

SEA Statement



On the Clongriffin - Belmayne Local Area Plan 2012 - 2018

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Section 1: Introduction

1.1 Purpose of Report

This is the Strategic Environmental Impact Assessment Statement for the Clongriffin-Belmayne LAP. The main purpose of this SEA statement is to indicate how environmental considerations, the views of consultees and the recommendations of the Environmental Report have been incorporated into the decision making process in the formulation of the LAP.

1.2 Legislative Context

The SEA was carried out to comply with the provisions of the SEA Directive (Directive 2001/42/EC) and those regulations transposing the Directive into Irish Law i.e. European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004 (S.I. 435 of 2004) and Planning and Development Regulations 2004 (S.I. No. 436 of 2004) (as amended).

The purpose of the SEA Directive is to “...provide a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes with a view to promoting sustainable development, by ensuring that, in accordance with this Directive, an environmental assessment is carried out of certain plans and programmes what are likely to have significant effects on the environment.”

There has been complete integration between the preparation of the Clongriffin-Belmayne Local Area Plan 2012 and the SEA process through all its stages including Screening, Scoping and preparation of the Environmental Report. The Environmental Report has guided the preparation of objectives, policies, and local area plan alternatives for the plan.

In accordance with Article 9 of the SEA Directive (2001/42/EC), an SEA statement is required as a summary of:

- How environmental considerations have been integrated into the local area plan (LAP);
- How the environmental report has been taken into account during the preparation of the LAP;
- How the submissions and observations received and consultations undertaken have been taken into account during the preparation of the (LAP);
- The reasons for choosing the plan as adopted; and
- The measures decided upon to monitor the significant environmental effects of implementing the LAP.

1.3 Implications of SEA for the Plan Making Process

Dublin City Council determined that an SEA process for the Clongriffin-Belmayne LAP was required. Through all stages of the process, the environmental assessment of the Local Area Plan was fully integrated into the decision making process including the formulation of policies, objectives, development scenarios and alternatives. The key stages in preparing

the LAP included the pre draft public consultation (Issues Paper), the Draft LAP publication and display, the amendments to the Draft LAP publication and display and the final adopted LAP. Parallel and integrated into these stages were the SEA Screening, SEA Scoping Issues, Environmental Report, SEA Addendum and the SEA Statement.

Consultation with the environmental authorities was undertaken at the early stages of the process (the pre draft Issues Paper consultation, SEA Screening Report and Scoping the Issues Report).The consultation process on the Draft LAP and Environmental Report allowed submissions to be evaluated and included in the Manager's Report to Council members. Alterations to the Draft LAP and addendum to the SEA also went through public consultation and evaluation. This process ensured that the Environmental Report was considered by the elected members before the adoption of the LAP.

1.4 Production of the SEA

The SEA of the Clongriffin-Belmayne LAP 2012 was undertaken internally by the Dublin City Council LAP project team which is multidisciplinary and included closed consultation with the Parks Department, Bio-Diversity Officer, Water Quality and Drainage Divisions.

Section 2: How Environmental Considerations Were Integrated Into the Plan

2.1 Pre Draft Public Consultations on the LAP

The Local Area Plan was prepared to provide an updated strategy on how the developing area of Clongriffin-Belmayne, which was under construction as a mixed use urban district to the north of the city centre on the boundary with Fingal County Council, should be completed with developments and managed in a sustainable way to meet the needs of all residents, existing and future, in the area.

The focus of the LAP in particular was on policies and mechanisms that would deliver necessary physical, social and environmental infrastructure for the proper planning and sustainable development of the local area.

In April 2011, Dublin City Council published an Issues Paper which sought ideas and issues of concern from the perspective of the local community, business people, land owners and key public stakeholders. Gathering these issues was considered to be an early and important step in the process before writing the Draft LAP. The Issues Paper highlighted how the preparation of the Strategic Environmental Assessment and Appropriate Assessment would assist the LAP preparation.

A total of ninety three submissions were received on the Issues Paper. The submissions were grouped under general themes and they included “**The natural environment, heritage and recreation**”. Issues identified under this theme included:

- Green corridors should be created to enhance amenities, encourage walking and cycling and connect with adjoining neighbourhoods. In particular, a Path to the Sea connecting Fr Collins Park to the Baldoyle Estuary would be a significant positive development for the city.
- More green areas should be provided, particularly on sites that are awaiting development in the longer term.
- The ability to grow local and develop community allotments and food markets would be a creative and sustainable intervention on sites that will not be developed in the short-medium term.
- More tree planting should be instated to add green character to the visual appearance of the area.
- The protection of habitats and opportunities to enhance and create new natural habitats should be explored in planning for future developments. In particular, set back distances from the river Mayne should be provides to protect riverside habitats.
- A Flood Risk Assessment should be undertaken. Sustainable drainage solutions should be incorporated into the future design and layout of developments.

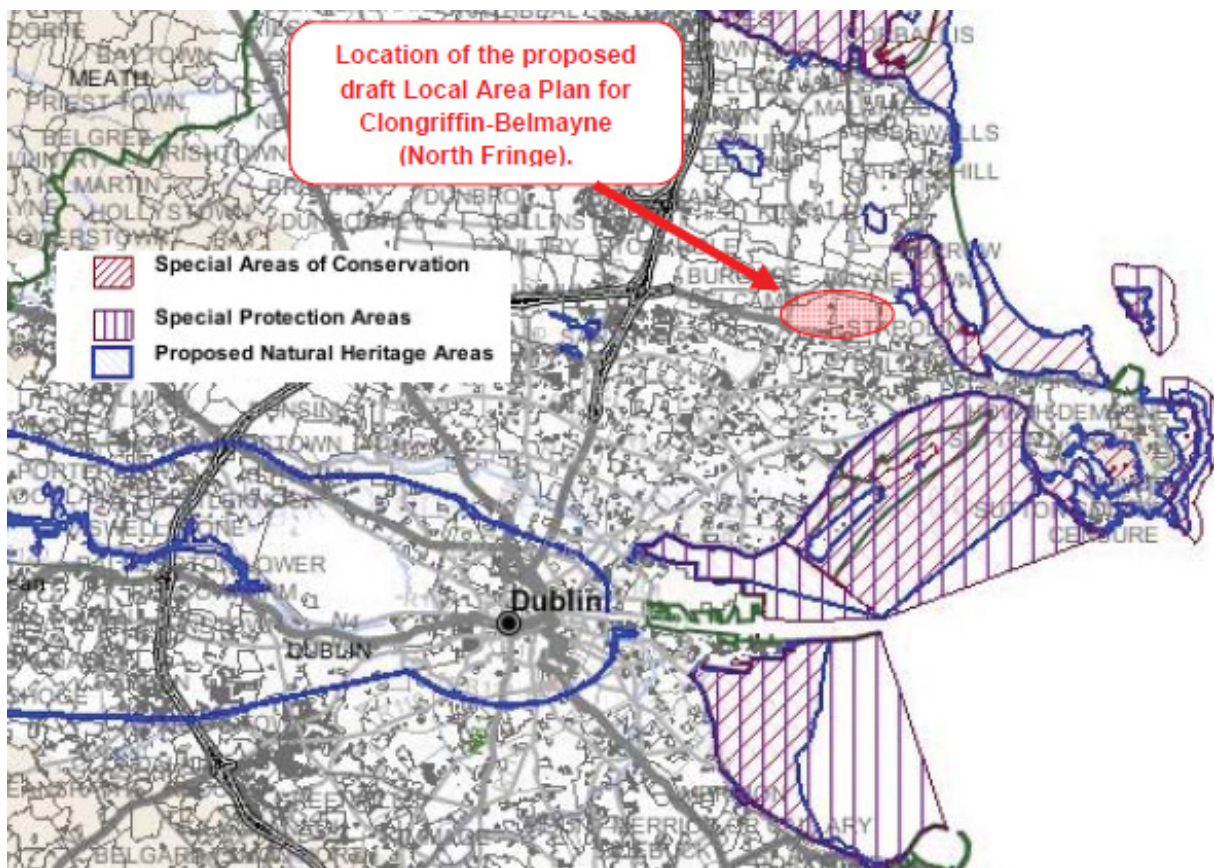
The Environmental Protection Agency made a submission referencing the criteria set out in Annex II of Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment (the SEA Directive) and as also set out in Schedule 2A of the Planning and Development (SEA) Regulations 2004 (S.I No 436 of 2004). Reference

was also made to the requirements of Article 6 of the Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora, the Habitats Directive (Appropriate Assessment).

2.2 Screening Stages for SEA

In February 2012, Dublin City Council prepared an SEA Screening Report for the Draft LAP. The report noted that there are no EU habitat designations within the Draft LAP boundaries but the location is close to Baldoyle Bay SPA and Baldoyle Bay SAC in particular (approximately 0.9 km to the east). The report stated that policies of the Draft LAP will be assessed to ensure there are no direct or indirect negative impacts on designated sites.

Figure 1: Location context of the Clongriffin-Belmayne LAP in relation to protected nature conservation sites.



Based on the criteria in Schedule 2 (A) of the Planning and Development Regulations 2001 and the population of the study area (in excess of 5,000 people), the Council determined that an SEA was required. The environmental authorities were notified of this decision.

2.3 Scoping the Issues Stage for SEA

In April 2012, the City Council prepared a Scoping Issues paper for the SEA and circulated it for consultation to the prescribed environmental and planning authorities and adjacent local

authority (Fingal County Council). The consultation sought advice on the key strategic environmental issues to be assessed and addressed in the environmental report, the level of detail of information to be included in the environmental report and advice on possible environmental objectives which could be used to ensure the integration of environmental considerations into the preparation of the LAP.

The report set out the background and context for the LAP, land uses proposed, likely scale, nature and location of development and specific environmental considerations including:

- i. Population
- ii. Biodiversity, Flora and Fauna
- iii. Water
- iv. Air
- v. Climatic Factors
- vi. Material Assets
- vii. Cultural heritage
- viii. Landscape
- ix. Inter-relationships between the environmental receptors.

During this consultation, advice was issued from Inland Fisheries Ireland (25th April 2012) and the EPA (15TH May 2012).

The submission from Inland Fisheries Ireland highlighted the importance of the River Mayne adjoining the boundary of the LAP area. The advice sought measures within the LAP to ensure developments are sensitive to allow the conservation of fish and other species of flora and fauna, aquatic habitats and the bio diversity of inland and marine water ecosystems.

Consideration should be given to potential impacts on:

- Water quality
- Surface water hydrology
- Fish spawning and nursery areas
- Passage of migratory fish.
- Areas of natural heritage importance.
- Biological diversity
- Ecosystem structure and functioning.
- Amenity and recreational areas.

For the final SEA, Inland Fisheries Ireland advised that there must be sufficient treatment capacity in the receiving sewerage systems to protect the natural environment. Infrastructure, in particular drainage services, should precede actual development. The protection of aquatic and riparian habitats should be ensured by securing undisturbed buffer zones between development areas and the river bank (at least 10m set back recommended). Also, no development should occur within natural floodplains. A SUDS design strategy for surface water disposal was advised and adherence to the policies of the GDSDS and requirements under the Water Framework Directive required.

The submission from the EPA highlighted the European Communities (Birds and Natural Habitats) Regulations 2011 which should be taken into account in implementing the plan and SEA requirements for consultation with the Environmental Authorities. Guidance issued through the SEA Pack and SEA Scoping Guidance Document was also highlighted. Recommendations included:

- Incorporate specific relevant objectives and measures for individual water bodies set out in the Eastern River Basin Management Plan and associated Programme of Measures (POM). The Plan should not hinder, and where possible promote the achievement of these specific objectives at water body level. In addition the plan should outline the current water quality status and the status to be achieved by 2015 in any receiving waters covered by the Plan.
- The SEA and Plan making processes should address drinking water supply capacity, leakage and quality in the Plan area.
- The Plan should implement the European Communities (Drinking Water)(No.2) Regulations 2007.
- The Plan should seek to implement best practise in the provision of appropriate drinking water to service the Plan area.
- The Plan should include, where applicable, specific objectives for the improvement of any water supplies in the Plan area.
- The Plan should refer to the EPA guidance handbook on the *Implementation of the Regulations for Water Services Authorities for Public Water Supplies* which has been prepared under the European Communities (Drinking Water) (No.2) Regulations 2007.
- The Plan should highlight the requirement under *The Waste Water Discharge (Authorisation) Regulations* for all wastewater discharges, including storm water discharges which come within the scope of these Regulations to be licensed.
- The Plan should include as appropriate measures to improve water quality impacted by waste water discharges.
- The Plan should implement the Urban Waste Water Treatment Regulations 2001 and 2004.

- The Plan should, where possible and appropriate, include/ and /or promote the inclusion of specific Policies and Objectives regarding the provision and maintenance of adequate and appropriate wastewater treatment infrastructure to service zoned lands and developments within the Plan area.
- The Plan should include as appropriate measures to ensure that trade effluent in the area covered by the Plan is managed properly and discharged to sewer in accordance with relevant discharge licences where appropriate.
- The Plan should include clear Policy and Objective for the protection of groundwater resources.
- The Plan should include measures to promote conservation of water.
- The Plan should include provisions to promote the preparation and implementation of Water Services Plans.
- The Plan should make reference to the E.U Directive (2007/60/EC) on the assessment and management of flood risks entered into force on 12 December 2007.
- The Plan should provide for protection, management, and as appropriate, enhancement of existing wetland habitats where flood protection/management measures are necessary.
- Consideration should be given to incorporating hydrometric information.
- The Plan should include, where relevant, a specific commitment to deliver the requirement of the Habitats Directive.
- The plan should incorporate, as relevant, the objectives of the Water Framework Directive River Basin Management Plans.
- The Plan should promote the protection of salmonid waters, designated fisheries and shellfisheries where relevant and appropriate within each Plan area and adjoining LA areas.
- The Plan should include policies/objectives for the protection of NHAs, National Parks, Nature Reserves, Wildfowl Sanctuaries, Refuges for Fauna or Flora and sites proposed for designation.
- The Plan should promote the provision/application of appropriate buffer zones between designated ecological sites and areas zoned for development.

- Consideration should be given to including policies/objectives in the Plan for the development of green infrastructure within the Plan area.
- The Plan should promote specific Policies/Objectives and associated provisions for the development and promotion of appropriate climate change adaptation and mitigation measures.
- Consideration should be given to promoting specific Policies / Objectives in the Plan for the protection and improvement, as appropriate, of air quality within the Plan area.
- The Plan should promote, where appropriate, the use of renewable energy systems.
- The Plan should ensure provision of adequate and appropriate infrastructure and to serve both the existing community and likely future predicted increases in population within the Plan area.
- The Plan should promote and, as appropriate provide for, the provision of sustainable modes of transport.
- The Plan should promote where relevant and appropriate long term, sustainable planning for tourism within the Plan area.
- The Plan should promote the integrated planning for adequate and appropriate infrastructure to service any development proposed and authorised during the lifetime of the Plan.
- The Plan should promote the integration of land use zoning and development to existing and planned availability of waste infrastructure and capacity.

2.4 The Environmental Report and Draft LAP

The Environmental Report was published in June 2012 in conjunction with the Draft LAP and Appropriate Assessment. A public display and consultation period was held between the 20th June and 1st August 2012.

The internal workshops (c 20 workshops and meetings were held in total in preparation of the Draft LAP) and preparation of the Draft LAP were informed by advice received during the Scoping Issues stage and proposals for the Draft LAP were assessed for their likelihood of environmental impacts as part of the preparation process.

The Environmental Report set out the baseline conditions within the area for the receptors of:

- i. Population
- ii. Biodiversity, Flora and Fauna

- iii. Water
- iv. Air Quality and Noise
- v. Climatic Factors
- vi. Material Assets
- vii. Landscape and Soils
- viii. Cultural heritage

2.5 Baseline Information

Baseline information was gathered through a combination of GIS mapping of environmental sensitivities, existing reports and surveys, site visits and new monitoring to inform the environmental report.

The protection of water bodies and improvement in the quality of water bodies, in particular the River Mayne and its interaction with the Baldoyle Bay SPA and SAC, was highlighted in the consultation process as a significant environmental sensitivity.

As detailed in the Eastern River Basin District (ERBD) plan, the pressures on the River Mayne can be attributed to wastewater and industrial discharges and urban area pollution. These pressures extend beyond the LAP area as the river catchment includes the Cuckoo Stream and both waters pass through industrial areas including the airport zone. Under the officially adopted River Basin Management Plan, the river Mayne has 'bad' status and this must be improved to 'good' status by the end of 2027.

Dublin City Council undertook an Investigative Monitoring Programme for the River Mayne Catchment as part of the LAP process. The purpose of this investigative monitoring was to obtain up to date information on the physicochemical status of the river and to attempt to identify the significant pressures on the river.

The investigative monitoring programme was carried out over four weeks in March and April 2012. Samples were taken at 12 locations between the M50/M1 junction and the railway bridge at Baldoyle. The first samples were taken on Wednesday, 21st March 2012 and continued weekly for a month (i.e. 21st March, 28th March, 4th April and 11th April 2012).

The monitoring provided a snapshot of the quality of the water in the river. It highlighted the need for a greater protection of the water body over its wider catchment. If the results in the current study are indicative of typical water quality in the river, then it would fail to meet the requirement of good status under the Water Framework Directive for Ammonia, Phosphorus and possible Biochemical Oxygen Demand (BOD).

The importance of adequate sewage infrastructure was also highlighted as an environmental concern during the consultation process. The Environmental Report described the existing infrastructure upgrades instated to date. The LAP is part of the North Fringe Sewer catchment which ultimately discharges to the Regional Waste Water Treatment Plant at Ringsend via the North Fringe Sewer. A major new trunk sewer (the North Fringe Sewer)

was constructed in 2004 to serve most of the North Fringe Lands. It was designed to allow development occur in this area and is the main outlet for foul flows for most of the area under study. There are a number of branch sewers off the main sewer. The most significant branch sewers were on the Malahide Road and Grange Road.

The lands within the Draft LAP area are all part of the original design catchment for the North Fringe Sewer, and hence, at a strategic level, there is adequate capacity to facilitate development within this area. Any hydraulic deficiencies in parts of the older foul network are fairly localised and will be addressed as part of the normal development management process.

2.6 Environmental Protection Objectives

The environmental receptors were identified each with associated environmental protection objectives. These objectives were used to demonstrate whether the LAP will have a negative, positive or no impact on the environment. The table below summarises these objectives.

Table 1: Environmental Protection Objectives Identified for the SEA process

ENVIRONMENTAL RECEPTOR	ENVIRONMENTAL PROTECTION OBJECTIVE
Population and Human Health	PHH To protect and enhance people's quality of life based on high quality residential, community, working and recreational environments and on sustainable travel patterns.
Biodiversity/Flora & Fauna	BFF To protect and enhance the diversity and range of habitats, species and wildlife corridors/green corridors
Water	<p>W1 To comply with EU Water Framework Directive to ensure and maintain good ecological status of all receiving water in the LAP area</p> <p>W2 To reduce and manage the risk of flooding</p> <p>W3 To provide adequate wastewater treatment, water distribution networks and drainage networks</p>
Air Quality & Noise	<p>AN 1 To protect good air quality status and minimise all forms of air pollution (i.e. Nitrogen oxides & Particulate Matter)</p> <p>AN2 To maintain and, where possible, improve the good acoustical quality for the current and future residents of the plan area</p>
Climatic Factors	CF To minimise emissions of greenhouse gases
Material Assets	<p>MA1 To reduce traffic levels by encouraging modal change from car to more sustainable modes of transport such as public transport, walking & cycling</p> <p>MA2 To reduce the generation of waste and adopt a sustainable approach to waste management</p>

Landscape & Soils	<p>LS1 To conserve and enhance valued natural landscapes and features within them including those of geological value</p> <p>LS2 To protect, improve and maintain the quality of soils and give preference to the re-use of brownfield lands, rather than developing greenfield sites</p>
Cultural Heritage	<p>CH To protect and conserve the cultural heritage including the built environment and settings; archaeological (recorded monuments, architectural structures, materials and urban fabric) and manmade landscape features</p>

2.7 Evaluation of the Draft LAP

Policies and objectives of the Draft LAP were formulated and informed by the SEA, AA and FRA processes in addition to the feedback from the environmental agencies, the general public and key stakeholders throughout the Issues Paper consultation and Scoping the Issues for the SEA. In addition, the collaboration across different departments within the Council through workshops ensured that the draft LAP was informed with the environmental priorities of each department.

Policies and objectives were formulated for each of the key Draft LAP sections of:

- Movement and Transport (M &T)
- Urban Design (UD)
- Economic Development (ECON)
- Environment and Open Space Amenity (ENV)
- Community and Social Infrastructure (COM)
- Culture and Tourism (CUL)
- Built Heritage (HER)
- Infrastructure and Services (INFRA)
- Sustainability (SUS).

The policies and objectives were evaluated within a matrix that tested the performance of each objective and policy of the Draft LAP against the environmental protection objectives.

Table 2: Summary of the SEA Environmental Protection Objectives evaluated against the policies and objectives of the Draft LAP

	M& T	UD	ECON	ENV	COM	CUL	HER	INFRA	SUS
Population	+	+	+	+	+	+	+	+	+
Biodiversity Flora & Fauna	O/-	O/+	O/+	+	O	O	O	O/+	+/O
Water	O/-	-	O/+	O/+	O	O	O	+	O
Air and Noise	O	O/+	O/+/-	O/+	O	O	O	O	O
CF	O/+	O/-	O/+/-	+	O/+	O	O	O	+
Material Assets	+	O/+	O/+	+/O	O	O	+/O	+/O	O
Landscape and Soils	+/O	O	O/+	+/O	O	O	O/+	O	O
Cultural Heritage	O	O	+/O	+	O	O	+/O	O	O

Policies and objectives under each Draft LAP strategy for population and human health (PHH) were found to have all significant beneficial and long term impacts.

For Biodiversity, Flora and Fauna (BFF), policies and objectives were mostly insignificant and/or significant beneficial and long term impacts. The exception was for Movement and Transport where a small minority of policies resulting in potential significant adverse impacts on the existing habitats in the area as a result of a policy to promote the development of cycle and pedestrian routes that connect with local parks. This impact was considered in the medium term. As vegetation matures along walking and cycling routes, there is potential for habitats and cover for wildlife.

For Water (W1,W2,W3), policies and objectives were found to be mostly insignificant and/or significant beneficial and long term. A small minority of movement and transport objectives would have a significant adverse short term impact on water from the proposed development of a pedestrian route along the River Mayne unless mitigated against. Urban Design had a significant adverse secondary and cumulative impact over the short-medium term as a result of policies to promote the development of the area, on water quality, flooding and water supply due to current limitations on the wastewater treatment capacity. As infrastructure is upgraded, there will be greater capacity to accommodate development and protect water quality. Mitigation is required to minimise adverse impacts on water quality.

For Air and Noise (AN1, AN2), policies and objectives were mostly insignificant and/or beneficial and long term. Economic policies promoting the completion of transport infrastructure had potential for adverse impact against air and noise quality unless mitigated. This is in the short to medium term. As more sustainable forms of transport are promoted and used, less reliance on private car will reduce air and noise impacts. Mitigation objectives UDO10 and UDO11 are included in the plan.

For Climate Factors (CF), policies and objectives were found to be mostly insignificant and/or beneficial and long term. For Urban Design and Economic, some objectives were found to have a potential adverse impact upon climatic factors primarily in the short term as a result of increased development and construction.

For Material Assets (MA1, MA2), policies and objectives were all found to be either insignificant or beneficial and long term.

For Landscape and Soils (LS1, LS2), policies and objectives were all found to be either insignificant or beneficial and long term.

For Cultural Heritage (CH), policies and objectives were all found to be either insignificant or beneficial and long term.

Section 3.0 Alternatives and Mitigation

3.1 Environmental Assessment of LAP Alternatives

These protection objectives were used to test the Local Area Plan alternatives. The assessment found that all three alternatives will place increased pressures on wastewater infrastructure, which in turn could potentially lead to deterioration in water quality and impact negatively upon biodiversity in the city if not mitigated against. However, all three alternatives are all reliant on the wastewater treatment infrastructure being upgraded as well as a new wastewater treatment plan coming on stream at regional level.

The environmental impacts of each alternative, following the assessment, is summarised below.

Alternative 1 - Reissue the North Fringe Action Area Plan 2000

Alternative 1 was found to have a potentially significant adverse impact on the status of environmental protection objectives PH, BFF, W1, W2, AN1, AN2, MA2, LS1 and CH.

Alternative 1 was found to have no relationship with or an insignificant impact on the status of the environmental protection objective W3.

Alternative 1 was found to have a potentially significant beneficial impact on the status of environmental protection objective CF, MA1 and LS2.

In summary, this approach would present challenges for the majority of environmental receptors. While the North Fringe Action Area Plan 2000 sets out a spatial structure and a range of specific design objectives and principles against which development proposals would be assessed, it is considered that the plan is outdated. This plan was prepared to guide development across the area which in 2000 was predominantly a greenfield land bank.

Having regard to the economic downturn of the last number of years it is considered that the Action Area Plan is not robust or holistic enough to meet the challenges which are now facing the area. The developing lands are in a state of transition between completed and occupied development, complete and vacant development, semi completed works and vacant sites. Separate areas that did get developed are now disconnected from each other owing to the large vacant land banks and incompleteness of infrastructure. The Action Plan was not designed to deal with the current issues facing the area. Furthermore, the lack of a phasing strategy or an implementation plan would have a negative impact on both the current and future residents of the area and the overall environment.

Alternative 2 - Don't prepare an LAP and allow the Z14 land use zoning objective as the mechanism for the development of the area

Alternative 2 was found to have a potentially significant adverse impact on the status of environmental protection objectives PH, BFF, W1, AN1, MA1, MA2, LS1, LS2 and CH.

Alternative 2 was found to have no relationship with or an insignificant impact on the status of the environmental protection objective W3.

Alternative 2 was found to have a potentially significant beneficial impact on the status of environmental protection objective W2, AN2 and CF.

In summary, this approach would present challenges for all of the environmental receptors. Allowing the Z14 land use zoning objective as the mechanism for the development of the area would likely direct future development on an ad hoc basis with no over-arching framework. It should be highlighted that many of the planning permissions granted in the area received ten year permissions. For those lands where phases of development have not commenced to date, the original permissions will expire in the coming years. This scenario would lead to a lack of certainty for the existing residents of the area and leave them without a framework for input to take on board community issues. Connections between communities in the area would not be provided for and it would also lead to unsustainable travel patterns as the completion of important transport infrastructure would not be undertaken. The existing vacant and underutilised lands would continue to remain in their current state with no action likely to be taken in the short to medium term.

Alternative 3 - Develop a framework for proper planning and sustainable Development of Clongriffin- Belmayne (Preparation of an LAP)

Alternative 3 was found to have a potentially significant adverse impact on the status of environmental protection objective W1.

Alternative 3 was found to have no relationship with or an insignificant impact on the status of the environmental protection objective W3.

Alternative 3 was found to have a potentially significant beneficial impact on the status of environmental protection objective PH, BFF, W2, AN1, AN2, CF, MA1, MA2, LS1, LS2 and CH.

In summary, this approach would have the greatest benefit for the environmental receptors. The LAP would seek to guide the successful completion, in accordance with the principles of good planning and sustainable development, of the area and create positive integration between the developing area and neighbourhoods adjoining it. A special focus for the LAP would be the integration and successful connection between communities adjacent to the LAP area. The areas most likely to be affected by an LAP would be the vacant sites which were zoned for development under the 1999 Dublin City Development Plan and permitted for development with EIA assessment (from 2002 onwards).

The LAP would promote positive integration of public open space with developments integration of amenity areas with the River Mayne and Fr Collins Park, two significant amenities within the area. Developing the vacant sites under the LAP would also provide the opportunity to connect new developments and park areas to Fr Collins Park and the River Mayne linear park via green routes. These routes would also provide opportunities for wildlife corridors and enhance the biodiversity value of the area.

Preferred Alternative

Based on the environmental analysis of the alternative scenarios, the preparation of an LAP was selected as the preferred approach. This approach has been found to have the most positive impact on the environment.

3.2 Mitigation Policies and Objectives

Dublin City Council placed sustainability as the overarching theme from the outset of the preparation of the draft local area plan. The developing lands in the LAP area are designated, zoned and serviced to accommodate a range of potential new uses but in particular to provide opportunities for living and working close to public transport facilities and integrate commercial, community and amenity services for new residents and workers in the area.

Policies and objectives with sustainability at their core allow them to act as mitigation measures to offset any potential adverse impacts on the environment as a result of implementing the draft local plan. Mitigation in the form of policies and objectives serve to formalise the mitigation measures and fully integrates them into the local area plan process.

Through the SEA process and evaluation matrix, the following policies and objectives were identified for the Draft LAP to minimise the potential for negative impacts on the environment. These same policies and objectives also reflect the advice issued to the Council during consultation with the environmental authorities.

Water – Mitigation

Currently the supporting infrastructural capacity, particular water supply and wastewater infrastructure is at, or very close to capacity. Any additional loading on the wastewater and water supply infrastructure has potential to have significant adverse impacts on the River Mayne and supply of drinking water.

To mitigate against these potential negative impacts at a local level within the LAP area, policies and objectives were included in the draft local area plan to ensure that the necessary supporting infrastructure is provided and that appropriate measures are taken in the short term in the absence of supporting infrastructure. Specifically in relation to wastewater treatment, were incorporated into the draft local area plan as follows:

It is the policy of the Draft Local Area Plan:

- To actively seek the funding and delivery of key infrastructure including water supply and waste water management to enable development in the North Fringe area.
(ISP2)

- To manage development so that new schemes are permitted only where adequate capacity existing in the waste water network and at the treatment works at Ringsend. (ISP4)

The following objectives were incorporated into the draft local area plan specifically in relation to the River Mayne as follows:

It is an objective of the Draft Local Area Plan:

- To seek the rehabilitation of the Mayne River to good water status, it's restoration as a natural amenity and protection of the riparian corridor through the LAP area. (ISO2)
- To seek to improve water quality and meet the objectives of the Eastern River Basin District Management Plan. (ISO3)
- All planning applications shall be required to submit a surface water drainage plan which will include proposals for the management of surface water within sites, and runoff rates from sites, protecting the water quality of the River Mayne and retrofitting best practice SUDS techniques on existing sites where possible. (ISO4)
- All new developments shall be required to comply with the standards set out in the Greater Dublin Strategic Drainage Study (GDSDS). (ISO7)

To mitigate against potential negative impacts with regard to water supply, Dublin City Council has committed to provide for the expansion of water systems (see Dublin City Development Plan 2011-2017). The following policies have been included in the draft LAP at local level to mitigate against any potential adverse impacts as a result of deficiencies in water supply:

It is the policy of the Draft Local Area Plan:

- To actively seek the funding and delivery of key infrastructure including water supply and waste water management to enable development in the North Fringe area. (ISP2)
- To ensure that development is permitted in tandem with available water supply and only where network capacity is available. New development must include details on water conservation measures and demand management measures. (ISP3)

Biodiversity – Mitigation

Objectives contained within the draft plan to increase pedestrian and cyclist access to areas of natural recreation such as along the River Mayne and throughout the plan area could have potential significant impacts in terms of disturbance, fragmentation or loss of habitats. Any significant adverse impacts are offset by the inclusion of mitigating policies and objectives in the draft plan which will ensure that habitats, designated and undesignated, are protected and enhanced as follows:

It is the policy of Dublin City Council:

- To protect and maximise the assets of natural heritage and coastal amenity within and adjoining the LAP area to promote the development of green corridors between amenity areas in both Dublin City Council and Fingal County Council areas. (ESOP2)
- To protect the natural habitats and protected status of Baldoyle Estuary by ensuring protection of water quality and habitats along the riparian corridor of the River Mayne and ensure appropriate set back of developments, surface water management and park design along its course. (ESOP3)

It is an objective of the Draft Local Area Plan:

- To achieve best practice and innovations in SUDS design as part of development schemes including the successful co-ordination of surface water management with ecology and amenity functions of open space and landscaped areas. (EOSO1)
- To co-ordinate with Fingal County Council and other stakeholders on the completion of a phased plan and delivery of a linear park along the course of the River Mayne and enhancement of the biodiversity value of the riparian corridor. (EOSO3)
- To prepare a specific local biodiversity action plan within the life time of the LAP. (EOSO5)

Air and Noise– Mitigation

The plan promotes the completion of the internal street networks including the North Distributor Road and Main Street and other key infrastructure projects which, although longer term in nature, need to be progressed including completion of the Main Street over the rail line into the Baldoyle-Stapolin LAP area (for public transport, walking and cycling) and by pass of the R139/R107(Malahide Road) junction.

The completion of road infrastructure projects may potentially lead to an increase in noise levels in the plan area. Any significant adverse impacts are offset by the inclusion of a mitigatory objective in the draft plan which will ensure that the impacts of noise are minimised as follows:

It is an objective of the Draft Local Area Plan:

- To minimise the adverse impacts of noise and promote good health and a good quality of life through effective management of noise within the Clongriffin – Belmayne Local Area Plan

Section 4.0 Consultation on the Draft LAP and Environmental Report

4.1 Submissions received on the Draft Local Area Plan and Environmental Report

During the display and consultation period of the Draft LAP between 20th June and 1st August 2012, a total of total of 22 submissions were received.

Notice on the Draft LAP , Environmental Report and Appropriate Assessment was also sent to the environmental authorities.

Submissions from a number of government departments and state bodies including the Department of Education and Skills, National Roads Authority, Environmental Protection Agency, OPW, Department of Environment, Community and Local Government and the National Transport Authority were received.

Submission from the Environmental Protection Agency

The submission from the Environmental Protection Agency acknowledged the cumulative impacts of the wider plan area and the intention to work with Fingal County Council to ensure contiguous development of the area as a whole to ensure protection of the River Mayne and Baldoyle Bay.

The submission seeks clarity on whether an integrated SUDs/Green Infrastructure Strategy for the plan area has been developed. If so, the LAP should reference to this strategy and include objectives/ policies for the implementation.

The following comments are made in relation to objectives and policies:

- Objective MT03 should be given a specific timeframe for the completion of a Local Smarter Travel Plan.
- Policy ESP2 should be amended to qualify that key drivers for economic growth are for sustainable economic growth.
- Objective CSO1 should be amended to promote well designed, accessible and sustainable urban neighbourhoods.

The plan should include policies/objectives for the achievement of good water quality in line with the Water Framework Directive requirements and the Eastern Basin Management Plan.

Flood Risk Policies as set out in Appendix 6 Flood Risk Assessment should also be included in the relevant policy sections of the LAP.

The plan should refer to Dublin City Council's responsibilities and obligations to ensure compliance with the requirements of the SEA directive and related SEA regulations for all Land Use Plans within the LAP area.

The submission also made referral to requirements under the SEA Regulations to include a Non Technical Summary with the Environmental Report and the preparation of an SEA statement outlining information on the decision.

Other advisory notes on the Environmental Report include the following:

- Section 1.3 should include reference to the Birds and Natural Habitats Regulations (S.I No 477 of 2011).
- An assessment of the short, medium, long term and cumulative effects of the preferred alternative in Section 7 should be considered.
- Table 16 monitoring should include a column for threshold levels at which corrective action should be taken if targets are not being achieved. There should also be a commitment to carrying out the monitoring programme.

OPW

The submission welcomes the stated intention for the LAP and all future developments to adhere to the Planning System and Flood Risk Management Guidelines for Planning Authorities 2009 (DoEHLG/OPW) and notes the availability of mapping through the OPW Catchment Flood Risk Assessment and Management Study (CFAMS).

The submission notes that it is the Council's responsibility to assign appropriate development in flood risk areas.

Section 5.0 Amendments to the Draft LAP

5.1 Alterations to the Draft LAP and SEA Addendum

Having reviewed the submissions received on the Draft LAP, amendments were proposed and incorporated within an amended Draft LAP and SEA Addendum. A summary of new policies and objectives and amendments to existing policies and objectives are set out in the SEA Addendum report.

The new and revised policies and objectives reflected the advice from the environmental authorities received during consultation. They were assessed against the environmental protection objectives using the evaluation matrix in the SEA.

In summary, the amendments were been found to have a significant beneficial impact on

- Population and human health (PHH) for all amendments.
- Biodiversity, flora and fauna (BFF) for new policy ISP5 and objective ISO3.
- Water (W1) for new policy ISP5 and objective ISO3.
- Water (W2) for new policy ISP5.
- Water (W3) for new objective ISO8
- Material Assets (MA1) for new reworded objective MTO 9 and new objectives MTO10, MTO11 and MTO12.
- Landscape (LS1) for new policy ISP5
- Cultural Heritage (CH) for new objective BHO6

Amendments to the wording of existing and assessed policies and objectives did not alter the impact on the environmental receptor. All other impacts were deemed insignificant. There were no significant adverse impacts found.

The new, reworded and amended policies and objectives of the Draft LAP were considered to reinforce mitigatory measures to offset any potential impacts on the environmental receptors.

New Policy ISP5 ensures flood risk management policies are adhered to protect population and human health and water from adverse impact. This new policy in particular is beneficial to the environmental protection objective W3 “To reduce and manage the risk of flooding”.

New objectives MTO 10, MTO 11 and MTO12 seek to improve the physical condition, safety and completion of the street network to improve local mobility and improve access to public transport. This is beneficial to the environmental protection objective PHH “to protect and enhance people’s quality of life based on high quality residential, community, working and recreational environments and on sustainable travel patterns”.

New objectives CSO12 and CSO13 seek to improve the provision of health and community services which is also beneficial to the environmental protection objective PHH.

New Objective ISO8 seeks to ensure that any proposals for a Regional Wastewater Treatment Plant in North Dublin, which are to be subject to Environmental Impact Assessment, do not negatively impact on the LAP area or its policies and objectives.

The amendments to the Draft LAP, SEA Addendum and AA Addendum were made available for public display and circulated to the environmental authorities for consultation between the 24th September and 22nd of Oct 2012.

A submission was received from the Environmental Protection Agency. It acknowledged the inclusion of a number of points raised in their previous submission to the draft LAP and the concern expressed is in relation to the legal robustness of approach taken. The submission referred the planning authority to EU strategy within the Water Framework Directive and recommended that land use zone or development associated with the LAP should not be in breach of this legislation. The planning authority was also referred to other EU environmental legislations.

In the Manager's Response, the comments were noted and the advice regarding environmental legislations acknowledged. Dublin City Council will comply with the requirements of national and EU environmental legislation. An SEA statement will be incorporated into the final plan.

Only one objective was altered with a minor adjustment (CSO 12) to add the wording "the council will support and promote the Clongriffin – Belmayne LAP area as a location suitable for the provision of a primary care centre". This alteration was minor and did not change the evaluation finding when assessed against the environmental protection objectives of the SEA.

Section 6.0 Adoption of the Clongriffin-Belmayne LAP and Environmental

At the Council meeting on the 3rd of December 2012, having considered the Manager's Report on the submissions received on the alterations to the Draft LAP, the Environmental Report and SEA Addendum and AA, the Council by resolution agreed to make the Clongriffin-Belmayne Local Area Plan.

6.1 Monitoring

For the purposes of the Strategic Environmental Assessment (SEA) of the draft local area plan, the SEA in-house team developed environmental protection objectives, targets and indicators early on in the SEA process. Monitoring of the indicators is essential in order to track the impacts of the development plan on the environment. A monitoring programme setting out the environmental protection objectives, targets, indicators, frequency of reporting and department responsibility is included in the Environmental Report.

6.2 Reporting

An SEA Monitoring Report, evaluating the effects of implementing the LAP, will be prepared within two years of the making of the plan.

6.3 Responsibility

Dublin City Council is responsible for gathering the monitored data, the preparation of the interim report and the implementation of corrective actions, where necessary.

Conclusion

The SEA process has proven effective in guiding the preparation of the LAP for Clongriffin-Belmayne. Early consultation at the pre draft stage with the environmental authorities allowed important environmental priorities to be identified and considered throughout the plan's preparation including the consideration of alternatives.

Protecting and improving water quality, protecting riparian corridors, phasing development so the necessary infrastructure is in place, co-ordinating SUDS measures to manage surface water run-off, creating new amenity areas and green corridors for recreation and biodiversity and prioritising sustainable formats of development are all important priorities of the plan.

Each objective and policy of the LAP was evaluated against environmental protection objectives to ensure that proposals recorded either neutral or beneficial impacts. Where negative impacts were recorded, appropriate mitigation policies and objectives were identified and incorporated into the plan. The evaluation matrix tool in particular was effective in screening the impacts that policies and objectives, including amendments to policies and objectives would have on the environment. Incorporating the SEA process into the LAP preparation sequence has ensured that a robust plan that protects and enhances the environment in tandem with development has been provided. The process has ensured that the LAP sets out a framework for the orderly and phased proper planning and sustainable development of the urban area.

The SEA has been update to include the non technical summary.

The complete set of SEA documents consist of:

- SEA Screening
- SEA Scoping Issues
- Environment Report (updated to include non technical summary)
- SEA Addendum
- SEA Statement