

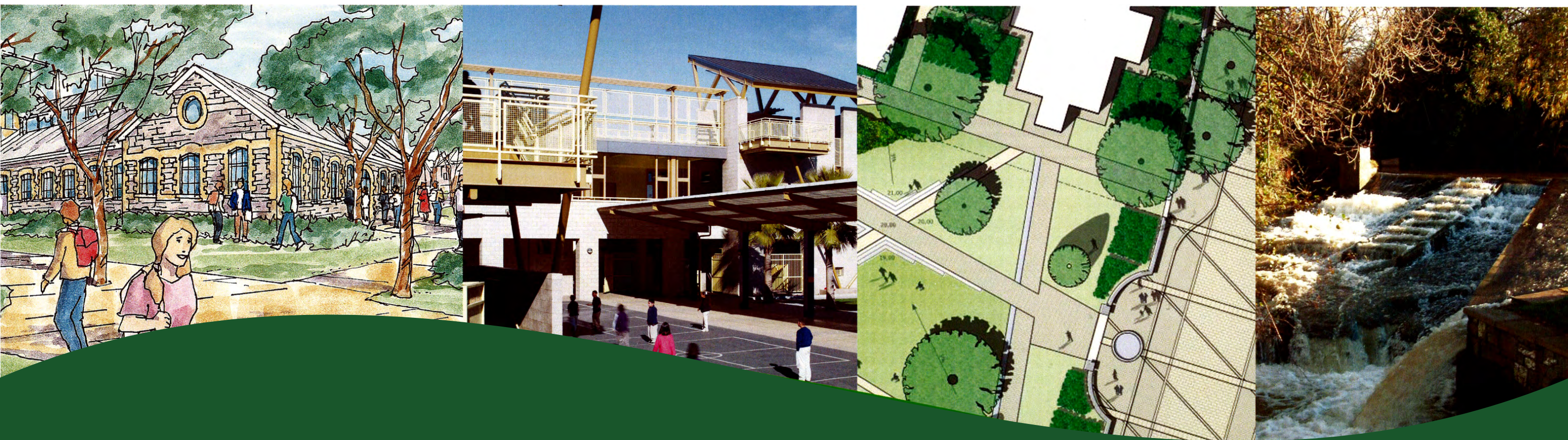
Grangegorman Planning Scheme



Grangegorman
Development Agency
Gníomhaireacht Forbartha
Ghráinseach Ghormáin

Strategic Environmental Assessment

Environmental Report (Addendum 'A')



August 2011

Innovative Urban Quarter | Contemporary Healthcare Facilities | Modern Education Hub | Accessible Public Spaces

1.0 INTRODUCTION

This document provides an *Addendum A* to the *Environmental Report* of the *Grangegorman Planning Scheme 2011*. This stage of the SEA is to assess the likely significant effects on the environment of implementing the proposed amendments to the *Grangegorman Draft Planning Scheme 2011* in light of:

- The Agreed Manager's Recommendations to the issues raised in 36 no. submissions received by Dublin City Council during the public display period of the draft Planning Scheme;
- The Manager's Report and Agreed Recommendations to the issues raised in 50 no. motions submitted by Dublin City Council Members for the Special Meeting of the City Council;
- Further Agreed Recommendations from the Manager; and
- Agreed Amendments made at the Special Meeting of Dublin City Council held on 25th July 2011.

The agreed recommendations proposed by the Manager, and the 4 no. agreed Motions raised at the Special Council Meeting, do not result in any significant impact on Natura 2000 sites and as such does not materially affect the outcome of the Appropriate Assessment process undertaken to date. As such, the *Appropriate Assessment Screening of the Grangegorman Draft Planning Scheme* is not to be amended.

The agreed recommendations proposed by the Manager, and the 4 no. agreed Members Motions raised at the Special Council Meeting, do not result in any significant environmental effect for the purposes of Strategic Environmental Assessment and as such does not materially affect the outcome of the SEA Process undertaken to date.

This *Addendum A* provides a full matrix assessment of the Agreed Manager's Recommendations, and the 4 no. Agreed Motions raised at the Special Council Meeting, and also incorporates additional *monitoring* as a result, giving a clear understanding of the likely environmental consequences of the amendments regarding the integrated development of significant strategic healthcare and educational facilities on a consolidated campus in addition to community, recreational and other complementary facilities for the third level educational institution, and a range of mixed-use development, on the Grangegorman SDZ Site.

1.1 Background

The *Grangegorman Draft Planning Scheme* is subject to a Strategic Environmental Assessment in accordance with the requirements under the SEA Directive (2001/42/EC). Article 11 of the *Planning and Development (Strategic Environmental Assessment) Regulations 2004* amended Part 14 of the *Planning and Development Regulations 2001 - 2010* through the introduction of Article 179A which requires that a Draft Planning Scheme prepared under section 168 of the *Planning and Development Act 2000 - 2010* "shall be accompanied by or include an environmental report". This means that the *Draft Planning Scheme* is undergoing a formal systematic evaluation of the likely significant environmental effects of implementation. The *Environmental Report* detailed the methodology involved in carrying out the strategic environmental assessment, reviewed the *Draft Planning Scheme's* relationship with other plans at international, national, regional and local level, established an environmental baseline identifying existing environmental problems and issues, evaluate alternatives to the Planning Scheme and detailed the environmental assessment of the *Draft Planning Scheme*.

1.2 SEA Methodology

The methodology adopted for the SEA process was based upon the SEA Directive, experience gained and best practice scenarios developed since the introduction of the SEA Directive (2001/42/EC) in July 2004. Reference was also made to the DoEHLG Guidelines, EPA Guidelines, current literature in the subject area and various national and international published reports during the SEA Process.

2.0 MANAGER'S REPORT ON SUBMISSIONS

The Grangegorman Development Agency submitted the *Grangegorman Draft Planning Scheme* to Dublin City Council in April 2011 and the scheme was subsequently put on public display on 28 April 2011. The Manager's Report forms part of the statutory procedure for the making of a planning scheme in relation to a designated Strategic Development Zone (SDZ), as required by the *Planning and Development Acts 2000-2010*. It consists of the Report of the Manager on the submissions or observations received on the Draft Planning Scheme (DPS) for the Grangegorman Strategic Development Zone.

The Manager's Report contained the following:

- A summary of the issues raised by the submissions/observations, the Manager's Response to the issues raised and the Manager's Recommendation to the issues raised;
- Further Recommendations from the Manager; and
- A list of the persons or bodies who made submissions/observations.

Submission issues were grouped by topic and each topic was dealt with in terms of a summary of issues, the Manager's response and recommendation. The submission topics generally accord with issues as they arise in the Draft Planning Scheme and addressed under the following headings:

- Community Facilities;
- Educational Facilities;
- Student Services;
- Student Housing;
- Economic Issues;
- Retail;
- Building Heights;
- Overlooking and Overshadowing;
- Zoning / Residential Amenity;
- Public Realm, Landscape and Biodiversity;
- Transportation, Movement and Mobility;
- Mobility Management Plan (MMP) and Transport Assessment (TA);
- Built Heritage;
- Infrastructure Services and Flooding;
- Support for Scheme;
- Phasing and Implementation;
- Process; and
- Strategic Environmental Assessment.

3.0 MANAGER'S REPORT AND RECOMMENDATIONS ON MOTIONS

The Manager's Report and Recommendations on the Members Motions forms part of the statutory procedure for the making of a planning scheme in relation to a designated Strategic Development Zone (SDZ), as required by the *Planning and Development Acts 2000-2010*. It consists of the Report and Recommendations on the Members Motions received on the Draft Planning Scheme (DPS) for the Grangegorman Strategic Development Zone.

The Manager's Report and Recommendations contained the following:

- A summary of the Motion submitted,
- The Manager's Report to the Motion raised; and
- The Manager's Recommendation to the Motion raised.

Motions issues were grouped by topic and each topic was dealt with in terms of a summary of Motions, the Manager's Report and Recommendation. The Motion topics generally accord with issues as they arise in the Draft Planning Scheme and addressed under the following headings:

- Community Facilities;
- Educational Facilities;
- Student Housing;
- Economic Issues;
- Building Heights;
- Overlooking and Overshadowing;
- Zoning / Residential Amenity;
- Public Realm, Landscape and Biodiversity;
- Transportation, Movement and Mobility;
- Built Heritage;
- Process; and
- Phasing and Implementation

4.0 MEMBERS MOTIONS RAISED AT THE SPECIAL COUNCIL MEETING

The Members Motions raised at the Special Council Meeting of 25th July 2011 forms part of the statutory procedure for the making of a planning scheme in relation to a designated Strategic Development Zone (SDZ), as required by the *Planning and Development Acts 2000-2010*. It comprise 4 no. Agreed Motions resulting in the amendment of Motion no. 21, 22, 27 and 40.

5.0 EVALUATION OF SIGNIFICANT ENVIRONMENTAL EFFECTS OF THE MANAGER'S RECOMMENDATIONS

The objective of this section of the *Addendum A* is to provide the environmental assessment of the Agreed Manager's Recommendations and the Agreed Members Motions to the *Grangegorman Planning Scheme 2011* which has been carried out as part of this SEA process.

It should be noted that an assessment of the Agreed Manager's Recommendations and Agreed Members Motions has not identified any significant environmental effect. The Agreed Manager's Recommendations and Agreed Members Motions will enhance the *Grangegorman Planning Scheme 2011* from an overall environmental protection point of view.

The following provides a full matrix assessment of the Agreed Manager's Recommendations and Agreed Members Motions under the following headings:

- Community Facilities;
- Educational Facilities;
- Student Housing;
- Building Heights;
- Overlooking and Overshadowing;
- Public Realm, Landscape and Biodiversity;
- Transport, Movement and Mobility;
- Built Heritage;
- Infrastructure Services and Flooding;
- Phasing and Implementation;
- Process; and
- Strategic Environmental Assessment.

The Agreed Manager's Recommendations and Agreed Members Motions are assessed against the Environmental Objectives set out in the *Strategic Environmental Assessment Environmental Report* of the *Grangegorman Planning Scheme 2011*.

Table: Full Matrix of Strategic Environmental Assessment of the Manager's Recommendations on Submissions, Members Motions and Further Recommendations on *Grangegorman Draft Planning Scheme*

Grangegorman Draft Planning Scheme Development Proposals	Environmental Protection Objectives												SEA Team Comments / Managers Recommendation
	Protect and enhance biodiversity, flora and fauna on the Grangegorman SDZ Site.	Enhance the overall socio economic profile and economic attractiveness of the Grangegorman Neighbourhood.	Improve the quality of life for the community based on the provision of accessible employment, recreational, educational, medical and other facilities.	Provide, maintain and improve access to public open space.	Preserve and enhance the natural and historic landscape features within the Grangegorman SDZ Site.	Retention of existing good quality trees.	Limit adverse impacts on air quality and in particular traffic generated air emissions.	Limit adverse impacts on climate through use of sustainable energy sources.	Protect, conserve and enhance the architectural heritage on the Grangegorman SDZ Site.	Identify, protect and conserve or document the archaeological heritage on the Grangegorman SDZ Site in accordance with Best Practice Principles.	Provision of separate foul and surface water drainage to service the Grangegorman Neighbourhood.	Provision for the reuse, recycling and conservation of water.	
Community Facilities													
Refer to Economic Development, Planning and International Affairs SPC	0	0	0	0	0	0	0	0	0	0	0	0	Motion 1: Cllr Mannix Flynn Provision of a multi-functional Cultural Building on this site to incorporate public cinema, visual arts gallery and performance space.
The uses may also include nursing home facilities.	0	+	+	0	0	0	0	0	0	0	0	0	Motion 2: Cllrs Christy Burke, Ray Mc Adam, Mary O'Shea and Nial Ring. Insert Text in Section 4.7.1, Subsection 1a Healthcare after First Sentence, P.48 / Ch 8.
This zone may also include nursing home facilities.	0	+	+	0	0	0	0	0	0	0	0	0	Motion 2: Cllrs Christy Burke, Ray Mc Adam, Mary O'Shea and Nial Ring. Insert Text in Section 4.7.1, Subsection 1b Healthcare Related at End of Subsection, P. 48 / Ch 8.
The Cultural Garden will be home to one or more public art pieces reflective of the particular history of the site. In particular, the garden will include art work commemorative to those who lived out their lives within the grounds of the Grangegorman complex, and those who met untimely death while in institutional care in Grangegorman.	0	0	0	0	0	0	0	0	0	0	0	0	Motion 4: Cllrs Christy Burke, Ray Mc Adam, Mary O'Shea and Nial Ring. Insert New Text at End of Section 4.5.5, P. 41 / Ch 4.

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	0	++	+	-	--	?

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Community Facilities (Continue ...)													
The GDA will assist DIT in creating a Campus Liaison Committee. This committee will build on DIT's existing relationship with the community and will assist in the campus community interface. It will be made up of DIT staff, Student Union members, the HSE, local community representatives, local schools, community organisations, the Gardaí and others as issues determine.	0	0	+	0	0	0	0	0	0	0	0	0	Motion 5: Cllrs Nial Ring and Cieran Perry. Insert New Text as Last Bullet Point in Section 8.2.1, P. 7 / Ch 8:
Educational Facilities													
Zone 2a to include A primary school for approximately 460-490 pupils and with specific provision for special needs pupils is to be developed on the site and operated by the Educate Together body.	0	+	++	+	0	0	+	0	0	0	+	0	Submissions 2, 8, 18, 25 and 28: Amend Text in Section 5.1 Development Proposals, Para 7. Increase pupil capacity from 400 to 460 – 490 pupils.
Student Housing													
The student accommodation will be oriented / designed to reduce the impact of possible noise or disturbance to adjoining existing residential areas. All residential developments will comply with the relevant policies, objectives and standards of the Dublin City Development Plan, including Appendix 23- Guidelines for Student Accommodation.	+	+	+	+	+	+	+	+	+	+	+	+	Motion 9: Cllr Emer Costello As per Manager's Report on Submissions: Insert New Text in Section 4.7.2 as New Para at End of Subsection Residential (Student and Private) As per Manager's Addendum Report on Submissions: Insert New Text in Section 4.7.2 as New Para at End of Subsection Residential (Student and Private) Insert New Text in Section 4.7.2 to End of New Sentences proposed by the Manager.

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Building Heights														
However, setbacks from the building line will be permitted in order to create modulation of buildings to form building entrances or external court adjacent to the public realm spaces and to protect residential amenity, where necessary.	0	+	++	++	-	0	0	0	0	0	0	0	0	Motion 13: Cllrs Nial Ring and Cieran Perry As per Manager's Report on Submissions: Insert Text at End of Para 2, Section 4.3, P. 5 Chapter 4.
Insert List of all Background Reports (7) as Appendix 4 and include statement to the effect that such reports are available.	0	0	0	0	0	0	0	0	0	0	0	0	0	Submissions 10, 21, 22, 27, 29, 33, 34 and 35: Insert List of all Background Reports (7) as Appendix 4.
Setbacks from the building line will be permitted in order to create modulation of buildings to form building entrances or external courts adjacent to the public realm spaces and to protect residential amenity, where necessary.	0	+	++	++	-	0	0	0	0	0	0	0	0	Submissions 10, 21, 22, 27, 29, 33, 34 and 35: Insert Text at end of Para 2, Section 4.3, P. 5 Chapter 4.
Proposed taller elements at Broadstone and the Campanile must demonstrate architectural merit, including achievement of an appropriate slenderness ratio (3:1 or more) , and must demonstrate they will not create an adverse visual impact when viewed from sensitive locations, either within or outside the site.	0	+	++	0	+	0	0	0	0	0	0	0	0	As per Manager's Report on Submissions, Managers Further Recommendation: Table A2.1 Appendix 2 P4, Appendix 2 Section Project Design, Column 2 Subheading Building Heights: Insert Text to 2nd Sentence.

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Overlooking and Overshadowing														
However setbacks from the building line will be permitted in order to create modulation of buildings to form building entrances or external courts adjacent to the public realm spaces and to protect residential amenity, where necessary.		0	+	++	++	-	0	0	0	0	0	0	0	Motion 14: Cllr Emer Costello As per Manager's Report on Submissions: Insert text at end of Para 2, Section 4.3, P5 Chapter 4. (see Motion 13 above)
All residential developments will comply with the relevant policies, objectives and standards of the Dublin City Development Plan, including Chapter 17 - Development Standards and Appendix 23-Guidelines for Student Accommodation.		+	+	+	+	+	+	+	+	+	+	+	+	Motion 14: Cllr Emer Costello As per Manager's Report on Submissions: Insert New Text in Section 4.7.2 as New Para at End of Subsection Residential (Student and Private). and Insert New Text in Section 4.7.2 to End of New Sentences proposed by the Manager. (see Motion 9 above)
However, setbacks from the building line will be permitted in order to create modulation of buildings to form building entrances or external courts adjacent to the public realm spaces and to protect residential amenity, where necessary.		0	+	++	++	-	0	0	0	0	0	0	0	Submissions 7, 10, 25, 27, 28, 29 and 33: Insert Text at End of Para 2, Section 4.3, P.5 Chapter 4.

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Overlooking and Overshadowing (Continue ...)													
Rooftop plant may be inappropriate especially in the context of view corridors from the site as set out in Section 4.3.2 and where in proximity to historic or protected structures on site.	0	+	+	0	+	0	0	-	+	0	0	0	Motion 15: Cllrs Nial Ring and Cieran Perry Amend Chapter 4 Section 4.4.2 'Minimise Impact on Existing Environment'.
Particular attention will be given to placement and orientation of windows to mitigate against overlooking.	0	0	+	0	0	0	0	0	0	0	0	0	Motion 16: Cllrs Nial Ring and Cieran Perry Amend Chapter 4 Section 4.4.2 'Minimise Impact on Existing Environment' From: Particular attention may be required to placement and orientation of windows to mitigate against overlooking.
Particular attention will be given to building articulation and surface selection material.	0	+	0	0	0	0	0	0	0	0	0	0	Motion 17: Cllrs Nial Ring and Cieran Perry Amend Chapter 4 Section 4.4.2 'Minimise Impact on Existing Environment' From: Particular attention may be required to building articulation and surface selection material.

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Overlooking and Overshadowing (Continue ...)													
Particular attention will be given to mitigating landscape measures.	+	0	+	+	+	+	+	0	0	-	0	+	Motion 18: Cllrs Nial Ring and Cieran Perry Amend Chapter 4 Section 4.4.2 'Minimise Impact on Existing Environment': From: Particular attention may be required to mitigating landscape measures.
All residential developments will comply with the relevant policies, objectives and standards of the Dublin City Development Plan, including Chapter 17 - Development Standards and Appendix 23- Guidelines for Student Accommodation.	+	+	+	+	+	+	+	+	+	+	+	+	Motion 19: Cllr Emer Costello As per Manager's Report on Submissions: Insert New Text in Section 4.7.2 as New Para at End of Subsection Residential (Student and Private) And Insert New Text in Section 4.7.2 to End of New Sentences proposed by the Manager. (see Motions 9 and 14 above)
The design of new buildings shall incorporate design measures to enhance and maximise sunlight and daylight access for recreational spaces and in particular children's play areas where they are proposed adjacent to or opposite new buildings. Flexibility in height guidance in particular will be required to ensure an appropriate relationship between the school site, play areas and new buildings opposite.	0	++	++	++	+	0	0	0	0	0	0	0	Submissions 7, 10, 25, 27, 28, 29 and 33: Insert Text after Para 2, Section 4.4.2 "Building Form and Orientation".

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Overlooking and Overshadowing (Continue ...)														
However setbacks from the building line will be permitted in order to create modulation of buildings to form building entrances or external courts adjacent to the public realm spaces and to protect residential amenity, where necessary.		0	+	++	++	-	0	0	0	0	0	0	0	Motion 20: Cllr Emer Costello As per Manager's Report on Submissions: Insert text at end of Para 2, Section 4.3, P5 Chapter 4. (see Motions 13 and 14 above)
All residential developments will comply with the relevant policies, objectives and standards of the Dublin City Development Plan, including Chapter 17 - Development Standards and Appendix 23-Guidelines for Student Accommodation.		+	+	+	+	+	+	+	+	+	+	+	+	Motion 20: Cllr Emer Costello As per Manager's Report on Submissions: Insert New Text in Section 4.7.2 as New Para at End of Subsection Residential (Student and Private) And Insert New Text in Section 4.7.2 to End of New Sentences proposed by the Manager. (see Motions 9, 14 and 19 above)
The western element of the quadrangle, if used for student residential, shall be designed so that (i) no balconies are provided facing westwards; (ii) the design and profile of the buildings, particularly roof and plant design, and (iii) alongside maximising opportunities with ground level changes between the existing housing and the site, seek to minimise the height and visual impact of the western elevation.		0	0	0	0	0	0	0	0	0	0	0	0	Motion 21: Revised Text as proposed by Cllr Brian McDowell at Special Council Meeting of 25 th July 2011.
However setbacks from the building line will be permitted in order to create modulation of buildings to form building entrances or external courts adjacent to the public realm spaces and to protect residential amenity, where necessary.		0	+	++	++	-	0	0	0	0	0	0	0	Motion 22: Cllr Emer Costello As per Manager's Report on Submissions: Insert text at end of Para 2, Section 4.3, P5 Chapter 4. (see Motions 13, 14 and 20 above)

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Overlooking and Overshadowing (Continue ...)														
Applications for development within the SDZ, when located at site boundaries and /or adjacent to existing residential development shall be required to complete a full and rigorous landscape and visual assessment of the designed development proposals. Sensitivities shall be identified utilising the criteria outlined in the Landscape and Visual Assessment, Section 6.2.2.		0	0	++	0	0	+	0	0	++	+	0	0	As per Manager's Report on Submissions, Managers Further Recommendation: Chapter 4 Nature & Extent of Proposed Development Section 4.4.4.2 Minimise Impact on Existing Environment, P.23 Ch4. Insert Text in End Para of Subsection Daylight /Sunlight.
Zoning / Residential Amenity														
The GDA shall regularly monitor noise levels during construction and establish and communicate with the adjoining communities a point of contact for complaints regarding noise. Internal project management structures shall be in place to ensure the construction noise is managed and limited to acceptable and appropriate levels.		+	+	++	+	0	0	0	0	0	0	0	0	Motion 23: Cllrs Nial Ring and Cieran Perry As per Manager's Report on Submissions: Insert Text as New Bullet Point in Section 8.2.1 Introduction.
A non-technical annual report summarising the results of the monitoring undertaken as part of the SEA will be prepared and published by the GDA and made available to the public.		+	+	++	0	+	0	+	+	+	+	+	++	Motion 23: Cllrs Nial Ring and Cieran Perry As per Manager's Report on Submissions: Insert Text to Appendix 1, Section 1.2.9 Monitoring, at End of Para 1 and End of Para 2 Section 10.0 Monitoring.
These level changes will need to be integrated into the design and access strategy and address the challenges of Universal Access		0	+	++	++	+	+	+	+	0	0	0	0	As per Manager's Report on Submissions, Managers Further Recommendation: Amend Text in 3rd Last Para.

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		Protect and enhance biodiversity, flora and fauna on the Grangegorman SDZ Site.	Enhance the overall socio economic profile and economic attractiveness of the Grangegorman Neighbourhood.	Improve the quality of life for the community based on the provision of accessible employment, recreational, educational, medical and other facilities.	Provide, maintain and improve access to public open space.	Preserve and enhance the natural and historic landscape features within the Grangegorman SDZ Site.	Retention of existing good quality trees.	Limit adverse impacts on air quality and in particular traffic generated air emissions.	Limit adverse impacts on climate through use of sustainable energy sources.	Protect, conserve and enhance the architectural heritage on the Grangegorman SDZ Site.	Identify, protect and conserve or document the archaeological heritage on the Grangegorman SDZ Site in accordance with Best Practice Principles.	Provision of separate foul and surface water drainage to service the Grangegorman Neighbourhood.		Provision for the reuse, recycling and conservation of water.
Public Realm, Landscape and Biodiversity														
Signage elements will have the appropriate scale and character to distinguish and provide identity to the Grangegorman Urban Quarter. The design should optimise rapid orientation for all users, add interest to the ground level environment, unify the district as a whole and enhance the overall quality and appearance. Building signage will be integrated into architectural elements as much as possible. All signage will be in Irish and English.		0	+	+	0	0	0	0	0	+	0	0	0	Motion 26: Cllrs Nial Ring and Cieran Perry Insert New Text at End of Para 3, Section 4.4.6, P. 28 / Ch 4
The design and management of pedestrian and cycle access points adjoining existing residential streets will in particular ensure appropriate measures to remove the potential for anti-social behaviour and nuisance for adjoining residential amenity and include adequate access control (particularly at night time), good lighting, good visibility and options for CCTV facilities as part of an effective management system. The opportunity for a managed secondary access during daylight hours at Fingal Place will be explored with Fingal Place residents following completion of construction in this area and when, following a plebiscite, the majority of residents are in agreement to open the route on a trial basis		-	++	++	++	0	0	0	0	0	0	0	0	Motion 27: Cllr Emer Costello As per Manager's Recommendation on Submissions: Insert Text in Section 4.6. Change in wording of Manager's Recommendation for Motion 27 as Agreed at Special Meeting of Council of 25 th July 2011.

KEY	Neutral	Very Positive	Positive	Negative	Very Negative	Uncertain
	0	++	+	-	--	?

Table: Full Matrix of Strategic Environmental Assessment of the Manager's Recommendations on Submissions, Members Motions and Further Recommendations on *Grangegorman Draft Planning Scheme*

Grangegorman Draft Planning Scheme Development Proposals		Environmental Protection Objectives											SEA Team Comments / Managers Recommendation	
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Public Realm, Landscape and Biodiversity (Continue ...)														
The GDA will assist DIT in creating a Campus Liaison Committee. This committee will build on DIT's existing relationship with the community and will assist in the campus community interface. It will be made up of DIT staff, Student Union members, the HSE, local community representatives, local schools, community organisations, the Gardaí and others as issues determine.		0	0	+	0	0	0	0	0	0	0	0	0	Motion 27: Cllr Emer Costello Insert New Text as Last Bullet Point in Section 8.2.1, P. 7 / Ch 8 (see Motion 5 above)
The GDA will assist DIT in creating a Campus Liaison Committee. This committee will build on DIT's existing relationship with the community and will assist in the campus community interface. It will be made up of DIT staff, Student Union members, the HSE, local community representatives, local schools, community organisations, the Gardaí and others as issues determine.		0	0	+	0	0	0	0	0	0	0	0	0	Motion 28: Cllrs Nial Ring and Cieran Perry Insert New Text as Last Bullet Point in Section 8.2.1, P. 7 / Ch 8 (see Motions 5 and 27 above)

KEY	Neutral	Very Positive	Positive	Negative	Very Negative	Uncertain
	0	++	+	-	--	?

Table: Full Matrix of Strategic Environmental Assessment of the Manager's Recommendations on Submissions, Members Motions and Further Recommendations on *Grangegorman Draft Planning Scheme*

Grangegorman Draft Planning Scheme Development Proposals		Environmental Protection Objectives											SEA Team Comments / Managers Recommendation	
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Public Realm, Landscape and Biodiversity (Continue ...)														
The design and management of pedestrian and cycle access points adjoining residential streets will in particular ensure appropriate measures to remove the potential for anti-social behaviour and nuisance for adjoining residential amenity and include adequate access control (particularly at night time), good lighting, good visibility and options for CCTV facilities as part of an effective management system, which will be subject to monitoring and review.		-	++	++	++	0	0	0	0	0	0	0	0	Motion 29: Cllrs Ray Mc Adam and Mary O'Shea As per Manager's Recommendation on Submissions, with additional text to ensure review. Insert Text in Section 4.6. (see Motion 27 above)
The GDA will assist DIT in creating a Campus Liaison Committee. This committee will build on DIT's existing relationship with the community and will assist in the campus community interface. It will be made up of DIT staff, Student Union members, the HSE, local community representatives, local schools, community organisations, the Gardaí and others as issues determine.		0	0	+	0	0	0	0	0	0	0	0	0	Motion 29: Cllrs Ray Mc Adam and Mary O'Shea Insert New Text as Last Bullet Point in Section 8.2.1, P. 7 / Ch 8 (see Motions 5, 27and 28 above)

KEY	Neutral	Very Positive	Positive	Negative	Very Negative	Uncertain
	0	++	+	-	--	?

Table: Full Matrix of Strategic Environmental Assessment of the Manager's Recommendations on Submissions, Members Motions and Further Recommendations on *Grangegorman Draft Planning Scheme*

Grangegorman Draft Planning Scheme Development Proposals		Environmental Protection Objectives											SEA Team Comments / Managers Recommendation	
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Public Realm, Landscape and Biodiversity (Continue ...)														
The GDA will assist DIT in creating a Campus Liaison Committee. This committee will build on DIT's existing relationship with the community and will assist in the campus community interface. It will be made up of DIT staff, Student Union members, the HSE, local community representatives, local schools, community organisations, the Gardaí and others as issues determine.		0	0	+	0	0	0	0	0	0	0	0	0	Submissions 3, 21, 31, 33, 34 and 35: Insert New Text, Section 1.2.1 Biodiversity, Flora & Fauna in Appendix 1.
The design and management of pedestrian and cycle access points adjoining residential streets will in particular ensure appropriate measures to remove the potential for anti-social behaviour and nuisance for adjoining residential amenity and include adequate access control (particularly at night time), good lighting, good visibility and options for CCTV facilities as part of an effective management system, which will be subject to monitoring and review.		-	++	++	++	0	0	0	0	0	0	0	0	Submissions 3, 21, 31, 33, 34 and 35: Insert Text in Section 4.6.
For each quadrangle proposed, a minimum of 20% of the space within the external building line shall be allocated as open space and / or winter gardens.		++	+	++	++	++	+	+	0	0	0	0	+	As per Manager's Report on Submissions, Managers Further Recommendation: Section 4.5.6 The Quadrangles P.42, Ch 4. Insert Text at End of 2nd Last Para.

KEY	Neutral	Very Positive	Positive	Negative	Very Negative	Uncertain
	0	++	+	-	--	?

Table: Full Matrix of Strategic Environmental Assessment of the Manager's Recommendations on Submissions, Members Motions and Further Recommendations on Grangegorman Draft Planning Scheme

Grangegorman Draft Planning Scheme Development Proposals	Environmental Protection Objectives												SEA Team Comments / Managers Recommendation
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Transportation, Movement and Mobility													
Increase the level of car parking under the School from 8 to 16 . Reduce the level of car parking under Mixed Use Development from 143 to 135 .	0	0	+	0	0	0	0	0	0	0	0	0	Motion 30: Cllrs Christy Burke, Ray Mc Adam, Mary O'Shea and Nial Ring Amend Table 5.4 Proposed Car Parking, P. 22 / Ch 5.
Increase the level of car parking under the School from 8 to 16 . Reduce the level of car parking under Mixed Use Development from 143 to 135 .	0	0	+	0	0	0	0	0	0	0	0	0	Motion 31: Cllr Emer Costello Amend Table 5.4 Proposed Car Parking, P. 22 / Ch 5.
Reduce the maximum level of car spaces shown on the car park immediately north of the Lower House from ' Max 410 Spaces ' to ' Max 200 Spaces '.	+	-	+	+	0	+	+	0	+	0	0	0	Motion 32: Cllrs Christy Burke, Ray Mc Adam, Mary O'Shea and Nial Ring Amend Figure 4.30, Chapter 4 and Figure 5.18, Chapter 5. Change in wording of Manager's Recommendation for Motion 32 as Agreed at Special Meeting of Council of 25 th July 2011 in relation to Motion 40 below.
In addition, traffic using the two car parks on the south-eastern part of the site will be required through signage and junction build out to exit to the north/south as appropriate, to discourage traffic exiting / entering the car parks passing along the most narrow part of the road of Grangegorman Lower.	0	0	+	0	0	0	0	0	0	0	0	0	Motion 33: Cllrs Christy Burke, Ray Mc Adam, Mary O'Shea and Nial Ring Insert New Text at End of Para 3, Section 5.4.2.

KEY	Neutral	Very Positive	Positive	Negative	Very Negative	Uncertain
	0	++	+	-	--	?

Table: Full Matrix of Strategic Environmental Assessment of the Manager's Recommendations on Submissions, Members Motions and Further Recommendations on *Grangegorman Draft Planning Scheme*

Grangegorman Draft Planning Scheme Development Proposals		Environmental Protection Objectives											SEA Team Comments / Managers Recommendation	
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Transportation, Movement and Mobility (Continue ...)														
A project traffic management plan for all stages of construction traffic will be prepared in accordance with the requirements of Dublin City Council before demolition, excavation and construction commences. The plan will detail access arrangements for labour, plant and materials and shall indicate the locations of plant and machine compounds.		0	0	++	+	0	0	+	0	0	0	0	0	Submissions 7, 11, 14, 16, 17, 20, 23, 24, 27, 29, 31, 32, 34 and 35: Insert Text as New Paragraph at end of Section 8.2.3.3.
The quantum of car parking to be provided on the site during the phased implementation of development will be commensurate with the quantum of occupied development on the site at that time and the maximum number of spaces permitted in accordance with the parking strategy developed in the Transport Assessment. In this regard, car parking spaces will not be utilised prior to the occupation of the relevant buildings or zones.		0	0	+	0	0	0	+	0	0	0	0	0	Submissions 7, 11, 14, 16, 17, 20, 23, 24, 27, 29, 31, 32, 34 and 35: Insert New Text, Section 8.1.5.7 Phasing of Car Parking.

KEY	Neutral	Very Positive	Positive	Negative	Very Negative	Uncertain
	0	++	+	-	--	?

Table: Full Matrix of Strategic Environmental Assessment of the Manager's Recommendations on Submissions, Members Motions and Further Recommendations on *Grangegorman Draft Planning Scheme*

Grangegorman Draft Planning Scheme Development Proposals		Environmental Protection Objectives											SEA Team Comments / Managers Recommendation		
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Transportation, Movement and Mobility (Continue ...)															
The quantum of car parking to be provided on the site during the phased implementation of development will be commensurate with the quantum of occupied development on the site at that time and the maximum number of spaces permitted in accordance with the parking strategy developed in the Transport Assessment. In this regard, car parking spaces will not be utilised prior to the occupation of the relevant buildings or zones.		0	0	+	0	0	0	+	0	0	0	0	0	0	Motion 35: Cllrs Nial Ring and Cieran Perry As per Manager's Recommendation on Submissions: Insert New Text, Section 8.1.5.7 Phasing Car Parking.
The design and management of pedestrian and cycle access points adjoining residential streets will in particular ensure appropriate measures to remove the potential for anti-social behaviour and nuisance for adjoining residential amenity and include adequate access control (particularly at night time), good lighting, good visibility and options for CCTV facilities as part of an effective management system, which will be subject to monitoring and review.		-	++	++	++	0	0	0	0	0	0	0	0	0	Motion 38: Cllr Emer Costello As per Manager's Recommendation on Submissions, with additional text to ensure review. Insert Text in Section 4.6. (see Motions 27 and 29 above)

KEY	Neutral 0	Very Positive ++	Positive +	Negative -	Very Negative --	Uncertain ?
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Grangegorman Draft Planning Scheme Development Proposals		Environmental Protection Objectives											SEA Team Comments / Managers Recommendation	
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Transportation, Movement and Mobility (Continue ...)														
The GDA will assist DIT in creating a Campus Liaison Committee. This committee will build on DIT's existing relationship with the community and will assist in the campus community interface. It will be made up of DIT staff, Student Union members, the HSE, local community representatives, local schools, community organisations, the Gardaí and others as issues determine.		0	0	+	0	0	0	0	0	0	0	0	0	Motion 38: Cllr Emer Costello Insert New Text as Last Bullet Point in Section 8.2.1, P. 7 / Ch 8 (see Motions 5, 27, 28 and 29 above)
In the interest of clarity and to protect residential amenity, the secondary service route via Grangegorman Lower / Morning Star Avenue will include measures such traffic calming and control points to ensure that it does not become a through-route for the purpose of servicing and is restricted for use by emergency and maintenance vehicles.		0	+	+	0	0	0	0	0	0	0	0	0	Motion 39: Cllr Emer Costello Insert New Text in Para 2, Section 5.4.3:

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Grangegorman Draft Planning Scheme Development Proposals		Environmental Protection Objectives											SEA Team Comments / Managers Recommendation	
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Transportation, Movement and Mobility (Continue ...)														
The design and management of pedestrian and cycle access points adjoining residential streets will in particular ensure appropriate measures to remove the potential for anti-social behaviour and nuisance for adjoining residential amenity and include adequate access control (particularly at night time), good lighting, good visibility and options for CCTV facilities as part of an effective management system, which will be subject to monitoring and review.		-	++	++	++	0	0	0	0	0	0	0	0	Motion 39: Cllr Emer Costello As per Manager's Recommendation on Submissions, with additional text to ensure review. Insert Text in Section 4.6. (see Motions 27 and 29 above)
The GDA will assist DIT in creating a Campus Liaison Committee. This committee will build on DIT's existing relationship with the community and will assist in the campus community interface. It will be made up of DIT staff, Student Union members, the HSE, local community representatives, local schools, community organisations, the Gardai and others as issues determine.		0	0	+	0	0	0	0	0	0	0	0	0	Motion 39: Cllr Emer Costello Insert New Text as Last Bullet Point in Section 8.2.1, P. 7 / Ch 8 (see Motions 5, 27, 28 and 29 above)

KEY	Neutral	Very Positive	Positive	Negative	Very Negative	Uncertain
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Grangegorman Draft Planning Scheme Development Proposals		Environmental Protection Objectives											SEA Team Comments / Managers Recommendation	
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Transportation, Movement and Mobility (Continue ...)														
In addition, traffic using the two car parks on the south-eastern part of the site will be required through signage and junction build out to exit to the north/south as appropriate, to discourage traffic exiting / entering the car parks passing along the most narrow part of the road of Grangegorman Lower.	0	0	+	0	0	0	0	0	0	0	0	0	0	Motion 39: Cllr Emer Costello Insert New Text at End of Para 3, Section 5.4.2. (see Motion 33 above)
Reduce the maximum level of car spaces shown on the car park immediately north of the Lower House from 'Max 410 Spaces' to 'Max 200 Spaces'.	+	-	+	+	0	+	+	0	+	0	0	0	0	Motion 40: Cllr Emer Costello Amend Figure 4.30, Chapter 4 and Figure 5.18, Chapter 5. Change in wording of Manager's Recommendation for Motion 40 as Agreed at Special Meeting of Council of 25 th July 2011 in relation to Motion 40. (see Motion 32 above)
In addition, traffic using the two car parks on the south-eastern part of the site will be required through signage and junction build out to exit to the north/south as appropriate, to discourage traffic exiting / entering the car parks passing along the most narrow part of the road of Grangegorman Lower.	0	0	+	0	0	0	0	0	0	0	0	0	0	Motion 40: Cllr Emer Costello Insert New Text at End of Para 3, Section 5.4.2. (see Motions 33 and 39 above)

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Table: Full Matrix of Strategic Environmental Assessment of the Manager's Recommendations on Submissions, Members Motions and Further Recommendations on *Grangegorman Draft Planning Scheme*

Grangegorman Draft Planning Scheme Development Proposals		Environmental Protection Objectives											SEA Team Comments / Managers Recommendation	
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Transportation, Movement and Mobility (Continue ...)														
In addition, traffic using the two car parks on the south-eastern part of the site will be required through signage and junction build out to exit to the north/south as appropriate, to discourage traffic exiting / entering the car parks passing along the most narrow part of the road of Grangegorman Lower.	0	0	+	0	0	0	0	0	0	0	0	0	0	Motion 42: Cllrs Nial Ring and Cieran Perry Insert New Text at End of Para 3, Section 5.4.2. (see Motions 33, 39 and 40 above)
It is intended that all individual stakeholders will appoint a Mobility Management Coordinator (MMC) who will promote all aspects of the Mobility Management Plan (MMP) within their organisation. The GDA will appoint an overall MMC (OMMC) for Grangegorman who will liaise with individual MMCs and ensure that MMPs for all stakeholders are being developed in an appropriate and co-ordinated manner which will benefit the area as a whole. The overall co-ordinator will be appointed prior to any occupation of the site.	0	+	++	0	0	0	0	0	0	0	0	0	0	Submissions 7, 11, 14, 16, 17, 20, 23, 24, 27, 29, 31, 32, 34 and 35: Insert Text, Section 5.4.5, Para 3, P. 23 Chapter 5.

KEY	Neutral	Very Positive	Positive	Negative	Very Negative	Uncertain
	0	++	+	-	--	?

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Built Heritage													
In addition, the rich cultural and social heritage of the site will be recorded and displayed in the library buildings, or any other building as appropriate. Other mechanisms to record and reflect the heritage of the site will be explored, for example, through signage, placenames, public art and architectural design details.	0	+	+	0	+	0	0	0	+	+	0	0	Motion 43: Cllrs Nial Ring and Cieran Perry Insert New Text in Section 4.7, Subsection Cultural & Arts Spaces at End of Para 2, P. 55 / Ch 4.
The dismantling of heritage buildings is generally discouraged and re-use of the salvaged items must be carefully considered to ensure no confusion arises regarding their provenance.	+	+	0	0	++	0	0	0	++	++	0	0	Submission 12: Insert New Text at End of Section 6.5, P.12 Ch 6.
Insert a list of useful reference documents relating to the built heritage and history of the site to the draft Planning Scheme. Insert definitions of curtilage, attendant grounds and setting of Protected Structures to the draft Planning Scheme.	0	0	0	0	0	0	0	0	0	0	0	0	Submissions 21, 22, 33, 34 and 35: Wording of Definitions as per Manager's Addendum Report.
Such briefs will where relevant form part of the Design Procurement Strategy referred to in Section 8.2.2.	+	+	++	++	+	+	+	+	+	+	+	+	As per Manager's Report on Submissions, Managers Further Recommendation: Chapter 6 Conservation and Cultural Heritage, Section 6.8 Building Project Design Briefs, P.18, Ch 6. Insert Text at End of Section.

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	0	++	+	-	--	?

Table: Full Matrix of Strategic Environmental Assessment of the Manager's Recommendations on Submissions, Members Motions and Further Recommendations on *Grangegorman Draft Planning Scheme*

Grangegorman Draft Planning Scheme Development Proposals		Environmental Protection Objectives											SEA Team Comments / Managers Recommendation	
		Protect and enhance biodiversity, flora and fauna on the Grangegorman SDZ Site.	Enhance the overall socio economic profile and economic attractiveness of the Grangegorman Neighbourhood.	Improve the quality of life for the community based on the provision of accessible employment, recreational, educational, medical and other facilities.	Provide, maintain and improve access to public open space.	Preserve and enhance the natural and historic landscape features within the Grangegorman SDZ Site.	Retention of existing good quality trees.	Limit adverse impacts on air quality and in particular traffic generated air emissions.	Limit adverse impacts on climate through use of sustainable energy sources.	Protect, conserve and enhance the architectural heritage on the Grangegorman SDZ Site.	Identify, protect and conserve or document the archaeological heritage on the Grangegorman SDZ Site in accordance with Best Practice Principles.	Provision of separate foul and surface water drainage to service the Grangegorman Neighbourhood.		Provision for the reuse, recycling and conservation of water.
Built Heritage (Continue ...)														
Due regard should be had in all applications for development within the curtilage of a protected structure to current or subsequent Government Guidance and to the current City Development Plan policies and objectives contained therein regarding additions or works within the curtilage of protected structures.		+	0	+	0	++	0	0	0	++	++	0	0	As per Manager's Report on Submissions, Managers Further Recommendation: Section 6.7.2 Interventions and Additions, P 15, Ch 6.Insert Text at End of First Sentence.
Internal modifications to the Protected structures to accommodate a change of use will be permitted only if considered by Dublin City Council to be a change that can be undertaken in an appropriate and respectful manner.		+	+	+	0	+	0	0	0	++	++	0	0	As per Manager's Report on Submissions, Managers Further Recommendation: Section Site Layout and Form, Column 2 Subheading Protected Structures Amend Text Final Sentence in Box.

KEY	Neutral	Very Positive	Positive	Negative	Very Negative	Uncertain
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Infrastructure Services and Flooding														
All planning applications will include proposals to comply with SUDS objectives detailed in Section 7 including maximising opportunities for rainwater and grey water use in buildings.		+	0	0	0	0	0	0	+	0	0	+	++	Submissions 23, 24, 29 and 30: Amend Table A2.1 Subsection "Environment, Energy, Sustainability" 2 nd Sentence.
Building design will utilise best practice sustainable building technologies and green roofs and/or solar panels will be encouraged where appropriate.		0	+	++	0	0	0	+	++	0	0	0	+	Submissions 23, 24, 29 and 30: Amend Table A2.1 subsection "Environment, Energy, Sustainability" 3 rd Sentence.
Provision will be made within the Grangegorman site for electric or battery operated vehicles with charging points and measures will be explored to facilitate the roll-out of charging infrastructure for such vehicles, including advance planning for the suitable layout and location of facilities for electric or battery operated transport. Provision will also be made for an appropriate quantum of parking spaces for disabled motorists in accordance with national policy.		0	+	+	0	0	0	++	++	0	0	0	0	Submissions 23, 24, 29 and 30: Amend Text Section 5.4.4 Car Parking, Chapter 5, P.22.

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Phasing and Implementation														
Depending on the delivery and phasing strategy for the overall site, the GDA may develop interim surface car parking on / near underground / undercroft parking locations. The GDA will ensure that with any such interim parking, that the car park access arrangements do not compromise the scheme's overall commitment to accessibility by walking and cycling or the achievement of a high quality public realm within the site and the environs of the site.		+	+	+	+	0	0	+	0	+	0	0	0	Submission 13: Insert New Text, Section 8.1.5.7, P.8 Chapter 8, Para 2 after First Sentence.
A project traffic management plan for all stages of construction traffic will be prepared in accordance with the requirements of Dublin City Council before demolition, excavation and construction commences. The plan will detail access arrangements for labour, plant and materials and shall indicate the locations of plant and machine compounds.		0	0	++	+	0	0	+	0	0	0	0	0	Motion 45: Cllrs Nial Ring and Cieran Perry As per Manager's Recommendation on Submissions: Insert Text as New Paragraph at end of Section 8.2.3.3.
The GDA will assist DIT in creating a Campus Liaison Committee. This committee will build on DIT's existing relationship with the community and will assist in the campus community interface. It will be made up of DIT staff, Student Union members, the HSE, local community representatives, local schools, community organisations, the Gardaí and others as issues determine.		0	0	+	0	0	0	0	0	0	0	0	0	Motion 46: Cllr Emer Costello Insert New Text as Last Bullet Point in Section 8.2.1, P. 7 / Ch 8 (see Motions 5, 27, 28, 29 and 39 above)

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Phasing and Implementation (Continue ...)														
The GDA will assist DIT in creating a Campus Liaison Committee. This committee will build on DIT's existing relationship with the community and will assist in the campus community interface. It will be made up of DIT staff, Student Union members, the HSE, local community representatives, local schools, community organisations, the Gardaí and others as issues determine. The Committee will be established at the first phase of construction to facilitate input by all stakeholders into issues regarding management of construction.	0	0	+	0	0	0	0	0	0	0	0	0	0	Motion 46: Cllr Emer Costello Motion 48: Cllrs Ray McAdam and Mary O'Shea Insert New Text as Last Bullet Point in Section 8.2.1, P. 7 / Ch 8 (see Motions 5, 27, 28, 29, 39 and 46 above) And Insert additional text at end.
Attractive and secure temporary screening arrangements of as yet undeveloped sites within the SDZ lands shall be agreed with and installed prior to occupation of the site.	+	+	++	+	-	0	0	0	-	0	0	0	0	As per Manager's Report on Submissions, Managers Further Recommendation: Chapter 8 Phasing and Implementation, Table 8.1 Summary Phasing Table, P. 4, Ch 8, Insert New Bullet Point in Step 4 Occupation under Column Heading 'Note'.

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Phasing and Implementation (Continue ...)													SEA Team Comments / Managers Recommendation	
<p>The first phase, which will require both works to upgrade infrastructure, and the lodgement of a planning application for the public realm, will need to address in detail the provision and management of water for the SDZ site. The first phase shall include with the first planning application a full surface water management plan incorporating the management of flood risk, which will have a bearing on the detail of the form and layout of the public realm. The public realm application shall include detailed design of the proposed water main and will be required to be delivered and commissioned prior to completion of the first phase of buildings on the SDZ site. Detailed design of the proposed surface water and foul drainage infrastructure: the design must demonstrate how this infrastructure will not cause any deterioration through increase in CSO discharges to existing water quality in River Liffey. While it is recognised that the SDZ site is located with a low risk area for flooding, it is appropriate that the surface water management strategy incorporates a site specific detailed flood risk assessment as defined by and in accordance with the DoEHLG and OPW Guidance, "The Planning System and Flood Risk Management-Guidelines for Planning Authorities", and the associated Technical Appendices.</p>		+	0	0	0	-	0	0	0	0	0	++		++

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Process														
All residential developments will comply with the relevant policies, objectives and standards of the Dublin City Development Plan. The student accommodation will be oriented / designed to reduce the impact of possible noise or disturbance to adjoining existing residential areas.		+	+	+	+	+	+	+	+	+	+	+	+	Managers Recommendation incl. Recommendation as per Manager's Addendum Report: Section 4.7.2 Distribution of Principal Land Uses, P52, Ch 4. Insert Text as New Para at End of Subsection Residential (Student and Private).
Each application for new buildings shall include a schedule detailing the quantum of development already permitted and how the proposed development complies with Table 4.1		0	0	0	0	0	0	0	0	0	0	0	0	As per Manager's Report on Submissions, Managers Further Recommendation: Appendix 2: DPS Compliance Matrix, Table A2.1 Draft Planning Scheme Compliance Matrix, Appendix 2 P. 3, Section Quantum of Development, Column 2 Subheading Quantum of Development. Insert New Text at End.
See also definitions of the curtilage, attendant grounds and setting of protected structures in Appendix 3A.		0	0	0	0	0	0	0	0	0	0	0	0	Managers Recommendation as per Manager's Addendum Report: Insert Cross-Reference to Definitions in Section 6.7.2 at End of Para 1.

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Process (Continue ...)													Managers Recommendation as per Manager's Addendum Report: Add additional text Definitions under new sub-heading in Appendix 3A / P.3, After Para 5 in Section 'Curtilage, Attendant Grounds and Setting
<p>The notion of 'curtilage' is taken to be the parcel of land immediately associated with a protected structure and which is (or was) in use for the purposes of the structure. It is defined on a case-by-case basis by the Planning Authority following guidance set out in The Architectural Heritage Protection Guidelines for Planning Authorities (Section 13.1.5).</p> <p>The "attendant grounds" of a structure is that which forms an intrinsic part of the setting and may include land outside the curtilage of the structure. The attendant grounds could include land or features which were originally within the curtilage of the structure and which through change of ownership or subdivision of the site have been separated from the building. They might potentially include land historically associated with that structure.</p> <p>The 'setting' of a protected structure uses the definition developed by English Heritage as: "Setting' is an established concept that relates to the surroundings in which a place is experienced, its local context, embracing present and past relationships to the adjacent landscape. Definition of the setting of a significant place will normally be guided by the extent to which a material change within it could affect (enhance or diminish) the place's significance"</p>		0	0	0	0	+	0	0	0	+	++	0	

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Strategic Environmental Assessment													
Re-title Appendix 1 as Chapter 9, and revise all relevant references.	0	0	0	0	0	0	0	0	0	0	0	0	Submission 26: Re-title Appendix 1 as Chapter 9
Design and construction planning shall incorporate suitable and best practice actions to reduce the risk of groundwater pollution and meet the requirements of the Groundwater Directives.	++	0	+	0	+	0	0	0	0	0	0	0	Submission 26: Insert Text as Bullet Point to end of Chapter 7, P.7, Section 7.1.7 after Para on Permeable Surfaces.
The GDA shall regularly monitor noise levels during construction and establish and communicate with the adjoining communities a point of contact for complaints regarding noise. Internal project management structures shall be in place to ensure the construction noise is managed and limited to acceptable and appropriate levels.	+	+	++	+	0	0	0	0	0	0	0	0	Submission 26: Insert Text as New Bullet Point in Section 8.2.1 Introduction.
A non-technical annual report summarising the results of the monitoring undertaken as part of the SEA will be prepared and published by the GDA and made available to the public.	+	+	++	0	+	0	+	+	+	+	+	++	Submission 26: Insert Text to Appendix 1, Section 1.2.9 Monitoring, at End of Para 1 & End of Para 2 Section 10.0 Monitoring.

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	0	++	+	-	--	?

6.0 MONITORING - INDICATORS AND TARGETS

The SEA Directive requires that the significant environmental effects of the implementation of the *Grangegorman Planning Scheme 2011* are monitored. SEA Monitoring allows the actual impacts of the strategic action to be tested against those that were predicted, major problems to be identified and dealt with, and environment/sustainability baseline information to be gathered for future strategic actions. It helps to ensure that the proposed mitigation measures are carried out, and facilitates the identification of unforeseen adverse effects at early stage, permitting appropriate remedial action in a timely fashion.

This section of the *Addendum A* sets out the additional monitoring programme proposed by the Agreed Manager's Recommendations and Agreed Members Motions which is to be implemented by the Grangegorman Development Agency in conjunction with the implementation of the *Grangegorman Planning Scheme 2011*. The Grangegorman Development Agency will be responsible for collating the monitoring data and will be responsible for preparing a Monitoring Report and implementing any corrective measures where required.

Table: Summary of Additional Proposed Monitoring Programme for *Grangegorman Draft Planning Scheme* (Additional Indicators and Targets)

Environmental Objectives	What to Monitor (Indicator)	Source of Data	Frequency of Monitoring	Targets
Protect and enhance biodiversity, flora and fauna on the Grangegorman Site.	Identified habitats of protected species and in particular bats on the SDZ lands.	GDA/DCC /NPWS	Annually	Minimise interference with these habitats
	For key buildings that are particularly suitable for bat roosting, applications for works to these will include a recent bat survey. The results of these surveys will be included in the annual monitoring report as part of the implementation of the SEA.	GDA/DCC /NPWS	Annually	Up to date information on the identification and location of all bat species.

Environmental Objectives	What to Monitor (Indicator)	Source of Data	Frequency of Monitoring	Targets
Enhance the overall socio economic profile and economic attractiveness of the Grangegorman Development Area.	Non-technical report summarising the results of the monitoring undertaken as part of the SEA to be published by the GDA and made available to the public.	GDA/ Public	Annually	Impacts of the strategic action against those that were predicted.
Improve the quality of life for the community based on the provision of accessible employment, recreational, educational, medical and other facilities.	Noise levels during construction and establish and communicate with the adjoining communities a point of contact for complaints regarding noise.	GDA/EPA /Public/ DCC	Ongoing	Construction noise is managed and limited to acceptable and appropriate levels
Protect, conserve and enhance the architectural heritage on the Grangegorman site.	The loss of important or decorative elements, e.g. the stone window surrounds of the Former Nurses Home, this will only be permitted when the items have been recorded prior to dismantling.	GDA/DCC /DoAHG	On-going	Future use in close proximity to the original location identified and specified. Tag and store these salvaged materials on site.
	The deterioration of the building fabric of protected structures.	GDA/DCC /DoAHG	On-going	Identification of essential remedial works to protected structures on site, including a timeline for this action.

Environmental Objectives	What to Monitor (Indicator)	Source of Data	Frequency of Monitoring	Targets
Limit adverse impacts on air quality and in particular traffic generated emissions.	The roll-out of charging infrastructure for electric or battery operated vehicles.	GDA	Annually	In accordance with national policy.
Provision for the reuse, recycling and conservation of water.	Compliance with SUDS objectives detailed in Section 7 of the Planning Scheme.	GDA/ DCC/ OPW/ DoAHG	On-going	Maximising opportunities for rainwater and grey water use in buildings.

7.0 CONCLUSIONS

The formulation of the matrix as contained under 5.0 above provides information on the interaction of the agreed Manager's Recommendations and agreed Members Motions and the Environmental Protection Objectives. In general it is considered that the proposed amendments are acceptable and do not conflict with the status of the Environmental Protection Objectives. Additional mitigation measures have been recommended as outlined under 6.0 above.

The process undertaken has followed the Guidelines on the 'Implementation of SEA Directive (2001/42/EC) and the *Planning and Development (Strategic Environmental Assessment) Regulations 2004*. The requirement under this legislation highlights that where changes to a draft planning scheme are needed, the changes should be screened as quickly as possible to see if they themselves would cause any significant environmental effects not previously identified or addressed in the Environmental Report. This report is in line with that procedure. The legislation requires that the screening process should be recorded, including assessment of any likely significant environmental effects and that this can be done by way of an amendment to/or separately from the Environmental Report.

No material changes to the *Grangegorman Draft Planning Scheme* are proposed. No amendment to the *Appropriate Assessment Screening of the Grangegorman Planning Scheme 2011* is proposed.

Article 179F of the *Planning and Development (Strategic Environmental Assessment) Regulations 2004* requires Dublin City Council to take account of the Environmental Report (and any updates), any Submission/Observation made to them, and any transboundary consultation, during the Planning Authority's consideration of the *Grangegorman Draft Planning Scheme*, and before its adoption.

After adoption of the Planning Scheme, the *Planning and Development (Strategic Environmental Assessment) Regulations 2004* require that a Strategic Environmental Assessment Statement must be prepared under Article 179(G)(1).