



Comhairle Contae  
Átha Cliath Theas  
South Dublin County Council

# South Dublin County Council DEVELOPMENT PLAN 2010 - 2016

## SEA Monitoring Report 2012

Strategic Environmental Assessment

South Dublin County Council  
**DEVELOPMENT**  
**PLAN**   
2010-2016



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## Executive Summary

Article 10 of the SEA Directive requires that Member States shall monitor the significant environmental effects of the implementation of plans and programmes in order to identify at an early stage unforeseen adverse effects, and to be able to undertake appropriate remedial action. This SEA Monitoring Report details the results of measuring the environmental impact of the implementation of the South Dublin County Development Plan (CDP) 2010 – 2016 by means of selected indicators.

Approximately 40% of the indicators in South Dublin are being drawn from monitoring systems already in place both within and external to the Council. The remainder are being derived through a web based SEA Monitoring System created to capture critical data at the planning application decision making stage. These Development Derived Indicators allow both a means of monitoring significant environmental impacts of implementing the policies and objectives of the County Development Plan and also, as information builds up over time, will enable evidence based policy analysis and review. The results are summarised in the table below (the detail and the context within which the information has been gathered is contained in the body of the report).

The results from the SEA Monitoring System represent planning decisions since the coming into operation of the Development Plan in October 2010 for the twenty one months up to July 2012. Overall, the results are reasonably positive. Just over a quarter of all of the planning applications in South Dublin overlapped with one or more environmentally sensitive layers. The potential outcome of a significant majority (76%) of development proposals granted are being recorded as no impact<sup>1</sup>, 21% as a minor impact and 2% as a major impact.

The core strategic aim of the Development Plan is to promote a more consolidated and compact urban form for the County. Of the permissions granted since the Plan became operational, 84.3 % are on Brownfield sites, 11.1 % are on Greenfield and 4.6 % are in the Strategic Development Zones (SDZ's). However, while the largest use-type being permitted on Greenfield land is Office-based Industry (21,100sq.m), this is not a concern as it represents a single permission for a data processing facility which would be a relatively low trip generator. In terms of "promoting and supporting more sustainable forms of transport particularly public transport" (another key objective of the Plan), just under half of all floorspace

granted has High/Medium Public Transport Accessibility (PTA).

The SEA Monitoring System indicates that none of the applications granted within the time period is likely to result in the loss of any designated ecological site within the South Dublin County area. The delivery of a Biodiversity Plan for the County in 2012/2013 will enhance the opportunity for monitoring impacts on Biodiversity. The introduction of strong Green Infrastructure strategies in the recently adopted Local Area Plans for Fortunestown and Newcastle is positive.

Census information shows that the Percentage of population within the County travelling to work or school by public transport or non-mechanical means has dropped slightly from 36.4% in 2006 to 35.5% in 2011.

The latest round of noise modelling in the Dublin Agglomeration shows that the number of persons exposed to an average 24hour sound levels greater or equal to 75dB Lden is 6300 compared to 8,000 in 2008. Air Quality as monitored by the EPA is indicated as good while the compliance with Drinking Water standards is 98.8%.

Data on Water Quality for surface and groundwater is not available as yet.

The monitoring of applications in both potential Flood Risk areas and in and adjoining Section 22 Landfill Sites has allowed the opportunity to include mitigating conditions where appropriate.

The percentage of household waste collected from kerbside which is sent for recycling increased from 26.01% in 2010 to 43.66% in 2011.

There has been no known full or partial loss to entries to the Record of Monuments and Places. In terms of formal enforcement notices, One S152 Warning Letter, Two S154 Enforcement Notice and One S59 Endangerment Notice have issued in the period. There have been no additions to the Record of Protected Structures or Architectural Conservation Areas since the Development Plan came into operation.

In terms of recording impacts on the Landscape, while the SEA Monitoring System is recording a minor degree of impact for dwellings in Landscape Areas, the system is not yet capable to recording the cumulative impact which can be seen to be considerable in some areas.

<sup>1</sup>It is the potential impact of the development as granted or as refused that is recorded. The potential impact is inclusive of mitigation measures (if included by condition).

The distinction between a minor and a major impact is that the former would be categorized as "significant " while the latter would be "highly significant". The example, as provided in the explanatory notes of the SEA Monitoring System for the Planning Case Officers, was that a minor impact could be the removal of trees that are not an essential part of the Biodiversity Network and where a programme of replacement trees could be conditioned. The removal of woodlands or hedgerows that were an essential part of the Biodiversity Network even though some form of alternative network provision was envisaged could be considered as a major impact.

Overall, it is apparent that the system that South Dublin County Council put in place to monitor the impacts of the policies and objectives contained in the County Development Plan 2010 – 2016 as required by Article 10 of the SEA Directive is working well. No thresholds, at which corrective action is required under the Monitoring Framework, have been surpassed.

A series of recommendations are advanced in the Report;

- Record the detail of the mitigation as part of the SEA Monitoring System and put an inspection system in place to ensure that the mitigating measures, that have been introduced

- to reduce the potential environmental impact, have in fact been implemented
- Continue development of SEA System to include for Cumulative Impacts
- Continue deriving innovative approaches to integrating landuse and public transportation
- Review permitting large Office in EP3 zoned land
- Review A1 zoned land that is outside PTA zones for either rezoning (residential to rural) or maintain the zoning with low dwelling densities

### Summary of Monitoring Results for Selected Indicators

Environmental Component	Selected Indicator(s)	Monitoring Results
Biodiversity, Flora and Fauna	<p>B1: Percentage of relevant habitats and designated ecological sites lost as a result of implementation of the CDP</p> <p>B2: Number of significant adverse impacts, including direct, cumulative and indirect impacts, to relevant habitats, geological features, species or their sustaining resources in designated ecological sites by development within or adjacent to these sites as a result of implementation of the CDP</p> <p>B3: Percentage of green networks provided by the County's primary ecological corridors which has been lost without remediation</p>	<p>No designated ecological sites or relevant habitats lost.</p> <p>Of the 44 planning applications that have been granted within or adjoining designated sites, one is recorded as being likely to have a major impact, four a minor impact and the balance no impact. Six out of the seven applications within or adjoining the SAC layer were refused by the Council</p> <p>These 'primary ecological corridors' have yet to be identified through the County Biodiversity Plan process.</p>
Population and Human Health	<p>HH1: No of occasions that PM10 limits have been exceeded in at Air Monitoring stations</p> <p>HH2: Percentage of population that are exposed to unacceptable levels of traffic noise (to be defined)</p>	<p>None of the monitoring stations in South Dublin exceeded allowable limits during 2010. The PM10 limit has been breached three times in 2011<sup>2</sup></p> <p>The latest round of noise mapping carried out in 2011 indicates the number of people exposed to average 24hour sound levels equal to or greater than 75dB Lden is 6300 compared to 8,000 in 2007</p>

<sup>2</sup>The limit is deemed breached if more than 35 exceedances occur during the year.

Environmental Component	Selected Indicator(s)	Monitoring Results
Soil	<p>S1i: Area of brownfield land redeveloped</p> <p>S1ii: Area of greenfield land developed</p> <p>S1iii: Number of contaminated sites identified and remediated</p> <p>S2 Volume of waste recycled and volume of waste sent to landfill</p>	<p>The floorspace permitted indicates that of the approx. 528,815 sq.m. granted, 84.3 % is on Brownfield sites, 11.1 % is on Greenfield and 4.6 % is in the SDZs</p> <p>Four permissions granted have the potential to have a minor impact: all mitigated by conditions requiring Risk Assessment studies and Gas Monitoring</p> <p>% of household waste collected from kerbside, which is sent for recycling 26.01% in 2010 and 43.66% in 2011</p> <p>% of household waste sent to landfill was 60.58% in 2010 and N/A for 2011</p>

Water	<p>Indicator W1i: Biotic Quality Rating (Q Value) and risk assessment</p> <p>Indicator W1ii: EPA Trophic Status of Lakes</p> <p>W2: Groundwater Quality Standards and Threshold Values under Directive 2006/118/EC</p> <p>W3: Number of developments granted permission on lands which pose - or are likely to pose in the future - a significant flood risk</p>	<p>Ecological status available for 2011 only</p> <p>Not Available for required period</p> <p>N/A</p> <p>71 applications decided within areas indicated as being at risk of flooding in PFRA areas; 1 refused and 7 have the potential to have a minor impact granted (3 with a condition related to the mitigation of any potential flooding aspects)</p> <p>48 applications decided within Dodder CFRAMS areas indicated as being at risk of flooding; one with the potential to have a major impact refused and the four with the potential to have a minor impact granted (two with a mitigation conditions)</p>
<b>Environmental Component</b>	<b>Selected Indicator(s)</b>	<b>Monitoring Results</b>
Air and Climatic Factors	<p>C1i: Percentage of population within the County travelling to work or school by public transport or non-mechanical means</p> <p>C1ii: Average distance travelled to work or school by the population of the County</p> <p>C2: Floorspace permitted in areas of Public Transport Accessibility (PTA)</p>	<p>36.4% in 2006 35.5% in 2011 42.8% for GDA in 2011</p> <p>Information from Census 2011 for average distance travelled to work or school is not yet available</p> <p>21.6% in area of High PTA 25.9% in area of Medium PTA 13.8% in area of Low PTA 38.8% in area of No PTA</p>

Material Assets	<p>M1: Number of new developments granted permission which cannot be adequately served by a public waste water treatment plant over the lifetime of the CDP</p> <p>M2: Drinking water quality standards, (Microbiological, Chemical and Indicator parameters)</p>	<p>64 (9%) of permissions granted for developments serviced by septic tanks or other form of private waste water disposal</p> <p>SDCC's monitoring of drinking water samples (approx. 4,000/year) 2010 compliance of 99.8% 2011 compliance of 99.8% 2012 compliance of 99.7% (first 6 months)</p>
Cultural Heritage	<p>CH1: Number of unauthorised developments occurring which result in full or partial loss to entries to the Record of Monuments and Places - including Zones of Archaeological Potential - and the context of the above within the surrounding landscape where relevant</p> <p>CH2i: Number of unauthorised developments occurring which result in physical loss or loss entries to the Record of Protected Structures and/or their context within the surrounding landscape where relevant</p> <p>CH2ii: Number of additions to the Record of Protected Structures (RPS) and the number of additional Architectural Conservation Areas (ACAs)</p>	<p>No known full or partial loss to entries to the Record of Monuments and Places</p> <p>One S152 Warning Letter Two S154 Enforcement Notice One S59 Endangerment Notice</p> <p>There have been no additions to the RPS or ACA's since the Development Plan came into operation</p>
<b>Environmental Component</b>	<b>Selected Indicator(s)</b>	<b>Monitoring Results</b>
Landscape	<p>L1: Number of complaints received from statutory consultees regarding avoidable impacts on the landscape - especially with regard to the County's landscapes which are most valuable and most sensitive to change and protected focal points and views - resulting from development which is granted permission under the CDP</p> <p>L2: Number of dwellings permitted above the 120m contour</p> <p>Indicator L2ii: Percentage of dwellings permitted above the 120 metre contour which have carried out landscaping proposals as required by condition of planning permission.</p>	<p>No complaints received from statutory consultees regarding avoidable impacts on the landscape</p> <p>11 dwellings permitted within Mountain Landscape Area (1 Major, 6 Minor and 4 No Impact)</p> <p>Too early to evaluate as yet</p>



## 1. Background and Context

The Strategic Environmental Assessment (SEA) Directive requires that the significant environmental effects of the implementation of plans and programmes are monitored. This SEA Monitoring Report details the results of measuring the environmental impact of the implementation of the South Dublin County Development Plan (CDP) 2010 – 2016 by means of selected indicators.

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

### 1.1 Indicators and Targets

The monitoring is based around the indicators which were chosen earlier in the SEA process and outlined in the Environmental Report accompanying the CDP. These indicators allow quantitative measures of trends and progress over time relating to the Strategic Environmental Objectives used in the evaluation. Focus has been given to indicators which are relevant to the likely significant environmental effects of implementing the CDP. Each indicator being monitored is accompanied by the relevant target(s) - measures which the CDP can help work towards - which were identified with regard to the relevant legislation. Appendix 2 below lists the indicator and targets which were selected with regard to the monitoring of the Plan.

### 1.2 Sources

The SEA Directive and the Department of Environment Community and Local Government Guidelines state that measurements for indicators should come from existing monitoring sources and no new monitoring should be required to take place. Existing monitoring sources exist for many of the indicators and include those maintained by South Dublin County Council and other relevant authorities e.g. the Environmental Protection Agency and the Central Statistics Office.

As there was also a range of indicators for which there was no existing source, the Council's SEA Team and the Spatial Data Team created a SEA Monitoring System

using Development Management derived Indicators to both monitor the significant environmental impacts of Development Plan policies and to begin the process of introducing meaningful indicators to monitor spatial planning. The system became operational at the start of 2011 and records all planning applications made since the coming into operation of the plan in October 2010.

The project seeks to capture critical data at the planning decision making stage that will ultimately lead to evidence-based policy analysis and review. About 60% of the SEA Monitoring Indicators for the County Development Plan are derived from the Development Management system.

### 1.3 Excluded Indicators and Targets

As noted in the proposed Monitoring Scheme outlined at the adoption of the Development Plan in 2010, monitoring data on Indicator W2 (Groundwater Quality Standards and Threshold Values under Directive 2006/118/EC) may not be available for the preliminary monitoring evaluation as the groundwater threshold values to which this indicator relates have not yet been identified by the EPA. This, indeed, is the case.

### 1.4 Reporting

This monitoring evaluation report on the effects of implementing the CDP has been prepared to coincide with the Manager's report to the Elected Members on the progress achieved in securing CDP objectives within two years of the making of the Plan (as required under section 15 of the 2000 Planning Act).

### 1.5 Responsibility

South Dublin County Council are responsible for collating existing relevant monitored data, the preparation of a monitoring report, the publication of this report and, if necessary, the carrying out of corrective action.

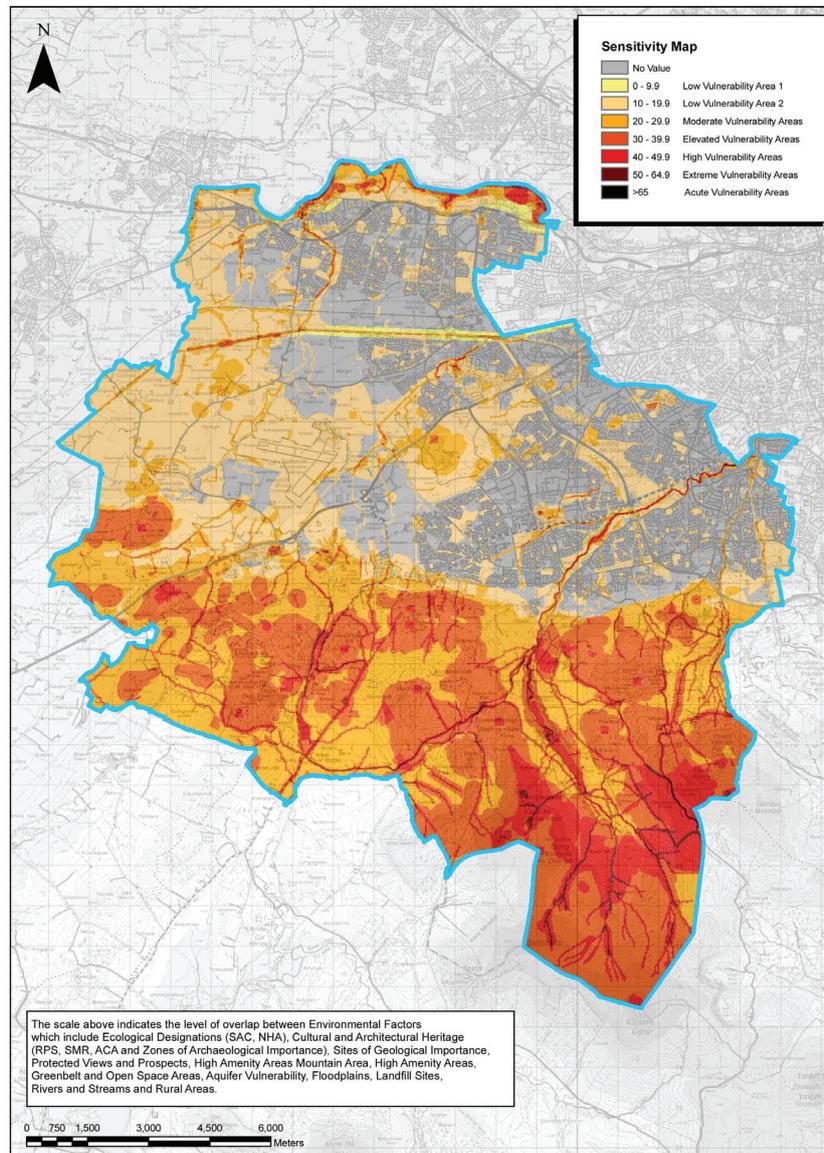


## 2. Environmental Sensitivity

The Council has mapped a series of data-sets representing sensitive environmental zones such as designated ecological sites, cultural and archaeological areas, landscape zones, flood-risk areas etc. A sensitivity map for the County was produced by overlapping the various environmental sensitive zones (GISEA Manual, EPA 2010).

The environmental sensitivity is indicated by colours which range high vulnerability (red) to moderate vulnerability (orange) and low vulnerability (yellow). Where the mapping

shows a concentration of environmental sensitivities, there is an increased likelihood that development will conflict with these sensitivities and cause environmental deterioration. This is particularly the case where the cumulative development of small-scale projects, such as rural housing, gradually causes a slow deterioration of a resource, such as water or landscape quality. The SEA Monitoring System uses the overlap of planning application sites with these sensitive environmental areas to alert Planning Case Officers to the need to monitor these particular applications.

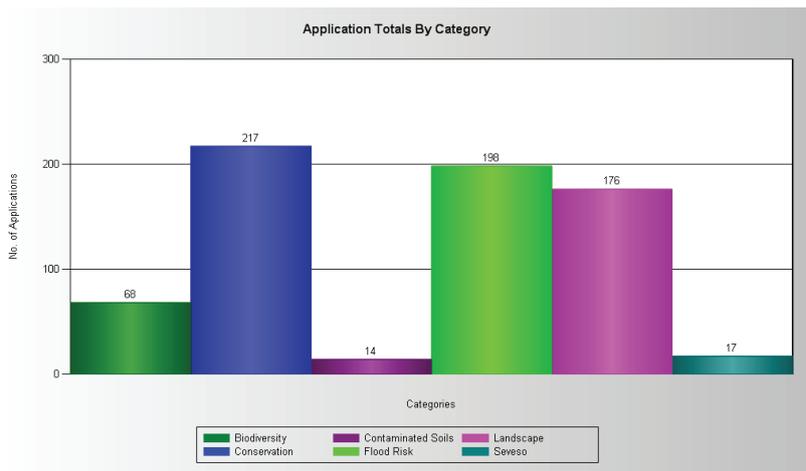




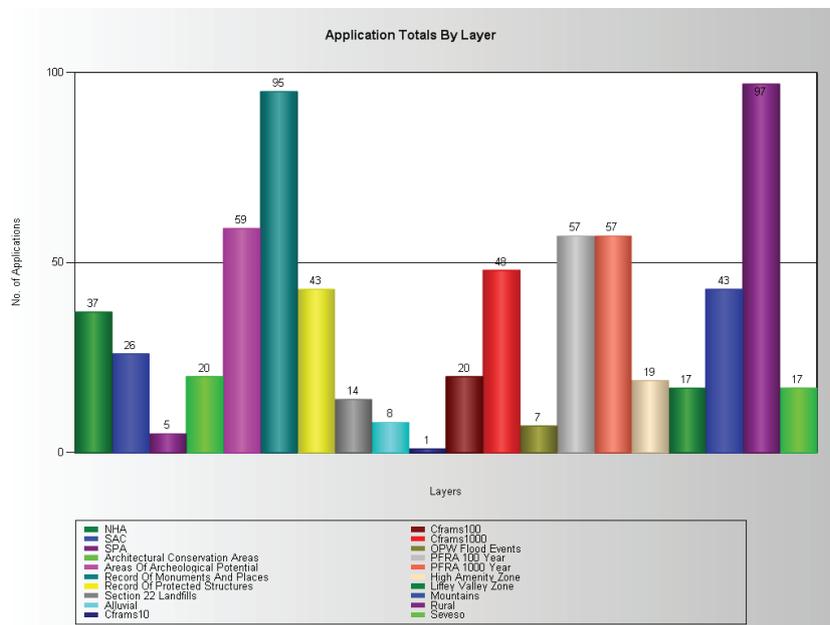
### 3. Development Management in Environmental Sensitive Layers

The SEA Monitoring System operates by means of the system detecting where the site boundary of planning applications overlap with areas of identified environmental sensitivity. The Planning Case Officer records a potential impact of the proposal on the environmental sensitive layers.

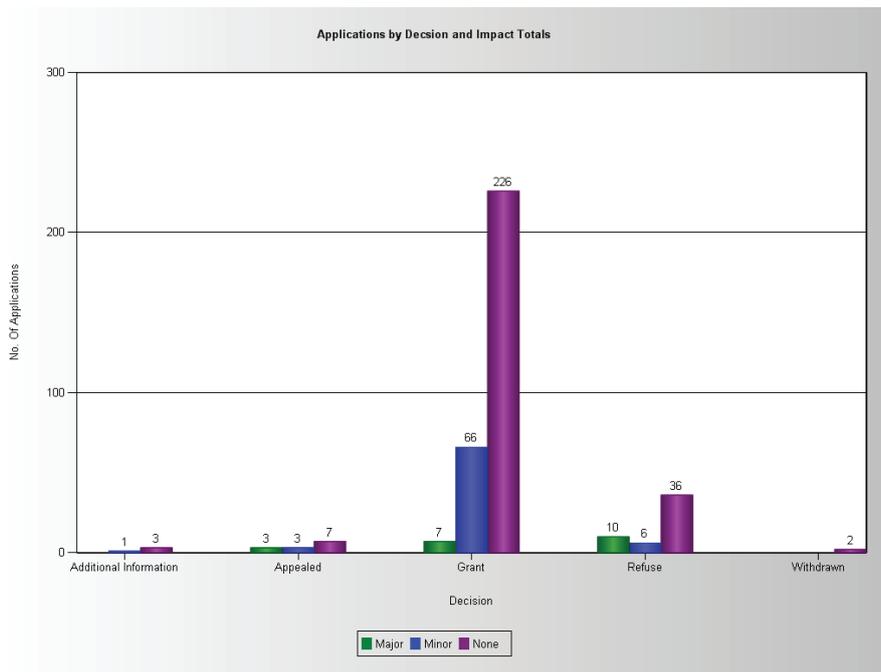
The following results are from the first 21 months operation of the SEA Monitoring System which commenced in 6th October 2010.



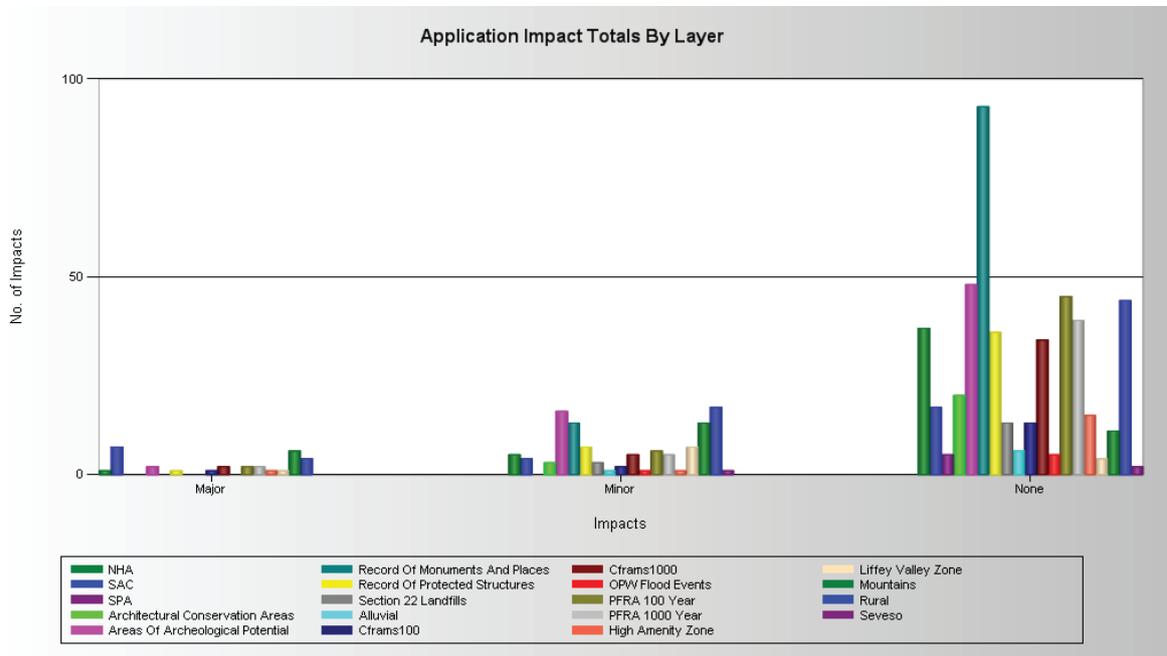
385 (27%) of all of the planning applications in South Dublin during the period overlapped with one or more environmentally sensitive layers.



This chart indicates the number of planning applications which overlap with the individual environmental layers. The two peaks in the Bar Chart represent, on the left, the Area of Archaeological Potential / Record of Monument and Places (there is unavoidable double counting occurring here as Areas of Archaeological Potential are defined by the OPW as part of the Record of Monument and Places) and on the right, the Mountain and Rural Landscape Areas.



Of the 370 of the planning applications in South Dublin that overlapped with one or more environmentally sensitive layers, 299 (81%) were granted, 52 (14%) were refused.



Just over a quarter of all of the planning applications in South Dublin overlapped with one or more environmentally sensitive layers. The potential outcome of a significant majority (76%) of development proposals granted are being recorded as no impact, 21% as a minor impact and 2% as a major impact.

## 4. Development Plan Indicators

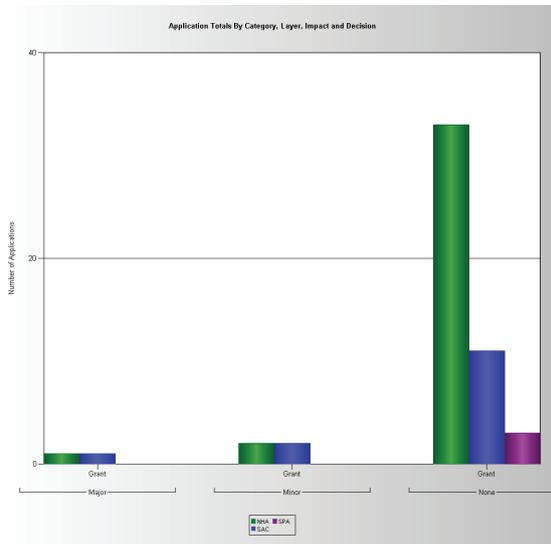
The Development Plan 2010 – 2016 Indicators and their Targets were derived during the Strategic Environmental Assessment process that ran parallel to the production of the Plan, see Appendix 2 for Listed Targets and Indicators from the Environmental Report of the South Dublin County Development Plan 2010 – 2016. The specific Indicators, their Targets and the progress made in measuring the Indicators are listed below.

### 4.1 Biodiversity, Flora and Fauna

**Indicator B1:** *Percentage of relevant habitats and designated ecological sites lost as a result of implementation of the CDP*

**Target B1:** *No losses of relevant habitats, species or their sustaining resources in designated ecological sites as a result of implementation of the CDP*

The SEA Monitoring System indicates the prediction that none of the applications granted within the time period will result in any loss of designated ecological sites within South Dublin County.



**Indicator B2:** *Number of significant adverse impacts, including direct, cumulative and indirect impacts, to relevant habitats, geological features, species or their sustaining resources in designated ecological sites by development within or adjacent to these sites as a result of implementation of the CDP*

**Target B2:** *No significant adverse impacts, including direct, cumulative and indirect impacts, to relevant habitats, geological features, species or their sustaining resources in designated ecological sites by development within or adjacent to these sites as a result of implementation of the CDP*

In the time of operation, 44 applications have been granted within or adjoining (within the buffer zone) of South Dublin's National Heritage Areas, Special Areas of Conservation and Special Protection Areas: one of the permissions granted is recorded as being likely to have a major impact (granted by An Bord Pleanála, see Appendix 1), four a minor impact and the balance no impact. Six out of the seven applications for development within the SAC layer that were recorded as being likely to have a major impact were refused: the grant was the An Bord Pleanála permission referred to above.

**Indicator B3:** *Percentage of connectivity provided by the County's primary ecological corridors which has been lost without mitigation*

**Target B3:** *No ecological connectivity provided by the County's primary ecological corridors to be lost without mitigation as a result of implementation of the CDP*

These 'primary ecological corridors' have to be identified through the County Biodiversity Plan process. The public consultation process for the Biodiversity Plan is to get underway January 2013.

There have also been a number of ecological surveys undertaken since 2010 which will contribute significantly to the County Biodiversity Plan. There has been the county-wide primary habitat survey and then a series of individual surveys at three locations along the Dodder Valley, three locations along the Grand Canal, five surveys within the Council's public parks and Glenasmole Valley Hydrogeological Survey.

Within the broader context in Biodiversity, there are three issues of note;

Firstly, there is an existing problem of hedgerows being lopped particularly outside the permitted times in the year: the identification of primary ecological corridors in the forthcoming County Biodiversity Plan has the potential to be helpful in identifying those hedgerows that are significant and addressing this issue through enforcement.

Secondly, the clarification of the required process in recent regulations and circulars for the European Habitat Directive, will help improve the implementation<sup>3</sup> of statutory requirements nationally.

Thirdly, the concept of "Green Infrastructure"<sup>4</sup> has been firmly integrated into the Local Area Plans produced since the adoption of the County Development Plan. This approach will produce significant benefits in terms of maintaining and enhancing Biodiversity in the county.

#### 4.2 Population and Human Health

**Indicator HH1:** *Number of occasions that PM10 limits have been exceeded in at Air Monitoring stations*

**Target HH1:** *Reduce number of people exposed to traffic noise and air quality levels which endanger health and quality of life*

The Environmental Protection Agency (EPA) maintains a number of air monitoring stations within South Dublin County. The permanent location of the monitoring station is on the Old Bawn Road in Tallaght. Monitoring is carried out using a continuous monitor for Sulphur Dioxide and Particulate Matter (PM10) at this station. The latest available document 'Air Quality in Ireland Report (2010)' by the EPA indicated that none of the monitoring stations in South Dublin exceeded allowable limits during that year. The PM10 limit, however, has been breached three times in 2011. The daily limit for PM10 is 50 ug/m<sup>3</sup>. The limit is deemed breached if more than 35 exceedances occur during the year.

**Indicator HH2:** *Percentage of population that are exposed to unacceptable levels of traffic noise or the number of noise sensitive locations that have a score where priority action is required*

**Target HH2:** *Reduce number of people exposed to traffic noise and air quality levels which endanger health and quality of life*

Following the European Noise Directive 2002/49/EC and the introduction in Ireland of the Environmental Noise Regulations 2006 (SI 140/2006), the four local authorities within the agglomeration of Dublin (Dublin City Council,

Fingal, Dún Laoghaire-Rathdown and South Dublin County Councils) prepared a Noise Action Plan, including noise maps for the Dublin Agglomeration 2008-2013.

The Council has recently upgraded and expanded the network of noise monitors which are used to validate the computer-modelled noise maps. The network has been expanded from three noise monitors to seven. The network is now as follows:

- St Colmcilles School, Scholarstown Rd., Knocklyon
- Rathcoole Parks Depot, Mill Road, Rathcoole
- Deansrath Depot, Off New Nangor Rd, Clondalkin
- Tallaght Leisure Centre, Cookstown Rd, Tallaght
- Cheeverstown House, N81, Templeogue
- County Hall, Belgard Square North, Tallaght
- Esker Parks Depot, Esker Lane, Lucan

The sites were selected to give an overall picture of noise from traffic through the South Dublin County Council area, in order to validate the noise maps. The Noise Action Plan is then derived from these maps. This is the Council's second round of Noise Mapping, an activity which is required every five years under the Environmental Noise Regulations 2006.

The noise monitors operate on a 24-hour basis, taking noise readings every five minutes. The readings are then transmitted to a website. The website is currently being upgraded to a more user-friendly front end, which will convert the raw data into graphic form.

Approximately 8,000 people were being exposed to average 24hour sound levels<sup>5</sup> equal to or greater than 75 decibels in 2007. The latest round of noise mapping carried out in 2011 indicates the number of people exposed to average 24hour sound levels equal to or greater than 75dB Lden (Db) is 6300.

#### 4.3 Greenfield/Brownfield, Soil Contamination and Waste

**Indicator S1i:** *Area of brownfield land redeveloped*

**Target S1i:** *To fully utilise the available brownfield lands*

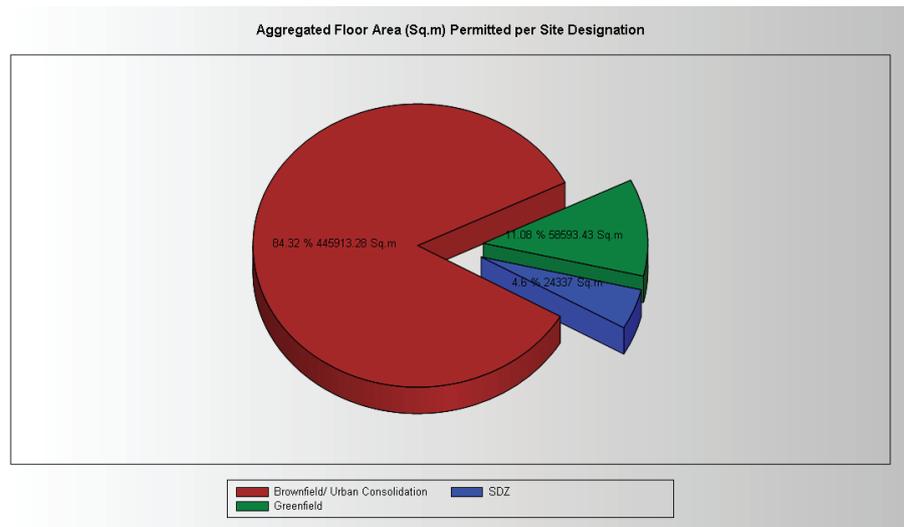
**Indicator S1ii:** *Area of greenfield land developed*

**Target S1ii:** *To reduce the amount of Greenfield lands developed*

<sup>3</sup>The European Court of Justice enquiries, channelled through the National Parks and Wildlife Service (NPWS), concerning the cycle and pedestrian bridge over the Grand Canal Greenway in South Dublin, clarified that while the correct steps in terms of evaluation and mitigation had taken place, the statutory process had not been followed due to "crossed wires" between the Council and the NPWS.

<sup>4</sup>Green Infrastructure can be defined as networks of green areas that provide multiple social, economic and environmental benefits to society. Developing Green Infrastructure can include protecting nature and natural systems, providing a network of green space for people and underpinning economic prosperity by creating a high-quality environment.

<sup>5</sup>Under Directive 2002/49/EC relating to the assessment and management of environmental noise, the EU has introduced the indicator LDEN, standing for the long term average sound level over the day, evening and night periods. The equal to or greater than 75 Lden (Db) represents the highest band of roadside noise as measured by the National Roads Authority on National Primary Routes.



The floorspace permitted in planning applications since the adoption of the Plan indicates that for the first 21 months monitored, of the approx. 52,8815 sq.m. granted, 84.3 % of permitted developments are on Brownfield sites, 11.1 % are on Greenfield and 4.6 % are in the SDZs.

The permitted floorspace is also monitored with a view to both analysing the use types and floorspace that is being permitted on the site designation Greenfield/Brownfield/SDZ.

The overwhelming use-type being permitted on Greenfield land is Office-based Industry (21,090 sq.m) and Residential-House (27,205 sq.m).

This appears to be picking up an interesting area of concern. In the Development Plan process, the Council introduced a tiered system of Employment and Enterprise Zones to allow more intensive employment including offices in urban areas served by good public transport. As a realistic means of achieving this in a sustainable manner, it was proposed to zone a selective amount of greenfield land to allow the low intensity employment and low trip generation uses to relocate. However during the Development Plan process, the range of uses which could comply with the mid-tier zoning was expanded by the Elected Members. Further analysis, however, indicates that the 21,090 sq.m. of office based industry floorspace that the SEA Monitoring System is picking up is a single permission for a data processing facility, so the concerns have not been realised as the use would be a relatively low trip generator. There still remains the possibility of developing offices, a high generator of trips, within greenfield areas where the likelihood of good public transport is low. This is consequently an area that

would benefit from a review.

**Indicator S1iii:** Number of contaminated sites identified and remediated

**Target S1iii:** To ensure sustainable use of brownfield sites

Under Section 22 of the Waste Management Acts 1996 as amended, the Council has carried out an inventory and risk assessment of all non-licensed closed landfills where disposal or recovery activities have taken place. Twenty eight landfills in the County have been included on the EPA Register with former Council landfills at Friarstown and Waterstown included under the scope of these regulations.

Registration and monitoring of these landfills is ongoing and remedial works have been carried out at Friarstown at a cost of some €1.06m over the past ten years. As part of the Council's participation on the Department of Environment, Community and Local Government's pilot project on the Support the Waste Management (Certification of Historic Unlicensed Waste Disposal and Recovery Activity) Regulations 2008, a comprehensive site investigation and risk assessment of Waterstown Landfill has been approved: a tender has recently issued in relation to this work.

The monitoring of planning applications since the commencement of the current Development Plan in October 2010 indicated that twelve applications were lodged that were either immediately adjacent to or overlapped with Section 22 sites. Two of the applications were refused (for reasons not related to the Section 22 sites). Of the remaining ten, six were recorded has not

being likely to be impacted by the Section 22 sites but four were indicated as having the potential to have a minor impact. All of these permissions had conditions attached requiring Risk Assessment studies (using EPA Guidelines) and Gas Monitoring where appropriate.

**Indicator S3:** Volume of waste recycled and volume of waste sent to landfill

**Target S3:** To meet national and EU targets on the recycling of municipal waste and its diversion from landfill

The 2010 and 2011 Local Government Service Indicator Annual Report provides information on waste recycled and waste sent to landfill. While the tonnages of household waste collected at kerbside which is sent for recycling has reduced by approx. two-thirds, the percentage of household waste collected at kerbside which is sent for recycling has increased from 26% to 44%. All households in the County now have waste collection, dry recyclables collection and organic collection.

Household Waste sent for Landfill	2010	2011
The percentage of household waste collected which is sent to landfill	60.58%	Not Available <sup>6</sup>
The tonnage of household waste collected which is sent to landfill	51314	Not Available
Household waste collected which is sent for recycling		
% household waste collected at kerbside which is sent for recycling	26.01%	43.66%
Tonnages of household waste collected at kerbside which is sent for recycling	22033	7262
Tonnages of household waste collected from recycling facilities which is sent for recycling	11351	10297

Sources: Service Indicators in Local Authorities 2010 LGMSB and SDCC internal 2011

#### 4.4 Water

**Indicator W1i:** Biotic Quality Rating (Q Value) and risk assessment

**Target W1ia:** To maintain a biotic quality rating of Q4, in line with the requirement to achieve good water status under the Water Framework Directive, by 2015

**Target W1ib:** To improve biotic quality ratings, where possible, to Q5

**Indicator W1ii:** EPA Trophic Status of Lakes

**Target W1iia:** To achieve a minimum trophic status of mesotrophic, in line with the requirement to achieve good water status under the Water Framework Directive, by 2015

**Target W1iib:** To improve trophic status, where possible, to oligotrophic

There is limited information available in relation to the biotic quality of rivers and streams in the County. Fish stock surveys were undertaken along 10 river sites in the South Dublin County Council area between July and September 2011 by staff from Inland Fisheries Ireland as part of the programme of sampling fish for the Water Framework Directive (WFD), see table below. These provide information on the ecological status of these river bodies.

<sup>6</sup>The privatization of the Waste Collection Service has changed the procedure for collecting information.

River	Site name	Ecological status 2011
Brittas	Bridge just off R114	Good
Camac	Riverside Estate Bridge	Moderate (91%)
Camac	Moneenalion Commons Bridge	Moderate (81%)
Dodder	Footbridge, Beaver Row	High (70%)
Dodder	Mount Carmel Hospital	Moderate (87%)
Dodder	Bohernabreena	Good (98%)
Piperstown	Tributary at Corrageen	NA*
Owendocher	Cruagh Road Bridge	Poor (100%)
Griffeen	Griffeen Avenue Bridge	Moderate (92%)
Griffeen	Grange Castle	Moderate (62%)

**Indicator W2:** *Groundwater Quality Standards and Threshold Values under Directive 2006/118/EC*

**Target W2:** *Compliance with Groundwater Quality Standards and Threshold Values under Directive 2006/118/EC*

At the time of writing the Monitoring Framework in the Environmental Report of the County Development Plan 2010 – 2016, it was indicated that data may not be available for this indicator when the monitoring evaluation is being prepared. This is indeed the case. The Monitoring Report will be updated when this information becomes available.

**Indicator W3:** *Number of developments granted permission on lands which pose - or are likely to pose in the future - a significant flood risk*

**Target W3:** *Minimise developments granted permission on lands which pose - or are likely to pose in the future - a significant flood risk*

There are two main sources of information on Flood Risk that are being used in the SEA Monitoring System; the OPW's Preliminary Flood Risk Assessment (PFRA) which is mapped for the whole County but was only introduced in January 2012 and Catchment Flood Risk Assessment and Management (CFRAMS) for the Dodder catchment. Both operate on the basis of 100 and 100 year predictions of Flood Risk: the OPW information is indicative only but the CFRAM information is a higher quality of prediction. Monitoring for seven months indicates that of seventy one

applications decided within areas indicated as being at risk of flooding in PFRA areas, the one with a potential major impact was refused (not directly related to the Flood risk) and the seven with a potential to have a minor impact were granted (three with a condition related to the mitigation of any potential flooding aspects).

In the CFRAMS Dodder Catchment area, monitoring for the twenty one months indicate that of the forty eight applications decided within areas indicated as being at risk of flooding, one with a potential major impact was granted (with a condition related to the mitigation of any potential flooding aspects) and the four with a potential to have a minor impact were granted (two with a condition related to the mitigation of any potential flooding aspects).

#### 4.5 Air and Climatic Factors

**Indicator C1i:** Percentage of population within the County travelling to work or school by public transport or non-mechanical means

**Target C1i:** An increase in the percentage of the population within the County travelling to work or school by public transport or non-mechanical means

The percentage of population within the County travelling to work or school by public transport or non-mechanical means has fallen by almost 1%: it was 36.4% in 2006 and 35.5% in 2011 (42.8% for GDA in 2011).

Population aged 5 years and over by means of travel to work, school or college	South Dublin 2006	% of Total	South Dublin 2011	% of Total	% Increase Decrease
<b>Total Population</b>	246935		265,205		
<b>On foot</b>	28469	16.59	27,765	16.75	0.16
<b>Bicycle</b>	4662	2.71	4,985	3.01	0.3
<b>Bus, minibus or coach</b>	26246	15.29	22,941	13.84	-1.45
<b>Train, DART or Luas</b>	3148	1.83	3,152	1.9	0.07
<b>Motorcycle or scooter</b>	1888	1.1	1,239	0.75	-0.35
<b>Car driver</b>	71663	41.77	68,785	41.49	-0.28
<b>Car passenger</b>	21452	12.5	24,468	14.76	2.26
<b>Van</b>			5,128	3.09	3.09
<b>Other</b>	10801	6.29	2,412	1.45	-4.84
<b>Not stated</b>	3230	1.88	4,914	2.96	1.08
<b>Total</b>	171559		165,789		

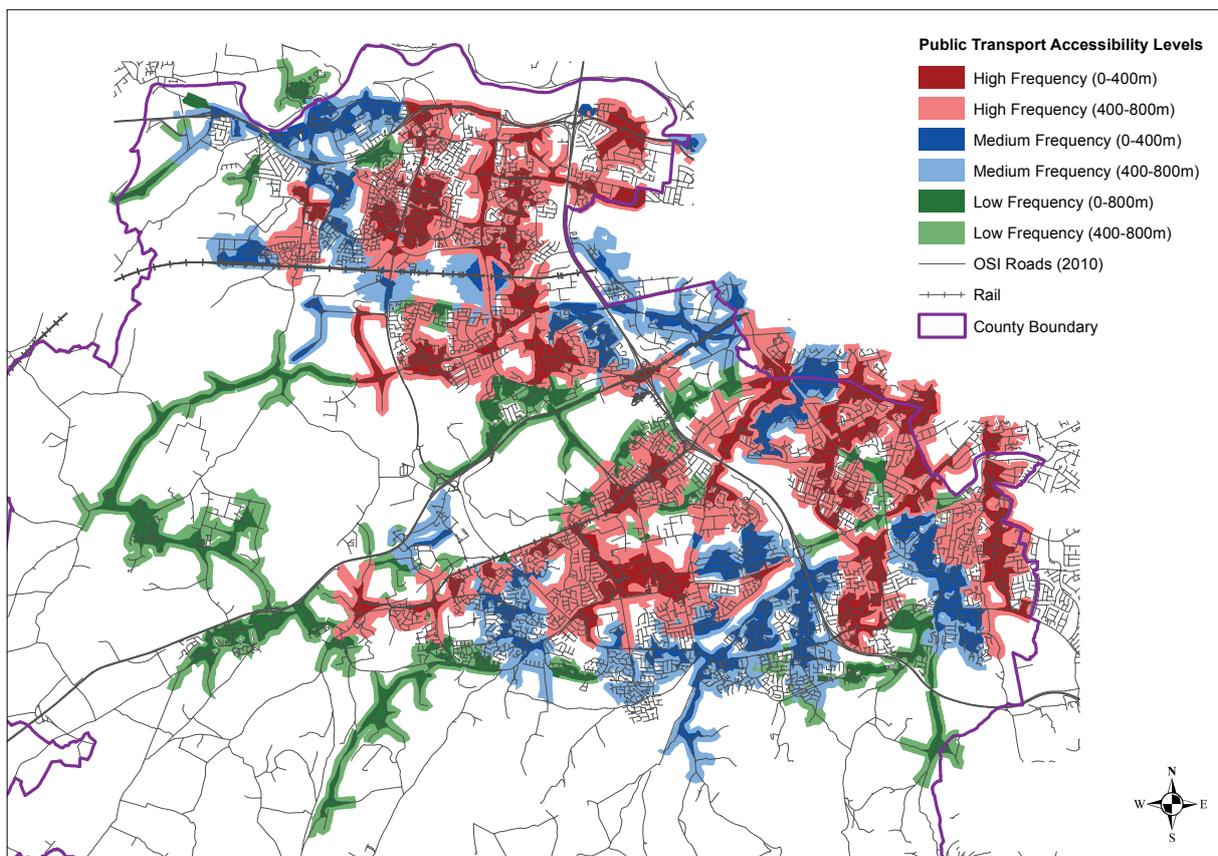
**Indicator C1ii:** Average distance travelled to work or school by the population of the County

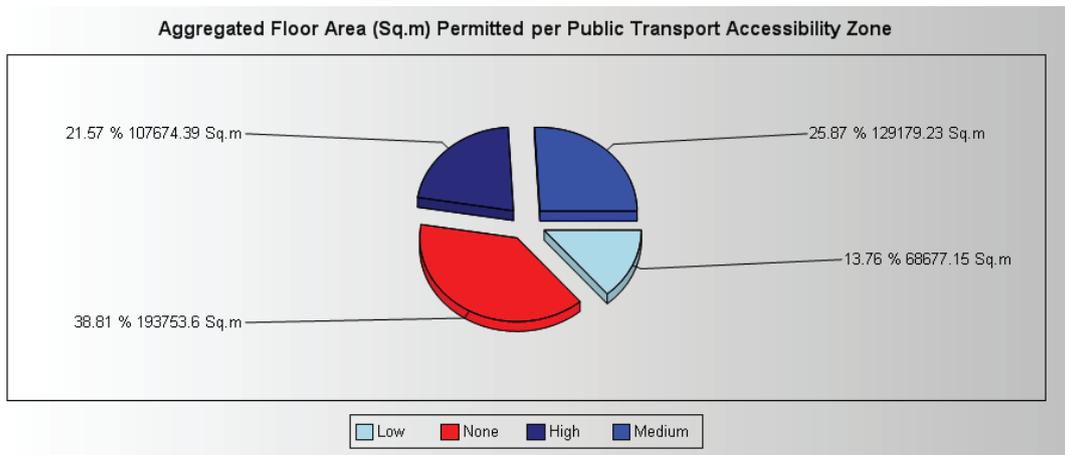
**Target C1ii:** A decrease in the average distance travelled to work or school by the population of the County

Information from Census 2011 for average distance travelled to work or school is not yet available. However, in late 2010, the Council established the Public Transport Accessibility (PTA) of areas and districts within the County by mapping the public transport services such as train

stations, Luas stops and bus routes/stops. Routes and frequency were assessed and mapped. Each layer of public transport was assigned a walk-band ranging from 400 to 800m depending on the frequency and usability of the transport mode.

Overlaying the layers of public transport walk-bands gave an overall snapshot of the total public transport accessibility in the county, ranging from extremely high frequency of differing modes, to areas served by infrequent and ineffective public transport.





Establishing the number and floorspace of planning permissions granted in each zone over the course of the Development Plan will allow for effective monitoring of potential for employees and inhabitants of new development to take public transport rather than use the car. It is considered that permissions granted in areas of high public transport accessibility will result in more people availing of public transport than those developments located in isolated areas.

The SEA Monitoring System indicates that, of the applications granted within the twenty one month period;

- 21.6% of permitted floorspace in area of High Public Transport Accessibility
- 25.9% of permitted floorspace in area of Medium Public Transport Accessibility
- 13.8% of permitted floorspace in area of Low Public Transport Accessibility
- 38.8% of permitted floorspace in area of No Public Transport Accessibility

Looking at extent of PTA for the Building Use and Floor-space on applications granted, there are a range of uses, e.g. Educational and Community, Health and Hotel / Bar / Restaurant which have a very high (93%) accessibility to Public Transport and a significant majority of that is Medium to High Accessible PT.

**All Residential / Commercial Properties and PTA**

	High	%	Medium	%	Low	%	None	%	Total
<b>Commercial</b>	3877	48%	1485	18%	1069	13%	1707	21%	8138
<b>Residential</b>	43781	45%	23396	24%	10718	11%	19134	20%	97029
<b>Total</b>	47658	45%	24881	24%	11787	11%	20841	20%	105167

On the negative side, almost all the Office Based Industry is not served by Public Transport. However, this figure represents a single data processing facility which would be a relatively low trip generator.

**Residential / Commercial Properties and Public Transport Accessibility**

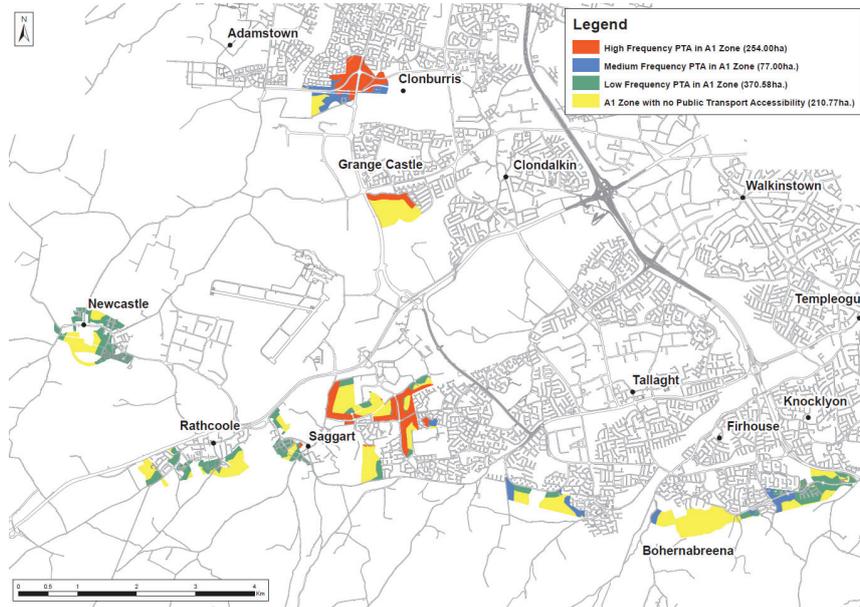
The table below indicates the degree of Public Transport Accessibility of all the residential and commercial properties, identified by their GeoDirectory reference, within the South Dublin County Council area. For November 2012, sixty nine percent (69%) of all the residential and commercial properties are indicated as having a high or medium level of Public Transport Accessibility .

**A1 Zoned land<sup>7</sup>**

Of the 912 Ha. Of A1 zoned land in South Dublin, the Public Transport Accessibility is as follows

- 28.8% of A1 zoned land is in areas of High Public Transport Accessibility
- 8.4% of A1 zoned land is in areas of Medium Public Transport Accessibility
- 40.6% of A1 zoned land is in areas of Low Public Transport Accessibility
- 23.1% of A1 zoned land is in areas of No Public Transport Accessibility

<sup>7</sup>A1 zoned land is usually undeveloped Greenfield land, rezoned in the relatively recent past with an objective "To provide for new Residential Communities in accordance with approved Area Plans". In South Dublin, there is a band of A1 zoned land along the south margin of the built up area that is poorly served by public transport.



The results above suggests a review of those A1 zoned lands with no Public Transport Accessibility would be useful.

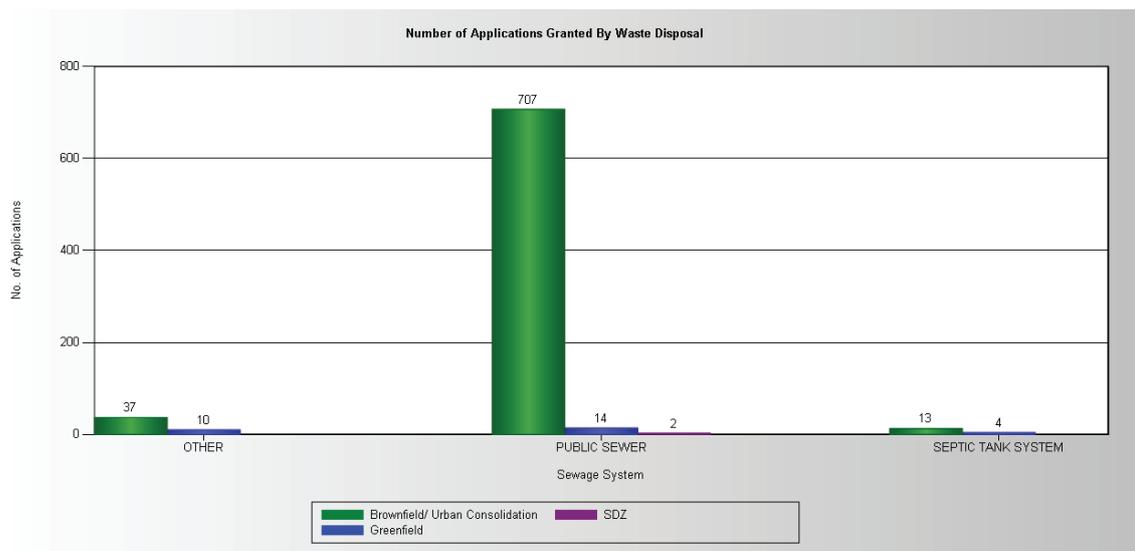
Over the past decade and more, South Dublin County Council has been very proactive in promoting the sustainable planning and development of those areas with good and potentially good public transport links. This is apparent in the adoption of Strategic Development Zones (SDZs) for Adamstown and Clonburris and the Tallaght Town Centre Local Area Plan. The continued development of these areas will ensure the strengthening the role of public transport which is critical in reducing the negative

impacts of climate change.

#### 4.6 Material Assets

**Indicator M1:** Number of new non-rural developments granted permission which cannot be adequately served by a public waste water treatment plant over the lifetime of the CDP

**Target M1:** No new developments granted permission which cannot be adequately served by a public waste water treatment plant over the lifetime of the CDP



64 (9%) of permissions granted for developments are serviced by septic tanks or other form of private waste water disposal.

As a further means of approximating the extent of septic tanks or other form of private waste water disposal in South Dublin County, an examination of the GeoDirectory within the areas zoned Rural and Mountain indicates that, as of July 2012, there were 560 residential and 60 commercial in the Mountain Area and 912 residential and 350 commercial in the Rural Area (there are only a very few areas zoned Rural that have public waste water disposal).

**Indicator M2:** *Drinking water quality standards, (Microbiological, Chemical and Indicator parameters)*

**Target M2:** *To maintain and improve drinking water quality in South Dublin County to comply with requirements of the European Communities (Drinking Water) Regulations 2000 Development Management Process in SDCC*

South Dublin County Council's monitoring of drinking water samples for 2010 shows compliance of 99.8% (3933 out of 3941), for 2011 also a compliance of 99.8% (4255 out of 4265) and 99.7% for the first six months of 2012 (1911 out of 1917). The detail of all non-compliant sample results are on the Council website – Environmental Services Department.

The monitoring is also indicating that the source of water supply of 95.4% of permissions granted is from the public mains, 0.3% from a Group Water Scheme and 4.3% are from private wells.

#### 4.7 Cultural Heritage

**Indicator CH1:** *Number of unauthorised developments occurring which result in full or partial loss to entries to the Record of Monuments and Places - including Zones of Archaeological Potential - and the context of the above within the surrounding landscape where relevant*

**Target CH1:** *No unauthorised developments occurring which result in full or partial loss to entries to the Record of Monuments and Places - including Zones of Archaeological Potential - and the context of the above within the surrounding landscape where relevant*

There has been no known full or partial loss to entries to the Record of Monuments and Places

In addition to the chosen indicator, consideration could

be given to establishing a formal method of recording the number of sites licensed for archaeological investigation in South Dublin, the number of sites recommended to the National Monument Service for inclusion in the Record of Monuments and Places and the number of Historic Area Assessments carried out. In South Dublin, in the time period being examined, there has been one site recommended to the National Monument Service for inclusion in the Record of Monuments and Places (previously unknown Prehistoric and Early Historic sites at Ballinakelly in Newcastle) and one Historic Area Assessment carried out (at Newcastle).

**Indicator CH2i:** *Number of unauthorised developments occurring which result in physical loss or loss entries to the Record of Protected Structures and/or their context within the surrounding landscape where relevant*

**Target CH2i:** *No unauthorised developments occurring which result in physical loss or loss entries to the Record of Protected Structures and/or their context within the surrounding landscape where relevant*

There has been one Section.152 Warning Letter, two Section.154 Enforcement Notices and one Section 59 Endangerment Notice served since the adoption of the Plan. These formal actions are usually at the end of attempts to resolve unauthorised development by encouragement and negotiation. The enforcement notices related to protected structures in Rathcoole i.e. The Glebe House and The Rathcoole Inn.

**Indicator CH2ii:** *Number of additions to the Record of Protected Structures and the number of additional ACAs*

**Target CH2ii:** *Make Additions to the Record of Protected Structures and make additional ACAs, where appropriate*

There have been no additions to the Record of Protected Structures (RPS) since the Development Plan came into operation. A review of the RPS will be carried out as part of the next Development Plan Review.

No new Architectural Conservation Areas (ACAs) have been designated; the five non statutory conservation areas were provided with designation as ACAs under the Planning and Development Act 2000 and were included in the 2004-2010 Development Plan. However a number of areas have been identified as possible ACAs by the Conservation Officer. When these appraisals are completed, these areas may be suitable to be included in the review process for the next County Development Plan.

### 4.8 Landscape

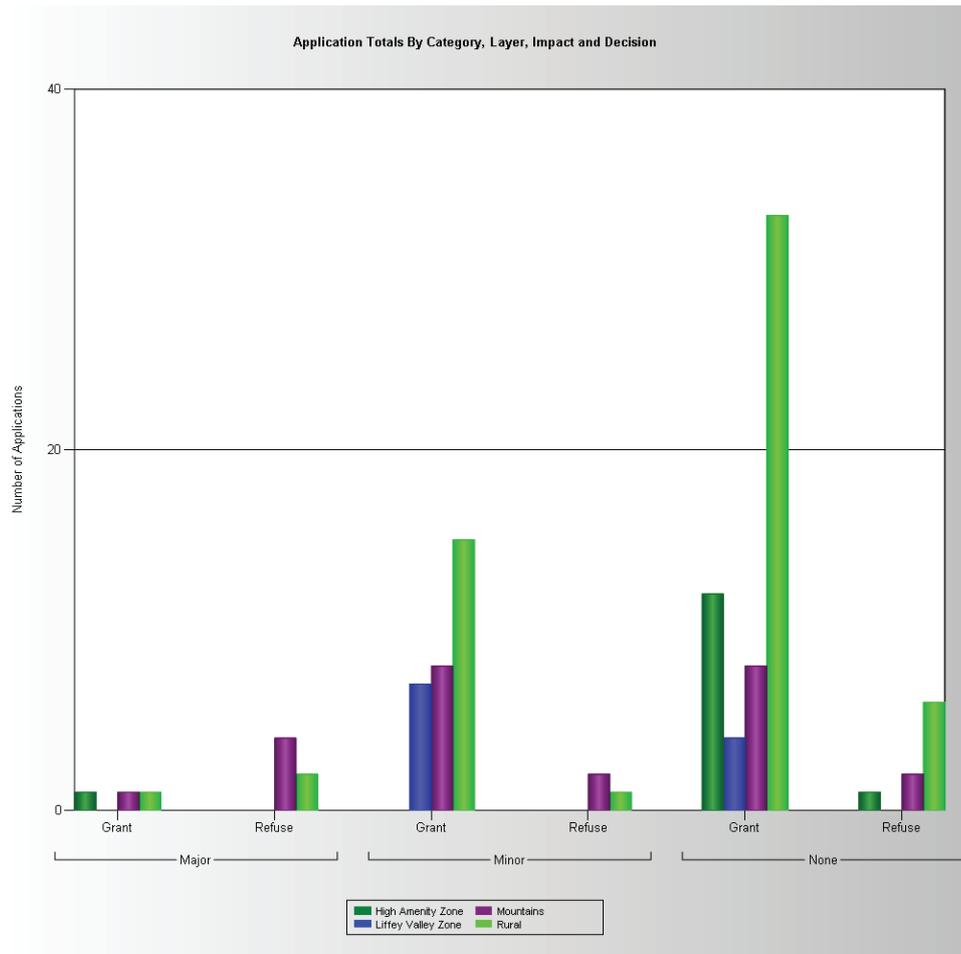
**Indicator L1:** Number of complaints received from statutory consultees regarding avoidable impacts on the landscape - especially with regard to the County’s landscapes which are most valuable and most sensitive to change and protected focal points and views - resulting from development which is granted permission under the CDP

**Target L1:** No developments permitted which result in avoidable impacts on the landscape - especially with regard to the County’s landscapes which are most valuable and most sensitive to change and protected focal points and views - resulting from development which is granted permission under the CDP

There have been no complaints received from statutory consultees regarding avoidable impacts on the landscape.

**Indicator L2i:** Number of dwellings permitted above the 120 metre contour<sup>8</sup>

The Councils policy to protect the character of the landscape in the County in accordance with the policies and objectives of the Development Plan and with the “Draft Guidelines for Landscape and Landscape Assessment”, (2000) is being monitored by means of the Council’s SEA Monitoring System. Of the total of 86 permissions (all forms of development) granted in these areas since the coming into operation of the Development Plan, three have the potential to have a major impact on the landscape (two granted by An Bord Pleanala see Appendix 1, thirty with the potential to have a minor impact on the landscape and the remainder (fifty three) with the potential to have no impact on the landscape. While the Council has yet to develop a means of measuring the cumulative impact of residential development in these landscape areas, there is a significant visual impact in some areas.



<sup>8</sup>The area designated Objective H i.e. “To protect and enhance the outstanding Natural Character of the Dublin Mountain Area” in the County Development Plan is a more suitable and relevant area to monitor than “above the 120m contour” as the built-up development area in South Dublin is, in certain cases, above this contour.

In terms of housing granted in the Mountain, Rural, High Amenity and Liffey Valley Landscape Areas, of the total of 55 residential permissions (including twenty five domestic extensions) granted in these areas since the coming into operation of the Development Plan, two have the potential to have a major impact on the landscape (granted by An Bord Pleanála), thirteen have the potential to have a minor impact on the landscape and the remainder (forty) have the potential to have no impact on the landscape.

**Indicator L2ii:** *Percentage of dwellings permitted above the 120 metre contour which have carried out landscaping proposals as required by condition of planning permission.*

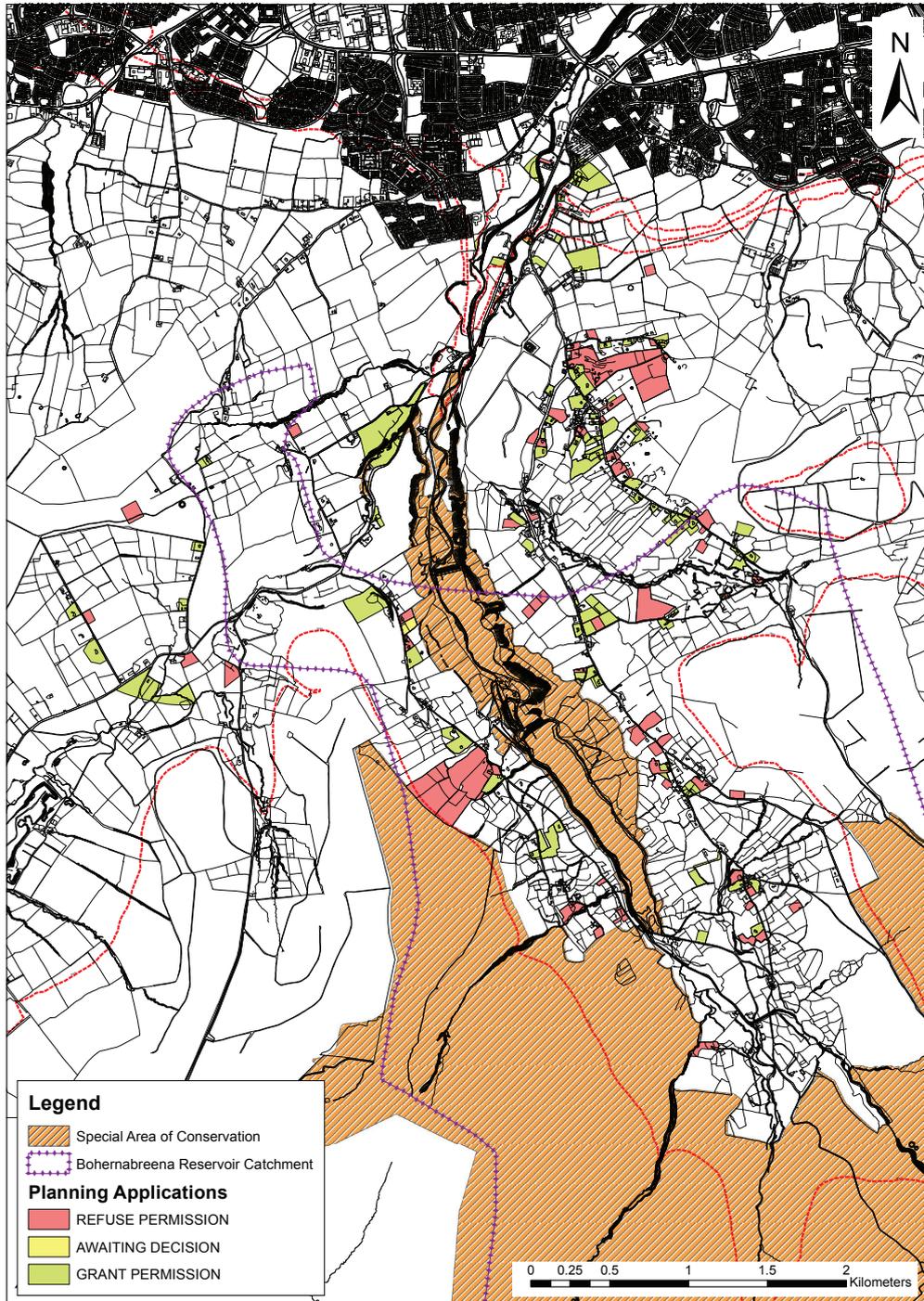
The implementation of landscaping conditions will inevitably require a lead in time for the development to be built and the landscaping planted. It is proposed to postpone this evaluation, which will require individual site inspections, to a point further along the process.

The use of a form of mitigation (landscaping conditions) as an indicator, as above, raises the issue of mitigation generally and how the SEA Monitoring System might be improved to record the extent of mitigation undertaken. It also raises the issue of putting in place a system which will ensure compliance with mitigation.

At present, the SEA Monitoring System only records whether or not there has been mitigation. It does not record the form of mitigation. The Council is at present extending the SEA Monitoring System to allow the recording of the detail of the mitigation and considering putting an inspection system in place to ensure that the mitigating measures, that have been introduced to reduce potential environmental impact, have in fact been implemented.

While the Council has yet to develop a means of measuring the cumulative impact of residential development in these landscape areas, there is a significant cumulative visual impact in some areas. For example, the Glenasmole area has been under considerable pressure for one-off housing over the last decade despite the area being one of the sources of Dublin's water supply and the area containing European designated Biodiversity areas. The attached map is indicative of the pressure for rural housing and the resulting increase in dwellings.

The introduction of some means of monitoring cumulative impact would be a significant advance in the SEA Monitoring System.



Glenasmole / Bohernabreena area



## 5. Thresholds

The Monitoring Framework included in the Environmental Report of the South Dublin County Development Plan 2010 – 2016 included the following thresholds at which corrective action would be considered:

- boil notices on drinking water;
- fish kills;
- court cases taken by the DEHLG regarding impacts upon archaeological heritage including entries to the Record of Monuments and Places;
- complaints received from statutory consultees regarding avoidable impacts resulting from development which is granted permission under the CDP.

None of the above thresholds have been surpassed.



## 6. Conclusions

It is apparent that the system that South Dublin County Council put in place to monitor the impacts of the policies and objectives contained in the County Development Plan 2010 – 2016 as required by Article 10 of the SEA Directive is working well. Continued development of the system would present the opportunity to develop the recording of Mitigation. The addition of capacity for the system to record Cumulative impact would be a considerable advance.

No thresholds, at which corrective action is required under the Monitoring Framework, have been surpassed. Overall, the indicators are presenting positively. In terms of the outcome of development proposals granted, only 2% have the potential to have a major impact.

There are a few Areas of Concern;

- the nature of mitigation and the extent of compliance of mitigating conditions in planning permissions is not being recorded
- the considerable extent of A1 zoned land outside Public Transport Accessibility Areas

## 7. Recommendations

- Record the detail of the mitigation as part of the SEA Monitoring System and put an inspection system in place to ensure that the mitigating measures, that have been introduced to reduce potential environmental impact, have in fact been implemented
- Continue development of SEA System to include for Cumulative Impacts
- Continue deriving innovative approaches to integrating landuse and public transport
- Review permitting large Office and Office based Industry in EP3 zoned land
- Review A1 zoned land that is outside PTA zones for either rezoning (residential to rural) or maintain the zoning with low dwelling densities



## Appendix 1

The planning applications which were flagged with a potential to have a Major Negative Impact are detailed below. Of the twenty applications where decisions have been made, fifteen were refused, four were granted and

one was a split decision. A link is provided for each of the applications to provide full details of submissions lodged and Council reports and decisions and An Bord Planeala decisions. In the applications granted which have the potential to have a Major Environmental Impact, an indication is provided of the mitigation provided.

Description	Location	Decision	Sensitive Zone	Mitigation	Reg Ref
			<b>BIODIVERSITY</b>		
Detached bungalow, sewage treatment facility, associated siteworks, use of existing agricultural laneway for access purposes together with alterations to existing entrance from public roadway.	Glassamucky, Bohernabreena, Tallaght, Dublin 24	Refuse -SDCC Refuse - An Bord Planeala	SAC and Mountain Landscape		SD10A/0246
Single storey passive dwelling with on-site waste water treatment system and associated site works	Cunard, Bohernabreena, Dublin 24	Refuse -SDCC Refuse - An Bord Planeala	SAC, SPA and Mountain Landscape		SD10A/0270
Retention of four bedroom detached dormer bungalow (replacement dwelling).	Ballymorefinn, Bohernabreena, Dublin 24	Refuse-SDCC. Granted - An Bord Planeala	SAC, NHA and Mountain Landscape	Mitigating Conditions attached by ABP have not been complied with	SD10A/0363
Dormer type bungalow with new packaged waste water treatment system and percolation area; form new vehicular access from public road to serve dwelling	Allagour, Bohernabreena, Dublin 24	Refuse -SDCC Refuse - An Bord Planeala	SAC, NHA and Mountain Landscape		SD11A/0028
Erection of a fully serviced dwelling house & all associated site works.	Ballymaice, Bohernabreena, Dublin 24	Refuse -SDCC Refuse - An Bord Planeala	SAC and Mountain Landscape		SD11A/0107
Construction of a single storey split level three bedroom house	Glassamucky Breaks, Bohernabreena, Tallaght, Dublin 24	Refuse -SDCC	SAC and Mountain Landscape		SD11A/0137
Split level dwelling with associated site works incorporating landscaping, entrance, driveway and drainage proposals.	Ballymorefinn, Bohernabreena, Dublin 24	Refuse -SDCC	SAC and Mountain Landscape		SD11A/0166

Description	Location	Decision	Sensitive Zone	Mitigation	Reg Ref (Ext)
			<b>CONSERVATION</b>		
Demolition of three existing commercial buildings . and the construction of a mixed use development of 13,441sq.m. consisting of 77 residential units 1 no. convenience store, 10 no. retail units and 1 no. crèche	Main Street, Newcastle, Co. Dublin.	Grant -SDCC Refuse - An Bord Planeala	Record of Monument and Places, Record of Protected Structures and ACA Biodiversity (Bats)	Insufficient mitigation measures re Biodiversity identified in SDCC report: Included in An BP refusal	SD10A/0019
Repairs and alterations to Carmelite Cottage, a Protected Structure and for new single storey dwelling house of 113sq.m. within it's curtilage.	Carmelite Cottage, Tymon South House, Firhouse Road, Dublin 24	Split Decision by SDCC Grant for alterations Refusal for dwelling	Record of Protected Structures and High Amenity Landscape Area		SD11A/0147

			<b>FLOOD RISK</b>		
293 residential units and Stand alone 2 storey creche facility	Cooldown Commons, Fortunestown Lane, Dublin 24.	Refuse	PFRA 100 and 1000 Year		SD06A/0933 /EP
Subdivision of the site, part zoned A and part zoned G, of the existing house and the construction of a new 2-storey, 190 sq.m. house and a new entrance from the Firhouse Road. The application is accompanied by a Natura Impact	The Leap, Firhouse Road, Dublin 16	Refuse	Cframes 1000 PFRA 100 and 1000 Year High Amenity Zone		SD11A/0145

			<b>LANDSCAPE</b>		
10 year permission for development consisting of change of approved house type only on part (Reg. Ref. SD04A/0393, An Bord Pleanala Ref. 06S.212191 and Reg. Ref. SD09A/0016, An Bord Pleanala Ref. 06S.233251) consisting of the construction of 122 no. houses	Lands at and adjacent to former Dogs and Cats Home, Woodtown Cottage, Woodtown, Stocking Lane, Dublin 16	Grant	Rural Landscape Area	Previous application refused by SDCC and granted An Bord Planeala with some mitigating conditions	SD10A/0041

Description	Location	Decision	Sensitive Zone	Mitigation	Reg Ref (Ext)
			LANDSCAPE		
Detached bungalow, sewage treatment facility, associated siteworks, use of existing agricultural laneway for access purposes together with alterations to existing entrance from public roadway.	Glassamucky, Bohernabreena Tallaght, Dublin 24	Refuse - SDCC Refuse - An Bord Planeala	SAC and Mountain Landscape		SD10A/0246
Dormer type bungalow with new packaged waste water treatment system and percolation area; form new vehicular access from public road to serve dwelling	Allagour, Bohernabreena, Dublin 24	Refuse -SDCC Refuse - An Bord Planeala	SAC, NHA and Mountain Landscape		SD11A/0028
New single storey dwelling, detached garage/store and associated siteworks including on-site wastewater treatment system.	Newtown Upper, Rathcoole, Co. Dublin	Refuse	Rural Landscape Area		SD11A/0032
Retain as constructed 4 bed detached dwelling originally granted under Reg. Ref. SD08A/0025.	Glassamucky, Bohernabreena, Tallaght, Dublin 24	Refuse - SDCC. Granted - An Bord Planeala	SAC and Mountain Landscape	Mitigating Conditions attached by ABP have not been complied with	SD11A/0053
Erection of a fully serviced dwelling house & all associated site works.	Ballymaice, Bohernabreena, Dublin 24	Refuse - SDCC Refuse - An Bord Planeala	SAC and Mountain Landscape		SD11A/0107
Construction of a total of 5 new 2 storey dwellings and retain the existing dwelling	Ladywell, Templeogue Road, Dublin 6w	Grant - SDCC. Granted - An Bord Planeala	High Amenity Landscape Area CFRAMS 1000 Year and PFRA 100 and 1000 Year	Mitigating Conditions attached	SD11A/0144
Split level dwelling with associated site works incorporating landscaping, entrance, driveway and drainage proposals.	Ballymorefinn, Bohernabreena, Dublin 24	Refuse	SAC and Mountain Landscape		SD11A/0166

Description	Location	Decision	Sensitive Zone	Mitigation	Reg Ref (Ext)
			LANDSCAPE		
1.5 storey dormer bungalow with basement plant room; relocating existing shared entrance to Killeel Road; removal of existing garage and repositioning new detached garage; new septic tank, percolation area and soakways.	Jacaranda, Killeel Road, Newtown Upper, Rathcoole, Co. Dublin	Refuse - SDCC	Rural Landscape Area		SD11A/0298

## Appendix 2

Appendix 2 below lists the indicator and targets which were selected with regard to the monitoring of the County Development Plan.

Environmental Component	Selected Indicator(s)	Selected Target(s)	Sources
<b>Biodiversity, Flora and Fauna</b>	B1: Percentage of relevant habitats and designated ecological sites lost as a result of implementation of the CDP	B1: No losses of relevant habitats, species or their sustaining resources in designated ecological sites as a result of implementation of the CDP	Designated ecological sites mapping, CORINE Mapping, National Parks and Wildlife Service Records & Development Management Process in SDCC
	B2: Number of significant adverse impacts, including direct, cumulative and indirect impacts, to relevant habitats, geological features, species or their sustaining resources in designated ecological sites by development within or adjacent to these sites as a result of implementation of the CDP	B2: No significant adverse impacts, including direct, cumulative and indirect impacts, to relevant habitats, geological features, species or their sustaining resources in designated ecological sites by development within or adjacent to these sites as a result of implementation of the CDP	Designated ecological sites mapping, Development Management Process in SDCC Council & Consultation with the National Parks and Wildlife Service
	B3: Percentage of connectivity provided by the County's primary ecological corridors <sup>9</sup> which has been lost without mitigation	B3: No ecological connectivity provided by the County's primary ecological corridors to be lost without mitigation as a result of implementation of the CDP	Primary ecological corridors mapping, CORINE mapping and Development Management Process in SDCC
<b>Population and Human Health</b>	Indicator HH1: No of occasions that PM10 limits have been exceeded in at Air Monitoring stations  Indicator HH2: Percentage of population that are exposed to unacceptable levels of traffic noise or the number of noise sensitive locations that have a score where priority action is required	HH1: Reduce number of people exposed to traffic noise and air quality levels which endanger health and quality of life	South Dublin County Council, EPA

<sup>9</sup>These 'primary ecological corridors' have yet to be fully identified. The Baseline section includes a surrogate based on rivers, streams, lakes, the canal and the railway corridor. This will be replaced following the completion of the proposed Biodiversity Plan.

Environmental Component	Selected Indicator(s)	Selected Target(s)	Sources
Soil	<p>S1i: Area of brownfield land redeveloped</p> <p>S1ii: Area of greenfield land developed</p> <p>S1iii: Number of contaminated sites identified and remediated</p> <p>S3 Volume of waste recycled and volume of waste sent to landfill</p>	<p>S1i: To fully utilise the available brownfield lands</p> <p>S1ii: To reduce the amount of Greenfield lands developed</p> <p>S1iii: To ensure sustainable use of brownfield sites</p> <p>S3 To meet national and EU targets on the recycling of municipal waste and its diversion from landfill</p>	<p>Development Management Process in SDCC</p> <p>As above</p> <p>Environmental Services Dept. SDCC</p> <p>Annual Waste Arisings Report from Environmental Services Dept. SDCC</p>
Water	<p>Indicator W1i: Biotic Quality Rating (Q Value) and risk assessment</p> <p>Indicator W1ii: EPA Trophic Status of Lakes</p> <p>W2: Groundwater Quality Standards and Threshold Values under Directive 2006/118/EC</p>	<p>W1ia: To maintain a biotic quality rating of Q4, in line with the requirement to achieve good water status under the Water Framework Directive, by 2015</p> <p>W1ib: To improve biotic quality ratings, where possible, to Q5</p> <p>Target W1iia: To achieve a minimum trophic status of mesotrophic, in line with the requirement to achieve good water status under the Water Framework Directive, by 2015</p> <p>Target W1iib: To improve trophic status, where possible, to oligotrophic</p> <p>W2: Compliance with Groundwater Quality Standards and Threshold Values under Directive 2006/118/EC</p>	<p>Environmental Protection Agency</p> <p>Environmental Protection Agency</p> <p>As noted under Section 2.3.1 data may not be available for this indicator when the monitoring evaluation is being prepared.</p>
	<p>W3: Number of developments granted permission on lands which pose - or are likely to pose in the future - a significant flood risk</p>	<p>W3: Minimise developments granted permission on lands which pose - or are likely to pose in the future - a significant flood risk</p>	<p>Development Management Process in South Dublin County Council</p>

Environmental Component	Selected Indicator(s)	Selected Target(s)	Sources
Air and Climatic factors	<p>C1i: Percentage of population within the County travelling to work or school by public transport or non-mechanical means</p> <p>C1ii: Average distance travelled to work or school by the population of the County</p>	<p>C1i: An increase in the percentage of the population within the County travelling to work or school by public transport or non-mechanical means</p> <p>C1ii: A decrease in the average distance travelled to work or school by the population of the County</p>	<p>Central Statistics Office: Dublin Transportation Office</p> <p>As noted under Section 2.3.1, future monitoring data may not be available for these indicators until results from the next Census are made available.</p>
Material Assets	<p>M1: Number of new non-rural developments granted permission which cannot be adequately served by a public waste water treatment plant over the lifetime of the CDP</p> <p>M2: Drinking water quality standards, (Microbiological, Chemical and Indicator parameters)</p>	<p>M1: No new developments granted permission which cannot be adequately served by a public waste water treatment plant over the lifetime of the CDP</p> <p>M2: To maintain and improve drinking water quality in South Dublin County to comply with requirements of the European Communities (Drinking Water) Regulations 2000</p>	<p>Development Management Process in SDCC</p> <p>Environmental Protection Agency, Development Management Process in SDCC</p>
Cultural Heritage	<p>CH1: Number of unauthorised developments occurring which result in full or partial loss to entries to the Record of Monuments and Places - including Zones of Archaeological Potential - and the context of the above within the surrounding landscape where relevant</p> <p>CH2i: Number of unauthorised developments occurring which result in physical loss or loss entries to the Record of Protected Structures and/ or their context within the surrounding landscape where relevant</p>	<p>CH1: No unauthorised developments occurring which result in full or partial loss to entries to the Record of Monuments and Places - including Zones of Archaeological Potential - and the context of the above within the surrounding landscape where relevant</p> <p>CH2i: No unauthorised developments occurring which result in physical loss or loss entries to the Record of Protected Structures and/ or their context within the surrounding landscape where relevant</p>	<p>Development Management Process in South Dublin County Council; Complaints from statutory consultees</p> <p>Development Management Process in South Dublin County Council; Complaints from statutory consultees</p>

Environmental Component	Selected Indicator(s)	Selected Target(s)	Sources
Cultural Heritage (cont.)	CH2ii: Number of additions to the Record of Protected Structures and the number of additional ACAs	CH2ii: Make Additions to the Record of Protected Structures and make additional ACAs, where appropriate	
Landscape.	<p>L1: Number of complaints received from statutory consultees regarding avoidable impacts on the landscape - especially with regard to the County's landscapes which are most valuable and most sensitive to change and protected focal points and views - resulting from development which is granted permission under the CDP</p> <p>Indicator L2i: Number of dwellings permitted above the 120 metre contour</p> <p>Indicator L2ii: Percentage of dwellings permitted above the 120 metre contour which have carried out landscaping proposals as required by condition of planning permission.</p>	L1: No developments permitted which result in avoidable impacts on the landscape - especially with regard to the County's landscapes which are most valuable and most sensitive to change and protected focal points and views - resulting from development which is granted permission under the CDP	Development Management Process in South Dublin County Council; Complaints from statutory consultees

Thresholds at which corrective action will be considered are as follows:

- boil notices on drinking water;
- fish kills;
- court cases taken by the DEHLG regarding impacts upon archaeological heritage including entries to the Record of Monuments and Places;
- complaints received from statutory consultees regarding avoidable impacts resulting from development which is granted permission under the CDP.

