidance and in such a way as to reduce the potential for anti-social behaviour, providing wide and inviting openings which are well lit.</p> <p>SM4 Objective 3: To provide and establish connections from all new development areas where opportunity allows, including the two large framework sites (see Chapter 8, Urban Design) to the wider community and key destinations, through the development of high-quality pedestrian and cycle links.</p> <p>SM5: Priority, Secondary and Strategic Permeability Routes</p> <p>SM5 Objective 1: To deliver the identified priority permeability routes, subject to local consultation, to facilitate improved connections to schools, increasing the safety of children currently using active travel and providing improved options for children and their parents / guardians currently travelling by car to switch to walking or cycling.</p> <p>SM5 Objective 2: To encourage permeability improvements in general, including those identified as secondary permeability links, at suitable locations following appropriate consultation, throughout the Plan area.</p> <p>SM5 Objective 3: To ensure that new development and key lands maximise the potential for active travel connectivity between areas outside the village centre, including the Ninth Lock Framework site, to the village centre, local services and schools and to public transport.</p> <p>SM5 Objective 4: To engage with the community prior to any formal Part 8 or related process to facilitate consultation on proposed new links and their design.</p> <p>SM5 Objective 5: To support the potential for strategic permeability routes within the existing village area only where the opportunity arises as part of proposed redevelopment and / or the consent of the relevant landowners and subject to any proposals undertaking the appropriate environmental and archaeological assessments.</p> <p>SM6: Safe Routes to Schools</p> <p>SM6 Objective 1: To support the development of 'Safe Routes to Schools' throughout the LPF area, supporting measures that prioritise the safety of school children and the creation of safer school routes through the implementation of appropriate infrastructure measures.</p> <p>SM6 Objective 2: To engage with the road safety officer to create school focused transport campaigns regarding mindset changes around travel to and from school, creating a 'movement' from private motor vehicles to more sustainable methods of transport.</p> <p>SM6 Objective 3: To support the 'Slower Speeds, Safer Roads' information and awareness campaign, to highlight changes in speed limits on roads nationally.</p> <p>SM7: Bus</p> <p>SM7 Objective 1: To deliver, insofar as possible, the infrastructure measures identified in this chapter to facilitate alternatives to the car, which will enable a reduction in private vehicles, reducing congestion and improving the public transport journey times.</p> <p>SM7 Objective 2: To maximise existing and proposed public transport opportunities, including the development of BusConnects Core Bus Corridors, influencing more frequent routes to the Clondalkin area and establishing linkages to both LUAS and DART / rail stations from the village centre.</p> <p>SM7 Objective 3: To support access to bus stops, LUAS and rail through the provision of an integrated and connected network of walking and cycling infrastructure with appropriate supporting infrastructure including bus shelters and cycle parking facilities at rail stations.</p> <p>SM7 Objective 4: To investigate the delivery of a school bus service within Clondalkin, liaising with the Department of Education, local schools and bus operators, to provide a service that enables a reduction in private vehicle usage and a reduction in traffic and parking outside schools.</p> <p>SM6 Objective 5: To provide good quality, secure and covered cycle parking at selected bus stops, as well as the Red Cow Luas stop and Clondalkin Fonthill train station.</p> <p>SM8: Rail</p> <p>SM8 Objective 1: To maximise and support existing and proposed light rail and rail opportunities, including the development of Dart+ SW, linkages between the Luas and DART and any future proposals to improve rail transport serving Clondalkin.</p> <p>SM8 Objective 2: To support the continued improvement of connections between the rail stations and Clondalkin village, through improving and creating appropriate junctions, pedestrian crossings and footpaths within the Plan area and beyond.</p> <p>SM8 Objective 3: To support the continued improvement of cycle connections to the rail lines, including from the Red Cow to the Plan area, providing for upgrades to cycle</p>	

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Topic	Potentially Adverse Effect, if Unmitigated	Significant Effect, if	Variation measures, including:	Supporting Existing South Dublin County Development Plan measures, including:
			<p>infrastructure along the Slí at Knockmeenagh Lane where possible, and improvements to connections to Joe Williams Bridge and into and from the station.</p> <p>SM9: Road, Traffic and Junction Management</p> <p>SM9 Objective 1: To assess the need for junction improvements, upgrading where necessary, to improve road safety for all users, giving priority to those most vulnerable, while providing for traffic flow in and out of the village</p> <p>SM9 Objective 2: To continue to engage with An Garda Síochána to encourage a reduction in HGVs / large vehicles driving through the village, through better enforcement of heavy vehicle bans and awareness raising (through signage), to create a safer environment for all road users and reduce traffic congestion within the village.</p> <p>SM9 Objective 3: To continue to review roads which may be unsuitable for HGV's and introduce and / or review weight restrictions where appropriate.</p> <p>SM9 Objective 4: To work with the wider community, in conjunction with the NTA and TII to reduce through traffic in the village by encouraging mapping app providers to limit diversions through the village centre at morning and evening traffic peaks.</p> <p>SM10: Parking</p> <p>SM10 Objective 1: To require developers of Large-Scale Residential Developments (of 100 units or more) or residential schemes located within 800 metres of high-capacity public transport routes to provide reserved space for car sharing schemes or mobility hub drop off points within the Plan area.</p> <p>SM10 Objective 2: To require that all car parking introduced aligns with the SPPR 3 – Car Parking of the Sustainable Residential Development and Compact Settlements Guidelines (2024) and the County Development Plan standards in Section 12.7.5 Car Parking / Charging for Electric Vehicles (EVs).</p> <p>SM10 Objective 3: To promote on street EV charging within the Plan area as part of Climate Action initiatives and the implementation of the Clondalkin Decarbonisation Zone (DZ).</p> <p>SM11: Supporting Objectives</p> <p>SM11 Objective 4: To support the delivery of a mobility hub, in conjunction with the NTA and third-party providers, at an appropriate location to serve the village of Clondalkin, to supply the population with alternative and renewable forms of transportation with drop off points at central locations throughout the Plan area.</p> <p>SM11 Objective 5: To review the Local Transport Plan for Clondalkin, to establish the effect the interventions have had on reducing traffic and improving mode share and safety within the village and to examine whether a further review of high level interventions are required.</p> <p>SM11 Objective 6: To reduce the speed limit of the roads within the roads identified in Figure 5.13 from 50km/h to 30 km/h, in line with the Road Traffic Act 2024, following consultation with residents and stakeholders within the village.</p> <p>CHE19 Objective 2: Support Action 1.9 of the South Dublin Tourism Strategy 2024 – 2029, by reviewing the Clondalkin Round Tower management model, establishing linkages to the Grand Canal Greenway through public investment to reinforce the role of the Round Tower as a hub for the village.</p> <p>CHE14: Housing Options</p> <p>CHE14 Objective 1: To support the provision of a mix of tenure types, housing sizes and typologies within Clondalkin LPF in the creation of sustainable and mixed income communities and, while supporting the delivery of social, cost rental and affordable housing by SDCC, LDA, AHBs or other relevant providers, discourage an over proliferation of a single tenure (whether private owner occupier, private rental, social, social rental, cost rental or affordable purchase and rental) within any local area (within a 10-minute walking distance) in line with the Housing Strategy and Interim HNDA of the South Dublin County Development Plan.</p> <p>CBH7: Connectivity</p> <p>CBH7 Objective 1: To encourage opportunities to consolidate the urban village centre and increase permeability to the benefit of an inviting public realm.</p> <p>Urban Design Objectives for the Village Centre Framework Area: VF 1: Movement and Permeability Objectives</p> <p>Knockmeenagh Objectives: KF3 Connectivity; and KF4 Green Infrastructure.</p>	

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Topic	Potentially Significant Adverse Effect, if Unmitigated	Variation measures, including:	Supporting Existing South Dublin County Development Plan measures, including:
Material Assets	<ul style="list-style-type: none"> Failure to provide adequate and appropriate waste water treatment (water services infrastructure and capacity ensures the mitigation of potential conflicts). Failure to adequately treat surface water run-off that is discharged to water bodies (water services infrastructure and capacity ensures the mitigation of potential conflicts). Failure to comply with drinking water regulations and serve new development with adequate drinking water (water services infrastructure and capacity ensures the mitigation of potential conflicts). Increases in waste levels. Potential impacts upon public assets and infrastructure. 	<p>Also refer to measures under other environmental components including Population and Human Health, Cultural Heritage, Soil, Water, Air, various Urban Design (including Frameworks and Opportunity Sites) and Sustainable Movement provisions.</p> <p>Strategic Objective 2: Recognise the cultural, historic and economic value of the heritage assets of Clondalkin, promoting their appropriate re-use where underutilised and ensuring that new development responds sensitively to all such assets.</p> <p>CA4: Renewable Energy CA4 Objective 1: Promote the benefits of choosing renewable energy through public information campaigns / community energy clinics among the community, ensuring homeowners understand available grants and incentives and their potential energy savings. CA4 Objective 2: Support renewable energy as part of new development and through retrofitting of existing buildings, including through an increase in solar panels, heat pumps, and micro wind energy where feasible.</p> <p>CA5: District Heating CA5 Objective 1 Explore opportunities for Clondalkin to create a sustainable district heating network which can provide heat to local homes and businesses, as well as provide opportunities in SDCC owned buildings and / or framework sites. CA5 Objective 2 Promote engagement with potential district heating providers in the area and developers with a view to investigating the use of district heating for new development on the Ninth Lock Road framework site and/or other sites where feasible.</p> <p>CA7: Water Supply and Wastewater CA7 Objective 1: Support Uisce Éireann in protecting existing water and drainage infrastructure and in promoting the ongoing upgrade and expansion of water supply and wastewater services to meet the needs of the existing and future population of the LPF area and beyond. CA7 Objective 2: Require all new developments within the Clondalkin LPF area to provide for a separate foul and surface water drainage system.</p> <p>CA11: Electricity Infrastructure CA11 Objective 1: To protect the existing electricity infrastructure and support the development of a safe, secure and reliable supply of electricity and support the development of enhanced electricity networks where required, subject to the relevant environmental assessments. CA11 Objective 2: To explore with the ESB, the potential to relocate the existing substation on the Ninth Lock Road subject to it being feasible and maintaining the ability to cater for the current and future electricity demands in the LPF area. CA11 Objective 3: To investigate the potential for undergrounding of cables and where demonstrated not to be a feasible option to provide for appropriate development within or alongside identified safety areas associated with the electricity infrastructure.</p>	<p>Also refer to measures under other environmental components including Population and Human Health, Cultural Heritage, Soil, Water, Air, various Land Use and Phasing provisions.</p> <p>Policy CS1: Strategic Development Areas CS1 Objective 1 CS1 Objective 2 CS2 Objective 2 CS6 Objective 6 Policy GI1: Overarching GI 1 Objective 2 GI 1 Objective 4 GI 1 Objective 5 Policy E1: Responding to European, National & Regional Policy & Legislation Policy E2: South Dublin Energy Profile E2 Objective 2 Policy E3: Energy Performance in Existing and New Buildings Policy IE2: Water Supply and Wastewater IE3 Objective 7</p>
Cultural Heritage	<ul style="list-style-type: none"> Potential effects on protected and unknown archaeology and protected architecture arising from construction and operation activities. 	<p>Strategic Objective 2: Recognise the cultural, historic and economic value of the heritage assets of Clondalkin, promoting their appropriate re-use where underutilised and ensuring that new development responds sensitively to all such assets.</p> <p>SM11: Supporting Objectives SM11 Objective 1: Ensure that proposals for improved active travel and public transport have due regard to the heritage features within Clondalkin recognising the value that they bring to the enjoyment of the village and its surrounds. (see Chapter 7 Conservation and Built Heritage) SM11 Objective 2: To provide well designed wayfinding and signage, consistent throughout the Plan area, which aligns with the forthcoming SDCC Signage and Wayfinding Strategy, and which ties into the historic context of the village. SM11 Objective 3: To reduce visual and physical clutter within the village including unnecessary poles, overhead cables etc., to improve safety for all road users and improve the overall aesthetics of the village centre.</p> <p>CBH1: Overarching CBH1 Objective 1: To ensure that development complies with the objectives set out in the built heritage section of the South Dublin County Development Plan Written Statement (Chapter 3), as appropriate, complemented by the objectives set out in this plan and that regard is had to the Architectural Heritage Protection Guidelines for Planning Authorities, DAHG (2011).</p> <p>CBH2: Architectural Conservation Areas CBH2 Objective 1: To retain the essence of the urban structure within the village core which is integral to its heritage, historic and tourism value, ensuring that new development respects the proportions and scale of the existing urban structure and modest vernacular building designs.</p>	<p>Policy NCBH1: Overarching NCBH 1 Objective 1 NCBH 1 Objective 2 NCBH 1 Objective 3 Policy NCBH13: Archaeological Heritage NCBH 13 Objective 1 NCBH 13 Objective 2 NCBH 13 Objective 3 NCBH 13 Objective 4 NCBH 13 Objective 5 Policy NCBH16: Industrial Heritage NCBH 16 Objective 1 NCBH 16 Objective 2 NCBH 16 Objective 3 NCBH 16 Objective 4 NCBH 16 Objective 5 Policy NCBH19: Protected Structures NCBH 19 Objective 1 NCBH 19 Objective 2 NCBH 19 Objective 3 NCBH 19 Objective 5 NCBH 19 Objective 6</p>

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Topic	Potentially Significant Adverse Effect, if Unmitigated	Variation measures, including:	Supporting Existing South Dublin County Development Plan measures, including:
		<p>CBH2 Objective 2: To ensure that all planning applications for new developments within or immediately contiguous to an ACA, includes an Architectural Impact Assessment and a Design Rationale in line with NCBH20 Objective 8 of the written statement of the County Development Plan, having regard to the relevant ACA Character Appraisal accompanying this LPP.</p> <p>CBH2 Objective 3: To prohibit demolition of a structure that positively contributes to the architectural character of any of the ACAs or to a structure where the Council deems it to contribute to the historic character of areas outside the ACAs.</p> <p>CBH2 Objective 4: To promote awareness and understanding of ACAs through the inclusion of the ACA Character Appraisals on SDCC's website and through wider direct engagement with business owners and residents within the ACAs.</p> <p>CBH2 Objective 5: To ensure that all development within the ACAs has due regard to the detailed ACA recommendations set out in the relevant ACA Appraisal accompanying the LPP and which complement the objectives in this section.</p> <p>CBH3: Protected Structures and Structures of Architectural Heritage Interest</p> <p>CBH3 Objective 1: To encourage adaptive reuse of buildings, including but not limited to protected structures and historic buildings of interest, to bring the buildings back to life, avoid vacancy and contribute to the vibrancy of Clondalkin.</p> <p>CBH3 Objective 2: To support a review of the Record of Protected Structures (RPS) as part of the County review and to consider, subject to further assessment, the addition of significant structures of architectural heritage interest identified in Appendix A2 of the Conservation Plan.</p> <p>CBH3 Objective 3: To strongly encourage the retention of existing buildings and original features that, while not listed as Protected Structures, are considered to contribute to the local and historic character, visual setting, or streetscape value within Clondalkin. Any proposal to the contrary shall clearly demonstrate to the satisfaction of the Planning Authority why its retention cannot be achieved.</p> <p>CBH3 Objective 4: To encourage owners of protected structures and structures of architectural heritage interest located in Architectural Conservation Areas to carry out appropriate conservation and alteration of their property to ensure their continued contribution to historic townscape character.</p> <p>CBH3 Objective 5: To facilitate owners of structures of architectural heritage interest in areas falling outside but informing the peripheral setting of ACAs to;</p> <ul style="list-style-type: none"> - Be informed of the significant contribution their properties make to the quality of the village-scape - Avail of national grant schemes for architectural conservation (where applicable) to facilitate appropriate conservation of their property to ensure their continued contribution to historic village-scape character. <p>CBH3 Objective 6 To acknowledge and consider as part of the design of any new development the special interest of those routes as identified in the Village Centre framework and other relevant framework sites both inside and outside the ACAs.</p> <p>CBH3 Objective 7 To promote the amenity of the waterways including the Grand Canal, the Camac River and Mill ponds in an appropriate manner that aids interpretation of the architectural legacy of the mill industry and the canal infrastructure, promoting their historical significance and increasing awareness of their biodiversity value and environmental benefits.</p> <p>CBH4: New Development</p> <p>CBH4 Objective 1: To support placemaking initiatives and village enhancement schemes in making the village and its surrounds more attractive to residents, businesses and visitors, improving the urban environment, the sense of identity and community wellbeing.</p> <p>CBH4 Objective 2: To support the development of sustainable back land and infill development that responds to the historic pattern of development including its varied street character, building alignment, heights and roof forms, ensuring development transitions appropriately and accommodates surviving structures to the greatest extent possible.</p> <p>CBH4 Objective 3: To take into consideration the scale, massing, materiality and boundary treatments of proposed developments in the assessment of their impact on historic settings.</p> <p>CBH4 Objective 4: To require appropriate integration between new development of large-scale land parcels and existing built heritage.</p> <p>CBH4 Objective 5: To encourage new developments to generate niches of public space or urban pocket parks, where favourable orientation allows, as buffers to transition between new and established urban environments, complementing the functioning and patterns of established historic urban areas.</p>	<p>NCBH 19 Objective 7 Policy GI1: Overarching GI 1 Objective 2 GI 1 Objective 4 GI 1 Objective 5 Policy GI7: Landscape, Natural and Cultural Heritage GI 7 Objective 1 GI 7 Objective 2</p>

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Topic	Potentially Adverse Effect, if Unmitigated	Variation measures, including:	Supporting Existing South Dublin County Development Plan measures, including:
		<p>CBH4 Objective 6: To assess new development in terms of its response to the historic patterns of development to avoid homogenisation of the architectural environment.</p> <p>CBH5: Historic Walls and Boundaries</p> <p>CBH5 Objective 1: To ensure protection of historic gate piers, gates and entrances, safeguarding these important features so that they continue to enrich the quality of the public realm.</p> <p>CBH5 Objective 2: To require new boundary treatments or reconstruction of boundaries to reflect where appropriate, the composition and materials of traditional boundary / entrance treatments.</p> <p>CBH5 Objective 3: To protect and preserve the identified historic limestone walls of Clondalkin whether located within or outside of designated ACA areas (Figure 7.16 - Historic Walls) and ensure that any future development proposals will have due regard for the historic nature and importance of these walls.</p> <p>CBH5 Objective 4: To ensure that where development is proposed which includes a boundary or other wall, and where it is not known whether this wall is historic (Figure 7.16 - Historic Walls), that an examination, including a report, of the wall is undertaken by a qualified professional prior to any proposal for development. Where the wall is identified in this way as historic it shall be protected and designed in to any development proposal.</p> <p>CBH5 Objective 5: To ensure that sufficient set back is provided where development is proposed adjacent to historic walls, recognising that their foundations may be minimal and / or they may be vulnerable to development.</p> <p>CBH5 Objective 6: To maintain historic walls in accordance with best practice, repairs should be undertaken by a competent craftsman using traditional methods and materials, where possible. If this is not possible a clear rationale should be set out as to why, alongside the proposed alternative solution. The proposed methodology for repair shall be submitted to the planning authority for agreement prior to the repairs or ground works / development being carried out.</p> <p>CBH5 Objective 7: To encourage new boundary walls to be low walls finished with roughcast render with solid limestone cappings, as generally preferable to the application of limestone cladding or veneers.</p> <p>CBH5 Objective 8: To require any proposed development along Orchard Road which may impact on any existing walls within or enclosing the properties fronting the road to be accompanied by a report from a suitably qualified person indicating the location of any upstanding masonry within existing walls which may contain remnants of the old monastic boundary of Clondalkin (fosse) Recorded Monument DUO17-041001. Any identified remains shall be recorded and protected in accordance with best conservation practice.</p> <p>CBH8: Visual and Urban Clutter</p> <p>CBH8 Objective 1: To reduce visual clutter created by, but not exclusively, traffic management structures including bollards, utility structures and signage and strengthen wayfinding connections between historic elements of the town.</p> <p>CBH8 Objective 2: To ensure that signage, street furniture, and road markings, particularly within and in close proximity to designated ACAs, are simple and visually restrained in design promoting a holistic approach to quality street surfaces, reflecting the high quality public realm at Brú Chrónáin Visitor Centre insofar as is feasible.</p> <p>CBH8 Objective 3: To work towards a targeted scheme to encourage repainting of facades using a selected palette of complementary colours, sympathetic to the historic setting to enhance the urban setting.</p> <p>CBH8 Objective 4: To promote SDCC's Shop Front Grant Scheme and Shop Front Design Guide to improve the appearance of independently owned and other shops fronting public streets so as to enhance Clondalkin's visual cohesion and attractiveness, particularly within the village core, having due regard to the recommendations in the Clondalkin Village Architectural Conservation Area 009 Character Appraisal and Recommended Safeguarding Policies.</p> <p>CBH8 Objective 5: To ensure that in all new developments and improvement projects within the public realm, consideration is given at an early stage to the location of all building services, particularly where they interface with the public realm (including ESB substations). All building services shall be carefully designed to be visually acceptable and located to avoid an over concentration on any particular street or frontage.</p> <p>CBH8 Objective 6: To encourage, where introducing new routes, boundaries and entrances, that established characteristics are adopted to maintain visual homogeneity (consistency), while recognising that adaptation will be required to accommodate modern-day standards to new routes.</p> <p>CBH9: Record of Monuments and Places</p> <p>CBH9 Objective 1: To safeguard all monuments listed in the Record of Monuments and Places (RMP) within the LPF boundary and immediate surrounds, ensuring their</p>	

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Topic	Potentially Significant Adverse Effect, if Unmitigated	Variation measures, including:	Supporting Existing South Dublin County Development Plan measures, including:
		<p>protection under the National Monuments (Amendment) Act, 1994. Urban Design Objectives for the Village Centre Framework Area: VF 3: Conservation and Built Heritage Objectives; and VF 4: Historic Walls Objectives Village Enhancement Schemes: VES1: Ninth Lock to Old Nangor VES Overarching Village Enhancement Schemes: VES1: UD6: Main Street VES Overarching Objectives</p>	
Landscape	<ul style="list-style-type: none"> Occurrence of adverse visual impacts and conflicts with the appropriate protection of designations relating to the landscape. 	<p>Also refer to measures under Biodiversity and Flora and Fauna and Cultural Heritage GI7: New Development GI7 Objective 1: Improve the ecological value and connectivity of landscape features within new development through the implementation of the Green Space Factor, ensuring that all relevant developments meet the Green Space Factor score. In particular, ensure that all new development:</p> <ol style="list-style-type: none"> Avoids sensitive sites and features through site location and/or site design Retains natural features, to the greatest extent possible, as informed by ecological assessments. Provides for native tree and ecologically friendly planting on new development sites in line with public realm recommendations. Are designed in accordance with SDCC's Sustainable Drainage Explanatory, Design and Evaluation Guide 2022 or as amended and should incorporate Nature Based Solutions into the site design. <p>CBH6: Views and Vistas CBH6 Objective 1: To safeguard incidental views of landmark historic structures through and across the village centre from historic routes or settings by means of design strategies that respond to their presence and further to respond to how those views are framed by the historic routes and their boundaries.</p>	<p>Also refer to measures under Biodiversity and Flora and Fauna and Cultural Heritage. Policy NCBH14: Landscape NCBH 14 Objective 1 NCBH 14 Objective 2 NCBH 14 Objective 3 NCBH 14 Objective 4 NCBH 14 Objective 5 Policy NCBH15: Views and Prospects NCBH 15 Objective 1 NCBH 15 Objective 2 Policy NCBH9: Grand Canal NCBH 9 Objective 1 NCBH 9 Objective 4 NCBH 9 Objective 5 NCBH 9 Objective 7 Policy GI1: Overarching GI 1 Objective 2 GI 1 Objective 4 GI 1 Objective 5 Policy GI7: Landscape, Natural and Cultural Heritage GI 7 Objective 1 GI 7 Objective 2</p>

Section 3 Environmental Report and Submissions/ Observations

3.1 Introduction

This section details how both the Environmental Report and submissions and observations made to South Dublin County Council on the Environmental Report and SEA process have been taken into account during the preparation of the Variation and the SEA.

3.2 SEA Scoping Notices and Submissions

As part of the SEA scoping process for preparation of the Variation, environmental authorities² were notified that a submission or observation in relation to the scope and level of detail of the information to be included in the Environmental Report could be made to the Council. Detailed submissions were received from the following:

- Environmental Protection Agency; and
- Department of Housing, Local Government and Heritage.

The issues raised in these submissions and associated SEA scoping responses are detailed on Table 1.1 below.

² The following authorities were notified: Environmental Protection Agency; Department of Environment, Climate and Communications (now Department of Climate, Energy and Environment); Department of Agriculture, Food and the Marine; Department of Housing, Local Government and Heritage; Kildare County Council; Wicklow County Council; Fingal County Council; Dublin City Council; and Dún Laoghaire-Rathdown County Council.

Table 3.1 SEA Scoping Submissions and Responses

Ref.	Submission text/Summary	SEA Response
1	Submission from the Environmental Protection Agency	
A	The EPA is one of the statutory environmental authorities under the SEA Regulations. In our role as an SEA environmental authority, we focus on promoting the full and transparent integration of the findings of the Environmental Assessment into the Variation and advocating that the key environmental challenges for Ireland are addressed as relevant and appropriate to the Variation. Our functions as an SEA environmental authority do not include approving or enforcing SEAs or plans.	Noted. The Variation supports full and transparent integration of the findings of the Environmental Assessment into the Variation and advocating that the key environmental challenges for Ireland are addressed as relevant and appropriate to the Variation.
B	As a priority, we focus our efforts on reviewing and commenting on key sector plans. For land use plans at county and local level, we provide a 'self-service approach' via the attached guidance document ' <i>SEA of Local Authority Land Use Plans – EPA Recommendations and Resources</i> '. This document is updated regularly and sets out our key recommendations for integrating environmental considerations into Local Authority land use Plans. We recommend that you take this guidance document into account in preparing the Variation and SEA.	Available resources and guidance from the EPA, including ' <i>SEA of Local Authority Land Use Plans – EPA Recommendations and Resources</i> ' have been taken into account in the preparation of the Variation and SEA.
C	In preparing the Plan South Dublin County Council should also ensure that the Variation aligns with key relevant higher-level plans and programmes and is consistent with the relevant objectives and policy commitments of the National Planning Framework and the Regional Spatial and Economic Strategy for the Eastern and Midlands Region. The EPA may provide additional comments upon receipt of the SEA Environmental Report and Draft Variation at the next stage of the SEA process.	All key higher-level plans and programmes and relevant objectives and policy commitments of the National Planning Framework and the Regional Spatial and Economic Strategy for the Eastern and Midlands Region have been taken into account in the preparation of the Variation and SEA.
D	Available Guidance & Resources Our website contains various SEA resources and guidance, including: SEA process guidance and checklists <ul style="list-style-type: none"> - Inventory of spatial datasets relevant to SEA - topic specific SEA guidance (including <i>Good practice note 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)) You can access these guidance notes and other resources at: https://www.epa.ie/our-services/monitoring--assessment/assessment/strategic-environmental-assessment/sea-topic-and-sector-specific-guidance/	Available resources and guidance from the EPA [including <i>Good practice note 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)] have been considered throughout the SEA process as relevant.
E	EPA SEA GIS Search and Reporting Webtool Our SEA WebGIS Tool has been updated recently and is now available at https://gis.epa.ie/EPAMaps/SEA . It allows an indicative report on key aspects of the environment in a specific geographic area to be produced. It is intended to assist public authorities in SEA screening and scoping exercises.	Available online EPA resources, including mapping resources and guidance have been considered throughout the SEA process.
F	Catchments.ie Our https://gis.epa.ie/EPAMaps/Water website provides a single point of access to water quality and catchment data from the National WFD monitoring programme.	
G	EPA AA GeoTool Our AA GeoTool application has been developed in partnership with the NPWS. It allows users to select a location, specify a search area and gather available information for each European Site within the area. It is also available through EPA https://gis.epa.ie/EPAMaps/AAGeoTool .	
H	Ireland's State of the Environment Report 2024 In October 2024, the EPA published the latest iteration of our 4-yearly State of the Environment Report. This report should be considered, and relevant aspects integrated as appropriate, in implementing the Plan outputs/ recommendations. It is available at: https://www.epa.ie/our-services/monitoring--assessment/assessment/state-of-environment-report/ .	The recommendations, key issues and challenges described within <i>Ireland's State of the Environment Report 2024</i> have been considered throughout the SEA process as relevant.
I	Transition to a low carbon climate resilient economy and society You should ensure that the Plan aligns with national commitments on climate change mitigation and adaptation, as well as relevant sectoral, regional and local adaptation plans.	The SEA helped to ensure that the Variation aligns with national commitments on climate change mitigation and adaptation, as well as relevant sectoral, regional and local adaptation plans.

Ref.	Submission text/Summary	SEA Response
J	<p>Environmental Authorities</p> <p>Under the SEA Regulations, you should consult with:</p> <ul style="list-style-type: none"> ▪ Environmental Protection Agency; ▪ Minister for Housing, Local Government and Heritage; ▪ Minister for Environment, Climate and Communications; and ▪ Minister for Agriculture, Food and the Marine. ▪ any adjoining planning authority whose area is contiguous to the area of a planning authority which prepared a draft plan, proposed variation or local area plan. <p>If you have any queries or need further information in relation to this submission, please contact me directly. I would be grateful if you could send an email confirming receipt of this submission to: sea@epa.ie.</p>	<p>The relevant environmental authorities have been consulted with as part of the SEA Scoping process.</p>
2	<p>Submission from the Department of Housing, Local Government and Heritage</p>	
	<p>The Development Applications Unit of the Department of Housing, Local Government and Heritage made a submission addressing archaeological heritage issues relating to:</p> <ul style="list-style-type: none"> • Baseline • Legislation, Policy and Relationship with other plans and programmes • Record of Monuments and Places • Sites and Monuments Record • National Monuments • Wrecks • Data/information sources 	<p>This information has been taken into account in the preparation of the SEA Environmental Report, and throughout the SEA process as relevant, including the description of the baseline environment.</p>

3.3 Submissions on the Environmental Report for the Proposed Variation

Various submissions were made on the Proposed Variation, Proposed Material Alterations and/or associated environmental assessment documents, including the SEA Environmental Report and AA/SFRA documents, while these documents were on public display.

A Táihte Éireann National Land Cover Map for Clondalkin was included in the Variation's SEA Environmental Report on foot of a submission received

Examples of environmental-related provisions adopted as part of the Variation that took into account submissions received during public display of the Proposed Variation or associated Proposed Material Alterations include:

- Strategic Objective 1. Promote good urban design and healthy placemaking to create a strong sense of place and to build positively on Clondalkin's rich heritage and identity.
- Strategic Objective 4. Ensure that areas of concentrated new growth are well connected to the village centre, existing and planned transport nodes, and to the surrounding areas, ensuring the necessary infrastructure is provided as required, adding to the vitality of the village.
- Strategic Objective 6. Protect biodiversity, while strengthening and expanding the existing green infrastructure, as the foundation of a green and blue infrastructure network in the village and surrounding areas.
- GI7 Objective 1. Improve the ecological value and connectivity of landscape features within new development through the implementation of the Green Space Factor, ensuring that all relevant developments meet the Green Space Factor score. In particular, ensure that all new development:
 - a) Avoids sensitive sites and features through site location and/or site design
 - b) Retains natural features, to the greatest extent possible, as informed by ecological assessments.
 - c) Provides for native tree and ecologically friendly planting on new development sites in line with public realm recommendations.
 - d) Are designed in accordance with SDCC's Sustainable Drainage Explanatory, Design and Evaluation Guide 2022 or as amended and should incorporate Nature Based Solutions into the site design.
- SM1 Objective 6. To ensure that new development areas apply the principle of filtered permeability, providing for pedestrian and cyclist movement, discouraging through traffic by private car.
- CBH8 Objective 4. To promote SDCC's Shop Front Grant Scheme and Shop Front Design Guide to improve the appearance of independently owned and other shops fronting public streets so as to enhance Clondalkin's visual cohesion and attractiveness, particularly within the village core, having due regard to the recommendations in the Clondalkin Village Architectural Conservation Area 009 Character Appraisal and Recommended Safeguarding Policies.

For further information on how submissions were considered, refer to the Chief Executive's Report on submissions received on the Proposed Variation and associated documents and the Chief Executive's Report on submissions received on the Proposed Material Alterations and associated documentation – both available at <https://www.sdcc.ie/>

All parts of the Variation-preparation process were informed by the environmental assessment processes - this includes the preparation of the Proposed Variation and Proposed Material Alterations. The mitigation integrated into the final Variation as made includes that identified at Table 2.1 of this report.

3.4 SEA documents including SEA Environmental Report

The Proposed Variation and accompanying documents (including SEA Environmental Report, Screening for AA and SFRA documents) were placed on public display, having integrated various recommendations arising from the environmental assessment processes. Responses to submissions made during the public display of the Proposed Variation and associated SEA, Screening for AA and SFRA documents were integrated into a Chief Executive's Report and considered by South Dublin County Council.

A number of material alterations were proposed after public display of the Proposed Variation. The Proposed Material Alterations were subject to Screening for SEA and Screening for AA. Responses to submissions made during the public display of the Proposed Material Alterations and associated SEA and AA Screening documents were integrated into a Chief Executive's Report and considered by South Dublin County Council.

On making the Variation, the Environmental Report that had been placed on public display alongside the Proposed Variation was updated to become a final Environmental Report that is consistent with the Variation as made, taking into account all changes that were made to the original Proposed Variation that was placed on public display.

Section 4 Summary of Alternatives considered

4.1 Introduction

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

4.2 Limitations in Available Alternatives

The Variation is being prepared as part of the implementation of the existing, already in force, South Dublin County Development Plan 2022-2028 (QDP14 Objective 3).

The alternatives available for the Variation are significantly limited by the provisions of higher-level planning objectives, including those of the National Planning Framework, the Eastern and Midlands Regional Spatial and Economic Strategy, Ministerial Guidelines and the County Development Plan. These documents set out various requirements for the content of the Planning Framework, including on topics such as population, land use zoning and proper planning and sustainable development.

4.3 Alternatives Description and Assessment Summary

Notwithstanding the limitations above, three alternative scenarios on how to prioritise the nature of Clondalkin's growth through the Variation are identified:

1. Growing Clondalkin with an Emphasis on Local Vitality

This alternative would allow for development targets to be met within Clondalkin, reducing demand and associated potential for dispersed adverse environmental effects to occur as a result of development occurring outside of Clondalkin, in areas that are potentially more sensitive, less well-serviced and less-well connected. As a result, the protection and management of environmental components beyond Clondalkin would be benefited. Strengthened connections between the growth areas and the village centre, and local businesses, provision of necessary social and community facilities, improved accessibility and enhanced public realm in the Village Centre and associated areas would contribute towards improvements in vibrancy and vitality and make these places more attractive to live in, work in and visit. Furthermore, vibrancy would be enhanced through supporting heritage related tourism.

By using road space to promote active travel would help to deliver travel solutions that support moving people from the private car to the more sustainable modes of walking, cycling and using public transport, and by providing for improved accessibility to central areas and enhancement of public realm, while also facilitating vehicular movement, this alternative would benefit efforts to reduce traffic and maximise sustainable mobility (including associated interactions with air, climate mitigation and human health) and maximise infrastructural and services efficiencies (including associated interactions with population) to a greater degree, conflicting with these efforts to a lesser degree. There would be potential for displacement of traffic to lead to localised increases traffic flows and associated localised potential impacts in terms of increased population exposure to air pollutants and/or elevated noise levels. There would also be potential for reduced convenient accessibility to certain areas for car dependent persons.

As with other alternatives, potential conflicts between new development (residential, community, enterprise and employment, transport or open space related development, for example) on zoned lands and the protection of and management of the environment would occur and would need to be

mitigated. The development of new connections (cycling routes and paths) present a variety of potentially adverse environmental effects that would, if unmitigated, have the potential to arise from both the construction and operation of such developments and/or their ancillary infrastructure. These types of infrastructure are sometimes constructed in ecologically and visually sensitive areas, adjacent to the banks of rivers and streams.

2. Growing Clondalkin with an Emphasis on Green Environment

This alternative would allow for development targets to be met within Clondalkin, reducing demand and associated potential for dispersed adverse environmental effects to occur as a result of development occurring outside of Clondalkin, in areas that are potentially more sensitive, less well-serviced and less-well connected. As a result, the protection and management of environmental components beyond Clondalkin would be benefited.

This alternative would benefit the protection and management of following environmental components within Clondalkin:

- Biodiversity and flora and fauna (creating and enhancing green corridors and linkages through urban areas and connecting these to the wider green network, including the Grand Canal, Clondalkin Park, Corkagh Park and Knockmitten Park, and providing more space on streets for enhanced greening)
- Population and human health (access to green spaces, street greening, active travel prioritisation – street space would have more space for walking and cycling)
- Soil (protection and enhancement of green spaces)
- Air and Climatic factors (active travel prioritisation and climate resilience through implementation of nature-based solutions, including natural solutions to flooding and surface water management)
- Water (implementing natural solutions to flooding and surface water management and protecting and enhancing green spaces)
- Landscape (protection and enhancement of green spaces and more space for street greening).

By allowing for development targets to be met within Clondalkin and providing a degree of active travel prioritisation, this alternative would benefit efforts to maximise sustainable mobility (including associated interactions with air, climate mitigation and human health) and infrastructural and services efficiencies (including associated interactions with population) to a moderate degree. New development would have to be accompanied by appropriate levels of infrastructure and services.

As with other alternatives, potential conflicts between new development (residential, community, enterprise and employment, transport or open space related development, for example) on zoned lands and the protection of and management of the environment would occur and would need to be mitigated.

3. Growing Clondalkin with an Emphasis on Heritage

This alternative would allow for development targets to be met within Clondalkin, reducing demand and associated potential for dispersed adverse environmental effects to occur as a result of development occurring outside of Clondalkin, in areas that are potentially more sensitive, less well-serviced and less-well connected. As a result, the protection and management of environmental components beyond Clondalkin would be benefited.

This alternative would benefit the long-term protection, management and enhancement of cultural heritage assets (including historic walls, views of the Round Tower, the Architectural Conservation Area and other archaeological and architectural heritage) through the:

- Public realm works under the Proposed Village Enhancement Scheme on the Old Nangor Road, which would facilitate adaptive re-use of former RIC Barracks building;

- Provide greater space within the village centre and traffic calming to allow for a greater appreciation of heritage features; and
- Activation of street frontage and connections to effect regeneration of the built heritage and to integrate the village centre with new development within the large framework sites.

These interventions would contribute towards placemaking and improvements to the vitality and vibrancy of Clondalkin, making it more attractive to live in, work in and visit. These aspects would be further enhanced through supporting heritage related tourism.

By allowing for development targets to be met within Clondalkin and providing a degree of active travel prioritisation, this alternative would benefit efforts to maximise sustainable mobility (including associated interactions with air, climate mitigation and human health) and infrastructural and services efficiencies (including associated interactions with population) to a moderate degree. New development would have to be accompanied by appropriate levels of infrastructure and services.

As with other alternatives, potential conflicts between new development (residential, community, enterprise and employment, transport or open space related development, for example) on zoned lands and the protection of and management of the environment would occur and would need to be mitigated.

4.4 Reasons for Choosing the Selected Alternatives in light of Other Reasonable Alternatives Considered

The 'Selected Alternative' for the Planning Framework integrates the following components from the three above evaluated alternative scenarios for the Planning Framework:

- from "Alternative 1: Growing Clondalkin with an Emphasis on Local Vitality"
 - Strengthened connections and improved accessibility between the growth areas and the village centre, and local businesses;
 - Development of a network that links open spaces;
 - Enhancement of public realm;
 - Provision of social and community facilities;
 - Supporting of heritage related tourism;
 - Facilitates a reallocation of road space to promote active travel and that supports more sustainable modes including walking and cycling;
 - Facilitates vehicular movement insofar as possible;
 - Maximises infrastructure and services efficiencies and their interactions with the population;
 - Safeguards the protection and management of the environment through development of new connections and the promotion of active travel in appropriate locations as they are sometimes constructed in ecologically and visually sensitive areas, adjacent to the banks of rivers and streams; and
 - Overall, improvements in vibrancy and vitality to make Village Centre and associated areas more attractive to live in, work in and visit.
- from "Alternative 2: Growing Clondalkin with an Emphasis on Green Environment"
 - Creating and enhancing green corridors and linkages through urban areas and connecting these to the wider green network, including the Grand Canal, Clondalkin Park, Corkagh Park and Knockmitten Park;
 - Prioritisation of the natural environment through enhanced street greening by planting and utilising nature-based solutions, supported by the additional space and opportunities provided by the Village Enhancement Scheme and other schemes;
 - Protection and enhancement of landscape;
 - Protection and enhancement of soil;
 - Promotion of climate resilience through the implementation of nature-based solutions, including natural solutions to flooding and surface water management;

- Provides a degree of active travel measures; and
- Overall, enhancement of a green environment leading to improvements in human health and contributes towards Clondalkin's decarbonisation and climate adaptation.

from "Alternative 3: Growing Clondalkin with an Emphasis on Heritage"

- Supporting Heritage related tourism and enhancing vitality;
- Protection and conservation of historic buildings, walls, routes and landuses through public realm works including those under the Proposed Village Enhancement Scheme;
- Providing greater space within the village centre and traffic calming to allow for a greater appreciation of heritage features;
- Promoting the activation of street frontage and connections to effect regeneration of the built heritage and to integrate the village centre with new development within the framework sites;
- Support any adaptive re-use of former RIC Barracks building; and
- Provides a degree of active travel measures.

These components emerged from the planning/SEA process having regard to both:

1. The environmental effects which were identified by the SEA and are detailed above; and
2. Planning – including social and economic – effects that were also considered.

The 'Selected Alternative' will help to:

- Maximise the provision of land use zoning and the deliverance of associated travel solutions that support moving people from the private car to the more sustainable modes of walking, cycling and using public transport (including associated interactions with air, legally binding reductions in greenhouse gas emissions and human health) and infrastructural and services efficiencies to a greater degree, conflicting with these to a lesser degree;
- Maximise positive effects on the protection and management of the environment beyond the Planning Framework area as a result of providing development within the Planning Framework area, while helping to minimise adverse environmental effects (if unmitigated) arising from development occurring beyond the Planning Framework area; and
- Maximise positive effects on the protection and management of the environment within the Planning Framework area as a result of directing incompatible development away from the most sensitive areas within the Planning Framework area and focusing on directing compact, sustainable development within the proposed envelope of the Planning Framework area, while helping to minimise adverse environmental effects (if unmitigated) arising from development occurring within the Planning Framework area.

Section 5 Monitoring Measures

5.1 Introduction

The SEA Directive requires that the significant environmental effects of the implementation of plans and programmes are monitored. This section details the measures which will be used in order to monitor the likely significant effects of implementing the Variation. Monitoring will be undertaken as part of reporting on the County Development Plan (to which the Variation is being made) monitoring programme.

Monitoring can both demonstrate the positive effects facilitated by the Variation and can enable, at an early stage, the identification of unforeseen adverse effects and the undertaking of appropriate remedial action.

The occurrence of significant adverse environmental effects not predicted and mitigated by this assessment, which are directly attributable to the implementation of the Variation, would necessitate consideration of these effects in the context of the Variation and potential remediation action(s) and/or review of part(s) of the Variation.

5.2 Indicators and Targets

Monitoring is based around indicators which allow quantitative measures of trends and progress over time relating to the Strategic Environmental Objectives identified in the SEA Environmental Report and used in the evaluation. Each indicator to be monitored is accompanied by the target(s) which were identified with regard to the relevant strategic actions. The monitoring measures identified below as part of the Variation SEA are consistent with the measures that were identified by the South Dublin County Development Plan 2022-2028 SEA. This consistency across the hierarchy of land use plans will improve the efficiency and effectiveness of future monitoring.

Table 5.1 overleaf shows the indicators and targets which have been selected for monitoring the likely significant environmental effects of implementing the Variation, if unmitigated.

Monitoring is an ongoing process and the programme allows for flexibility and the further refinement of indicators and targets. The Monitoring Programme may be updated to deal with specific environmental issues – including unforeseen effects – as they arise.

5.3 Sources

The Variation forms part of the wider land use planning framework comprising a hierarchy of policies, plans, programmes, etc. This wider framework, including the National Planning Framework, Eastern and Midland RSES, and South Dublin County Development Plan is subject to its own SEA (and associated monitoring) requirements. Individual projects will be subject to their own monitoring requirements as relevant.

In implementing the Monitoring Programme, the Council will take into account this hierarchy of planning and environmental monitoring.

Sources for indicators may include existing monitoring databases (including those maintained by planning authorities and national/regional government departments and agencies) and the output of lower-tier environmental assessment and decision making (including a review of project approvals granted and associated documents and the output of any EIA monitoring programmes).

Internal monitoring of the environmental effects of grants of permission in the Council would provide monitoring of certain indicators on a *grant of permission*³ basis. Where significant adverse effects as a result of the development to be permitted are identified, such effects could be identified, recorded and used to inform monitoring evaluation.

³ The likely significant effects of development proposals on environmental sensitivities are further determined during the development management process. Documenting any identified effects as a result of a development to be permitted can help to fulfill monitoring requirements.

5.4 Reporting

Reporting will be undertaken as part of reporting on the County Development Plan monitoring programme. A stand-alone Monitoring Report on the significant environmental effects of implementing the Plan as varied will be prepared in advance of the beginning of the review of the Development Plan. Monitoring frequencies of indicators tend to change although where they are consistent frequencies are identified. This report should address the indicators set out on Table 5.1.

The methodology for monitoring set out below will be undertaken by the Council. Where monitoring beyond existing sources is to be undertaken, it is recommended that industry standard methods are used where they exist and where appropriate.

Reporting may be undertaken in conjunction with the monitoring reporting on other plans, such as the County Development Plan and other Local Area Plans.

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

Table 5.1 Indicators, Targets, Sources and Remedial Action

Environmental Component	SEO Code	Indicators	Targets	Sources	Remedial Action ⁴
Biodiversity, Flora and Fauna	BFF	<ul style="list-style-type: none"> Condition of European sites 	<ul style="list-style-type: none"> Require all local level land use plans to include ecosystem services and green/blue infrastructure provisions and to have regard to the required targets in relation to the conservation of European sites, other nature conservation sites, ecological networks, and protected species Confirmation of compliance with Plan provisions relating to the protection of European Sites and sustaining resources 	<ul style="list-style-type: none"> DHLGH report of the implementation of the measures contained in the Habitats Directive - as required by Article 17 of the Directive (every 6 years)⁵ DHLGH National Birds Directive Monitoring Report for the under Article 12 (every 6 years)⁶ Internal review of local land use plans Internal review of development management / grants of permission 	<ul style="list-style-type: none"> Where condition of European sites is found to be deteriorating this will be investigated with the Regional Assembly and the DHLGH to establish if the pressures are related to Plan actions / activities. A tailored response will be developed in consultation with these stakeholders in such a circumstance.
		<ul style="list-style-type: none"> 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 	<ul style="list-style-type: none"> Require all local level land use plans to include ecosystem services and green/blue infrastructure provisions and to have regard to the required targets in relation to the conservation of European sites, other nature conservation sites, ecological networks, and protected species 	<ul style="list-style-type: none"> Internal review of local land use plans 	<ul style="list-style-type: none"> Review internal systems
		<ul style="list-style-type: none"> SEAs and AAs as relevant for new Council policies, plans, programmes etc. 	<ul style="list-style-type: none"> Screen for and undertake SEA and AA as relevant for new Council policies, plans, programmes etc. 	<ul style="list-style-type: none"> Internal review of new Council policies, plans, programmes etc. under the County Development Plan 	<ul style="list-style-type: none"> Review internal systems
		<ul style="list-style-type: none"> Status of water bodies 	<ul style="list-style-type: none"> Included under Water below 	<ul style="list-style-type: none"> Included under Water below 	<ul style="list-style-type: none"> Included under Water below
		<ul style="list-style-type: none"> Compliance of planning permissions with Plan measures providing for the protection of Biodiversity and flora and fauna – see County Development Plan Chapter 3 “Natural, Cultural and Built Heritage” 	<ul style="list-style-type: none"> For planning permission to be only granted when applications demonstrate that they comply with all Plan measures providing for the protection of biodiversity and flora and fauna – see County Development Plan Chapter 3 “Natural, Cultural and Built Heritage” 	<ul style="list-style-type: none"> Internal review of development management / grants of permission 	<ul style="list-style-type: none"> Review internal systems
Population and Human Health	PHH	<ul style="list-style-type: none"> Implementation of Plan measures relating to the promotion of economic growth as provided for by County Development Plan Chapter 9 “Economic Development and Employment” 	<ul style="list-style-type: none"> Progress in successfully implementing Plan measures relating to the promotion of economic growth as provided for by County Development Plan Chapter 9 “Economic Development and Employment” 	<ul style="list-style-type: none"> Internal review of progress on implementing Plan objectives 	<ul style="list-style-type: none"> Review internal systems Consultations with DCEE
		<ul style="list-style-type: none"> Number of spatial concentrations of health problems arising from environmental factors resulting from development permitted under the Plan 	<ul style="list-style-type: none"> No spatial concentrations of health problems arising from environmental factors as a result of implementing the Plan 	<ul style="list-style-type: none"> Review of published information from the Health Service Executive and EPA Internal consultations with the Council’s Environment Department 	<ul style="list-style-type: none"> Consultations with the Health Service Executive and EPA
		<ul style="list-style-type: none"> Proportion of people reporting regular cycling / walking to school and work above previous CSO figures 	<ul style="list-style-type: none"> Increase in the proportion of people reporting regular cycling / walking to school and work above previous CSO figures Progress in successfully implementing Plan measures relating to active travel 	<ul style="list-style-type: none"> CSO data Internal review of progress on implementing Plan objectives 	<ul style="list-style-type: none"> Where proportion of population shows increase in private car use above previous CSO figures, the Council will coordinate with the Regional Assembly, the DHLGH, DCEE and NTA to develop a tailored response.
		<ul style="list-style-type: none"> Number of spatial plans that include specific green infrastructure mapping 	<ul style="list-style-type: none"> Require all local level land use plans to include specific green infrastructure mapping 	<ul style="list-style-type: none"> Internal review of local land use plans 	<ul style="list-style-type: none"> Review internal systems
Soil (and Land)	S	<ul style="list-style-type: none"> Proportion of population growth occurring on infill and brownfield lands compared to greenfield (also relevant to Material Assets) 	<ul style="list-style-type: none"> As per the revised NPF, to limit the rate of increase land that is sealed or artificialised per year and promote the reversal of this in suitable areas e.g., flood zones, high density areas 	<ul style="list-style-type: none"> EPA Geoportal Compilation of greenfield and brownfield development for the DHLGH 	<ul style="list-style-type: none"> Where the proportion of growth on infill and brownfield sites is not keeping pace with the targets set in the NPF and the RSES, the Council will liaise with the Regional Assembly to establish reasons and coordinate actions to

⁴ Where remedial action is required, consultations with government agencies (e.g. DCEE, DT, EPA, HSE, NPWS, Regional Assembly, Uisce Éireann) may be undertaken in order to confirm causes of any identified changes in the environment and in order to develop appropriate responses.

⁵ Including confirmation with development management that the following impacts have been considered and including use of monitoring data, where available: biodiversity/habitat loss; nitrogen deposition impacts on European sites; recreational disturbance resulting from implementation of tourism and recreation policies and objectives particularly in riparian areas; biodiversity enhancement; and disturbance /visitor pressure impacts of recreation, amenity and tourism development.

⁶ Including confirmation with development management that the following impacts have been considered and including use of monitoring data, where available: biodiversity/habitat loss; nitrogen deposition impacts on European sites; recreational disturbance resulting from implementation of tourism and recreation policies and objectives particularly in riparian areas; biodiversity enhancement; and disturbance /visitor pressure impacts of recreation, amenity and tourism development.

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Environmental Component	SEO Code	Indicators	Targets	Sources	Remedial Action ⁴
			<ul style="list-style-type: none"> In accordance with the NPF, deliver at least 30% of all new homes that are targeted in settlements other than the five Cities and their suburbs, within their existing built-up footprints and ensure compact and sequential patterns of growth To map brownfield and infill land parcels 	<ul style="list-style-type: none"> Internal review of development management / grants of permission 	address constraints to doing so.
		<ul style="list-style-type: none"> Instances where contaminated material generated from brownfield and infill must be disposed of 	<ul style="list-style-type: none"> Dispose of contaminated material in compliance with EPA guidance and waste management requirements 	<ul style="list-style-type: none"> Internal review of development management / grants of permission where contaminated material must be disposed of 	<ul style="list-style-type: none"> Consultations with the EPA and Development Management
		<ul style="list-style-type: none"> Environmental assessments and AAs as relevant for applications for brownfield and infill development prior to planning permission 	<ul style="list-style-type: none"> Screen for and undertake environmental assessments and AA as relevant for applications for brownfield and infill development prior to planning permission 	<ul style="list-style-type: none"> Internal review of development management / grants of permission 	<ul style="list-style-type: none"> Review internal systems
Water	W	<ul style="list-style-type: none"> Status of water bodies as reported by the EPA Water Monitoring Programme for the WFD 	<ul style="list-style-type: none"> Subject to exemptions provided for by Article 4 of the Water Framework Directive, not to cause deterioration in the status of any surface water or affect the ability of any surface water to achieve 'good status' Implementation of the objectives of the River Basin Management Plan 	<ul style="list-style-type: none"> EPA Monitoring Programme for WFD compliance⁷ 	<ul style="list-style-type: none"> Where water bodies are failing to meet at least good status this will be investigated with the DHLGH Water Section, the EPA Catchment Unit, the Regional Assembly and, as relevant, Uisce Éireann to establish if the pressures are related to Plan actions / activities. A tailored response will be developed in consultation with these stakeholders in such a circumstance. Where planning applications are rejected due to insufficient capacity in the WWTP or failure of the WWTP to meet Emission Limit Values, the Council will consider whether it is necessary to coordinate a response with the Regional Assembly, EPA and Uisce Éireann to achieve the necessary capacity.
		<ul style="list-style-type: none"> Number of incompatible developments permitted within flood risk areas 	<ul style="list-style-type: none"> Minimise developments granted permission on lands which pose - or are likely to pose in the future - a significant flood risk 	<ul style="list-style-type: none"> Internal review of development management / grants of permission 	<ul style="list-style-type: none"> Where planning applications are being permitted on flood zones, the Council will ensure that such grants are in compliance with the Flood Risk Management Guidelines and include appropriate flood risk mitigation and management measures.
Material Assets	MA	<ul style="list-style-type: none"> Programmed delivery of Uisce Éireann infrastructure for all key growth towns in line with Uisce Éireann Investment Plan and prioritisation programme to ensure sustainable growth can be accommodated Number of new developments granted permission which can be adequately and appropriately served with waste water treatment over the lifetime of the Plan 	<ul style="list-style-type: none"> All new developments granted permission to be connected to and adequately and appropriately served by waste water treatment over the lifetime of the Plan Where septic tanks are proposed, for planning permission to be only granted when applications demonstrate that the outfall from the septic tank will not – in-combination with other septic tanks – contribute towards any surface or ground water body not meeting the objective of good status under the Water Framework Directive Facilitate, as appropriate, Uisce Éireann in developing water and wastewater infrastructure See also targets relating to greenfield and brownfield development of land under Soil and broadband under Population and Human Health 	<ul style="list-style-type: none"> Internal review of development management / grants of permission 	<ul style="list-style-type: none"> Where planning applications are rejected due to insufficient capacity in the WWTP or failure of the WWTP to meet Emission Limit Values, the Council will consider whether it is necessary to coordinate a response with the Regional Assembly, EPA and Uisce Éireann to achieve the necessary capacity.
		<ul style="list-style-type: none"> Proportion of people reporting regular cycling / walking to school and work above previous CSO figures 	<ul style="list-style-type: none"> Increase in the proportion of people reporting regular cycling / walking to school and work above previous CSO figures Progress in successfully implementing Plan measures relating to active travel 	<ul style="list-style-type: none"> CSO data Internal review of progress on implementing Plan objectives 	<ul style="list-style-type: none"> Where proportion of population shows increase in private car use above previous CSO figures, the Council will coordinate with the Regional Assembly, the DHLGH, DCEE and NTA to develop a tailored response.

⁷ Including monitoring of water quality and nitrogen deposition due to bioenergy and agricultural projects where available

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Environmental Component	SEO Code	Indicators	Targets	Sources	Remedial Action ⁴
Air	A	<ul style="list-style-type: none"> Proportion of journeys made by private fossil fuel-based car compared to previous levels NO₂ (Nitrogen Dioxide), PM10 (particulate matter with diameter of 10 microns or less) and O₃ (Ozone) as part of Ambient Air Quality Monitoring 	<ul style="list-style-type: none"> Decrease in proportion of journeys made by car compared to previous levels Improvement in Air Quality trends, particularly in relation to transport related emissions Progress in successfully implementing Plan measures relating to sustainable mobility and travel 	<ul style="list-style-type: none"> CSO data EPA Air Quality Monitoring Internal review of progress on implementing Plan objectives 	<ul style="list-style-type: none"> Where proportion of population shows increase in private car use above previous CSO figures, Council will coordinate with the Regional Assembly, DHLGH, DCEE and NTA to develop a tailored response. See also entry under Population and human health above
Climatic Factors	C	<ul style="list-style-type: none"> Implementation of Plan measures relating to climate reduction targets 	<ul style="list-style-type: none"> For review of progress on implementing Plan objectives to demonstrate successful implementation of measures relating to climate reduction targets 	<ul style="list-style-type: none"> Internal review of development management / grants of permission 	<ul style="list-style-type: none"> Review internal systems
		<ul style="list-style-type: none"> A competitive, low-carbon, climate-resilient and environmentally sustainable economy 	<ul style="list-style-type: none"> Contribute towards transition to a competitive, low-carbon, climate-resilient and environmentally sustainable economy by 2050 	<ul style="list-style-type: none"> Confirmation of progress in implementing of South Dublin County Council's Climate Change Adaptation Strategy 2019-2024 and Climate Action Plan 2024-2029 EPA Greenhouse Gas Emissions reporting Internal review of implementation of Plan provisions relating to renewable energy in transport, including facilitating the development of electricity charging and transmission infrastructure 	<ul style="list-style-type: none"> Where targets are not achieved, the Council will liaise with the Regional Assembly and the Eastern and Midlands Climate Action Regional Office to establish reasons and develop solutions.
		<ul style="list-style-type: none"> Share of renewable energy in transport 	<ul style="list-style-type: none"> Contribute towards the National Energy and Climate Plan 2021-2030 sectoral target for transport (RES-T) of 14%, by 2030 (this may be increased following a provisional European agreement on 30 March 2023 for a binding overall RES target of at least 42.5% by 2030) 		
		<ul style="list-style-type: none"> Greenhouse gas emissions 	<ul style="list-style-type: none"> Contribute towards the target of aggregate reduction in carbon dioxide (CO₂) emissions of at least 51% (compared to 1990 levels) by 2030 (helping to set Ireland on a path to reach net-zero emissions by 2050) 		
		<ul style="list-style-type: none"> Energy consumption, the uptake of renewable options and solid fuels for residential heating 	<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 		
		<ul style="list-style-type: none"> Proportion of journeys made by private fossil fuel-based car compared to previous levels 	<ul style="list-style-type: none"> Decrease in the proportion of journeys made by residents of the settlements using private fossil fuel-based car compared to previous levels Progress in successfully implementing Plan measures relating to sustainable mobility and travel 	<ul style="list-style-type: none"> CSO data Internal review of progress on implementing Plan objectives 	<ul style="list-style-type: none"> Where trends toward carbon reduction are not recorded, the Council will liaise with the Regional Assembly and the Eastern and Midlands Climate Action Regional Office to establish reasons and develop solutions.
		<ul style="list-style-type: none"> Proportion of people reporting regular cycling / walking to school and work above previous CSO figures 	<ul style="list-style-type: none"> Increase in the proportion of people reporting regular cycling / walking to school and work above previous CSO figures Progress in successfully implementing Plan measures relating to active travel 	<ul style="list-style-type: none"> CSO data Internal review of progress on implementing Plan objectives 	<ul style="list-style-type: none"> Where proportion of population shows increase in private car use above previous CSO figures, the Council will coordinate with the Regional Assembly, the DHLGH, DCEE and NTA to develop a tailored response.
Cultural Heritage	CH	<ul style="list-style-type: none"> Percentage of entries to the Record of Monuments and Places, and the context these entries within the surrounding landscape where relevant, protected from adverse effects resulting from development which is granted permission under the Plan 	<ul style="list-style-type: none"> Protect entries to the Record of Monuments and Places, and the context of these entries within the surrounding landscape where relevant, from adverse effects resulting from development which is granted permission under the Plan 	<ul style="list-style-type: none"> Internal review of development management / grants of permission 	<ul style="list-style-type: none"> Where monitoring reveals visitor or development pressure is causing negative effects on designated archaeological or architectural heritage, the Council will work with Regional Assembly, Fáilte Ireland and the National Monuments Service and other stakeholders, as relevant, to address pressures through additional mitigation.
		<ul style="list-style-type: none"> Percentage of entries to the Record of Protected Structures and Architectural Conservation Areas and their context protected from significant adverse effects arising from new development granted permission under the Plan 	<ul style="list-style-type: none"> Protect entries to the Record of Protected Structures and Architectural Conservation Areas and their context from significant adverse effects arising from new development granted permission under the Plan 	<ul style="list-style-type: none"> Internal review of development management / grants of permission 	

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Environmental Component	SEO Code	Indicators	Targets	Sources	Remedial Action ⁴
Landscape	L	<ul style="list-style-type: none"> Number of developments permitted that result in avoidable adverse visual impacts on the landscape, especially with regard to landscape and amenity designations included in Land Use Plans, resulting from development which is granted permission under the Plan 	<ul style="list-style-type: none"> No developments permitted which result in avoidable adverse visual impacts on the landscape, especially with regard to landscape and amenity designations included in Land Use Plans, resulting from development which is granted permission under the Plan 	<ul style="list-style-type: none"> Internal review of development management / grants of permission 	<ul style="list-style-type: none"> Where monitoring reveals developments permitted which result in avoidable adverse visual impacts on the landscape, the Council will re-examine Plan provisions and the effectiveness of their implementation