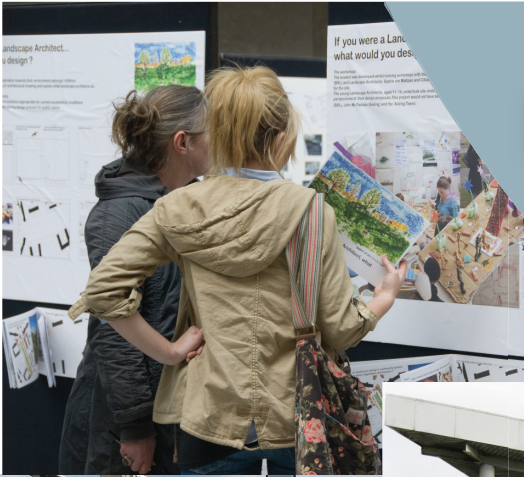


BALLYMUN DRAFT LOCAL AREA PLAN 2017 MATERIAL ALTERATIONS



ENVIRONMENTAL ASSESSMENT SEA AND AA SCREENING REPORTS

Planning & Property Development Department
Dublin City Council

 Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

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1 Introduction

The Draft Ballymun Local Area Plan (LAP) 2017 was prepared in accordance with Sections 18-20 of the Planning and Development Act 2000, as amended. As part of the Draft LAP, a Strategic Environmental Assessment (SEA), an Appropriate Assessment (AA) and a Strategic Flood Risk Assessment (SFRA) were undertaken. The SEA was undertaken in order to comply with the SEA Directive and transposing Regulations, and the Environmental Report which accompanied the Draft Plan contained the findings of this assessment. An Appropriate Assessment was also undertaken on the Draft Plan in order to comply with the Habitats Directive and transposing Regulations and a Strategic Flood Risk Assessment was also undertaken to comply with the Flood Risk Management Guidelines.

The Draft Plan and associated environmental assessments, including those relating to SEA, AA and SFRA processes were placed on public display from the Wednesday 5th April to Wednesday 17th May 2017 (inclusive) during which time submissions and observations were invited. A total of 226 no. submissions were received by Dublin City Council during the consultation period. Each submission was fully considered and has been summarised in the Chief Executives Report (Report No. 199/2017).

Following consideration of the Draft LAP, the Chief Executive's Report on Submissions (199/2017) and the Chief Executives Report on Motions (Report no. 254/2017), it was resolved by the Elected Members at a Special City Council meeting on the 11th July 2017 to make the Draft LAP, subject to variations and amendments as agreed at the meeting. As a number of the amendments constitute material alterations to the Draft LAP, the City Council must put these alterations back on public display for a period of not less than 4 weeks, in accordance with Section 20 of the Planning and Development Act 2000, as amended.

1.1 Next Steps

The proposed alterations will go back on public display for a period of not less than four weeks from 31st July until the 28th August 2017 inclusive (excluding bank holidays).

Written observations or submissions regarding the proposed material alterations to the Draft LAP and the determinations on the likely significant effects on the environment of implementing the proposed material alterations are invited from members of the public during the aforementioned display period.

This is then followed by the preparation of a Chief Executives Report for Members on any submission/observations received. Members may then make or amend the LAP or change the material alterations of the Plan, as they consider appropriate (Section 20(3)(o) of the Planning and Development Act 2000, as amended).

1.2 Purpose of this Report

This is the addendum to the Environment Assessment Reports of the Draft Ballymun Local Area Plan 2017. This addendum supplements and should be read in conjunction with the respective Environmental Reports of the Draft LAP.

The rationale of this report is to identify any environmental consequences of the material alterations of the Draft LAP, for the purposes of the Strategic Environmental Assessment and the Appropriate Assessment.

Section 2 sets out the proposed material alterations to the Draft LAP.

Section 3 assesses the new and/or revised objectives of the Draft LAP against the set of Environmental Protection Objectives (EPOs) as previously identified in Chapter 4 of the SEA and assesses the proposed material alterations of the Draft LAP for Appropriate Assessment under the EU Habitats Directive.

This Environmental Report on the Material Alterations is also available online to members of the public.

1.3 Strategic Environmental Assessment of the Proposed Material Alterations

This Environmental Report has been prepared in order to provide an environmental assessment of the proposed Material Alterations to the Draft Ballymun LAP 2017. This is an addendum to the Environmental Report of the Strategic Environmental Assessment (SEA). This document identifies the environmental consequences of the relevant proposed material alterations of the Draft LAP as discussed at the Council meeting on the 11th July 2017.

The findings of this addendum will be used to update the Environmental Report on adoption of the Plan. The updated Environmental Report will be made available to the public and will accompany the Ballymun Local Area Plan when adopted.

1.4 Appropriate Assessment Screening of the Proposed Material Alterations

As required under Article 6(3) of the Habitats Directive, an Appropriate Assessment Screening process was undertaken for the Draft LAP to ensure that no impacts on any Natura 2000 site were likely to result from the Draft Plan.

The Appropriate Assessment process has informed the preparation of the Draft Ballymun LAP so that it can be implemented successfully without having significant adverse effects on the integrity of European sites. The AA screening process identified that there is no potential for significant impacts on Natura 2000 sites in the zone of influence of the proposed development.

The proposed Material Alterations are also screened in relation to their potential impact on Natura 2000 sites, within, adjacent to, or downstream of the City. The results of this assessment are contained in this report

1.5 Scope of Proposed Material Alterations Considered

Only proposed material alterations which comprise or affect Plan provisions (for example new objectives) come under the scope of this assessment. Changes to other parts of the Plan (for example text which sets the context for objectives but does not interact with these provisions) are not included within the scope of this assessment. The proposed material alterations which are considered include: -

- Proposed changes to the Draft LAP

- Includes significant changes to existing objectives
- Proposed addition of a number of new LAP provisions
- Includes significant new objectives

1.6 How to Read this Document

Additions to the text are identified through the use of green underline print, for example: -

Insert text:

Heights: Min of 6m and maximum of 18m to provide an urban edge to the street.

Deletions to the text are shown in ~~red print and strikethrough~~, for example: -

SRO1: Work with Trinity Comprehensive School to develop a sporting hub for the school and community and explore options to provide a synthetic pitch, ~~and explore options to provide a new all-weather pitch."~~

2 Section 1: Proposed Amendments on Foot of Submissions to Draft Plan

2.1 Chapter 5 LAP Development Strategy

2.1.1 Section 5.3 Economic Development & Employment of the Draft Plan

Amend Objectives EO5, E07, E09, E011 as follows (page 32): -

It is an objective of Dublin City Council to: -

EO5: Seek the reconfiguration of Cearnóg an tSeachtar Laoch to provide a high quality civic space **with cycle parking** within the heart of Ballymun.

EO7: Develop the M50 lands with a priority given to high density employment generating uses **in accordance with Fingal County Council's Development Plan.**

EO9: Support the delivery of Metro North and provision of a station in the heart of Ballymun Main Street **(in the vicinity of Cearnóg on tSeachtar Laoch)** and also in the vicinity of/linking to the M50 lands.

EO11: Support the continued development, **expansion and intensification** of the Poppintree and Ballymun Industrial Estates as employment hubs, **and where feasible seek to create defined urban edges to their perimeters to create streetscapes and to work with the IDA where necessary to achieve this objective. improve the lands surrounding the Ballymun Industrial Estate through future development.**

Insert new objectives into the Economic Objectives at end of Section 5.3 as follows (page 32). Note all will be renumbered accordingly: -

It is an objective of the City Council to: -

EOA: Minimise vacancy in the LAP area.

EOB: Provide for additional office space along the Main Street.

EOC: Ensure that all landowners on the northern fringe maintain their property in a manner which protects the public domain.

EOD: Improve permeability through the Poppintree Industrial Estate. Seek the provision of pedestrian and cycle access from Jamestown Road, either directly to

the west of the existing IDA estate or via redevelopment of the former 'Mouldpro' site to the south, in consultation with the IDA.

2.1.2 Section 5.4 Movement of the Draft Plan

Amend Objective MO1, MO2, MO3 as follows (page 35): -

It is an objective of Dublin City Council to:-

MO1: Complete the outstanding pieces of road infrastructure required to enhance connectivity and to service the remaining development sites. All new road schemes will be delivered in accordance with the Principles of Road Development as set out in the NTA's 'Transport Strategy for the Greater Dublin Area 2016-2035', (Section 5.8.3).

MO2: Work with Fingal County Council and the NTA to ensure the provision of a high quality rail transport system (Metro North) is delivered through Ballymun. In order to protect the character of the emerging Main Street the LAP is seeking that the future Metro line respects the desire for enhanced permeability, with the line ideally run underground until the junction with Santry Avenue. Future realignment of the Main Street should also provide for enhanced and segregated cycle facilities.

Delete M03 as previously worded. Replace with new wording: -

MO3: Facilitate the delivery of a core bus corridor through Ballymun as proposed in the NTA transport strategy.

Insert new objectives into the Movement Objectives at end of Section 5.4.6 as follows (page 35). Note all will be renumbered accordingly: -

It is an objective of the City Council to: -

MOA: Work with the NTA to ensure that the recommendations of the bus network review are implemented in Ballymun, in particular seeking a new connection between Ballymun and Dublin Airport.

MOB: Explore the potential for a new access point at Santry Demesne with Fingal County Council and Trinity College Dublin.

MOC: Explore the provision of a cycle lane on Santry Avenue in tandem with the NTA 'Bus Network Review'.

MOD: Explore the potential of a multi-storey car park near Main Street as part of a sustainable travel strategy.

2.1.3 Section 5.5 Urban Form & Design of the Draft Plan

Insert new objective into the Urban Form & Design Objectives at end of Section 5.5.2 as follows (page 36). Note all will be renumbered accordingly: -

It is the objective of Dublin City Council to: -

UDA: Carry out an audit of materials within the public realm in Ballymun to ensure consistency and quality in future design responses.

2.1.4 Section 5.6 Housing and Tenure of the Draft Plan

Insert new text into Section 5.6 as follows (page 38): -

Insert new text at the end of the 'Monitoring Group' paragraph, before the Housing Objectives.

It will also allow the Council to respond to the need for additional Social and Affordable units in Ballymun and ensure that the future development of the housing sites will be done on a site by site basis with consultation from the community.

Insert new objectives into the Housing Objectives at end of Section 5.6 as follows (page 38). Note all will be renumbered accordingly: -

It is the objective of Dublin City Council to: -

HOA: Promote self-build housing in the form of terraced homes or housing blocks built by residents or housing co-operatives by making available low-cost housing sites and providing technical assistance to those who wish to house themselves.

HOB: Seek to improve the income mix in all housing developments in the area to address the issues raised in the Retail Study.

2.1.5 Section 5.7 Social and Community Infrastructure Supports of the Draft Plan

Insert new text into Section 5.7 as follows (page 38): -

Insert new text at the end of the 3rd paragraph at the end of Section 5.7:

Following submissions received on the Draft Ballymun Local Area Plan, requesting a new second level Irish school, and the creation of an Irish hub in the area, the City Council will work with the Department of Education and Skills to explore the possibility of locating a new second level school within Ballymun. Based on the existence of two Irish speaking primary schools in the area it is considered reasonable that there is demand for such an amenity. The optimum location for such a facility is regarded to be the lands of the current CDET, next to Scoil an tSeachtar Laoch.

The City Council will also liaise with the City of Dublin Education and Training Board to ascertain the requirements for further educational services in Ballymun.

In the event that a second level Irish school is deemed to be required the Council in conjunction with the Department of Arts Heritage and Gaeltachta Affairs will explore the possibility of obtaining “network Gaeltacht” status for Ballymun under the Gaeltacht Act 2012 to support the promotion of the Irish language.

Insert new objectives into the Social and Community Objectives at end of Section 5.7 as follows (page 38). Note all will be renumbered accordingly: -

It is the objective of Dublin City Council to: -

SCA: Work with the Department of Education and Skills to determine the need for a second level Irish school in the area.

SCB: Liaise with the City of Dublin Education and Training Board to ascertain the requirements for further educational services in Ballymun.

SCC: In the event that a second level Irish school is deemed to be required, the Council through the social regeneration sub-committee will work with the Department of Arts Heritage and Gaeltachta Affairs to establish Baile Munna as a “network Gaeltacht” as identified in the 20 year strategy for the Irish Language 2010-2030.

SCD: Explore options for the creation of further education hub/life-long learning centre with DCU in the community, Youth Reach/CDET, and Ballymun Job Centre under the remit of the Social Regeneration sub-committee in partnership with the City Council.

2.1.6 Section 5.8 Sports, Recreation and Open Space of the Draft Plan

Amend Section 5.8 Sports, Recreation and Open Space (page 39) as follows: -

Insert the following after the second paragraph, points 1-5:

During the public consultation process on the Draft Ballymun Local Area Plan, an additional request was received to provide a new home for Ballymun Kickhams within the LAP area.

Amend the following text, 3rd paragraph:

The LAP Sports Strategy is to prioritise and maximise resources within **the four following** identifiable locations:

- 1. Trinity Comprehensive School**
- 2. Poppintree Park**
- 3. Poppintree Sports and Community Centre and Lands to the West of Ikea**
- 4. Identify a suitable site for Ballymun Kickhams within the area**

Delete the paragraph at the end of Section 5.8, before Section 5.8.1 Open Space. Replace with new paragraph: -

Site for Ballymun Kickhams / enhanced GAA facilities

In order to facilitate the relocation of Ballymun Kickhams from their current home in Collinstown, to Ballymun, it is proposed to carry out detailed site analysis and feasibility of providing a new sporting facility in the ownership of the City Council and developed in partnership with an interested sports club on Site no. 31 Balcurris (west of R108), part thereof, whilst also providing for high density employment, residential and mixed uses on the Metro North corridor.

Amend Section 5.8.1 Open Space, as follows (page 40): -

Delete the last paragraph at the end of Section 5.8.1. Replace with new paragraph: -

Allotments / Community Gardens / Urban Farm

Allotments are currently provided for in Ballymun on a temporary basis on Site No. 6 on the Main Street, and next to the Virgin Mary School. In addition allotments were provided by Ballymun Regeneration Ltd on a temporary basis at Meakstown, located next to Dog's Aid and the purpose built Equestrian Centre (See Fig 5: Social Infrastructure). At the time it was not envisaged that the latter facility would remain long-term as it was located along the line of the proposed Metro West. With Metro West no longer part of the TII's Transport Strategy for the Greater Dublin Area 2016-2035, it may be possible to extend this facility to cater for additional allotments and/or local enterprise.

Within the LAP area it is proposed to explore other options for the provision of community gardens / allotments. These may be part of a standalone facility or combined with the provision of a City Farm as advocated for during the public consultation phase of the LAP. Possible locations include (a) on the Z9 lands to the north-west of the Poppintree Community and Sports Complex; or (b) within Site No. 14 (Balbutcher Lane flats). The latter site is zoned Z1 with an objective to provide a new park / open space as part of the scheme. It may be feasible to allocate the open space provision for allotments / community farm, without unduly undermining the site's available to provide housing locally. Smaller allotment facilities may also be possible on small infill sites.

The Z9 lands to the west of Carton Terrace and south of St. Margaret's Road have been included for above as a possible location for a skatepark and bike park, and also a community farm / allotments. There is a need for a detailed review of these lands as part of implementing the LAP.

Amend Objectives SRO1, SRO6, SRO7, SRO8 as follows (page 40): -

It is the objective of Dublin City Council to: -

SRO1: Work with Trinity Comprehensive School to develop a sporting hub for the school and community **and explore options to provide a synthetic pitch, ~~and explore options to provide a new all-weather pitch.~~**

SR06: Provide new neighbourhood parks at Shangan Road, Sillogue Road (x2), Balbutcher Lane and Main Street as per the Site Briefs set out in Chapter 6. These spaces should be appropriately designed and landscaped in consultation with the Parks Department. Development sites not required to provide open space shall provide a development contribution to support the delivery and maintenance of open space.

SRO7: Review the use of the Z9 lands to the west of Carton Terrace and south of St. Margaret's Road, to provide for residential development, which can include co-operative housing, on the western half of the site and to explore the provision of a skatepark and bike park, and / or allotments and a community farm. An alternative suitable location for these uses may be Site No. 14: Balbutcher Lane. (This may involve a variation to the City Development Plan).

Delete SRO8 as previously worded. Replace with new wording: -

SRO8: Explore options for the provision of a new GAA facility that will provide a new home for Ballymun Kickhams.

Insert new objectives into the Sports, Recreation and Open Space Objectives at end of Section 5.8 as follows (page 40). Note all will be renumbered accordingly: -

It is the objective of Dublin City Council to: -

SROA: Explore the future use of the DCC lands to the immediate west of Ballymun United, for amenity or housing in collaboration with Fingal County Council and following the outcome of South Fingal Fringe road study.

SROB: Explore the provision of a skate park and bike park within Ballymun within the Z9 lands to the northwest of Poppintree Community Sports Centre or Site No. 14 (beside the Reco).

SROC: Support the continued use of the lands at the back of the old Trinity Comprehensive for recreational purposes.

SROD: Explore the use of the 'left-over' open space to the south of the Virgin Mary NS in tandem with the development of the housing site to the south (site no. 10).

SROE: Work closely with other bodies and local groups, for example Ballymun Tidy Towns, Global Action Plan etc to enhance amenity value of open spaces in the areas.

SROF: Improve and upgrade Belclare Green in tandem with the build out of the adjoining sites (i.e. site brief nos. 20-23).

2.1.7 Insert new Section 5.11 into the Draft Plan

Insert new Section 5.11 Integration of Environmental Considerations (page 42) as follows: -

Insert new section and text at the end of Chapter 5 after Drainage and Water Objectives: -

Section 5.11 Integration of Environmental Considerations into the Plan

A Strategic Environmental Assessment has been carried out in compliance with the requirements of Directive 2001/42/EC of the European Parliament, the objective of which is to provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation of the adaptation of plans.

As required by the SEA Directive and the SEA Regulations a document referred to as an SEA Statement will be produced and made available to the public following the adoption of the Local Area Plan to make known, how the SEA process influenced the outcome and identify how environmental considerations have been integrated into the final Plan.

Environmental considerations were integrated into the LAP process at a number of stages in the SEA i.e. the Scoping stage, at the Environmental Report stage and following the submissions and observations from the Environment Authorities and the public. In addition, the environmental sensitivities of the LAP area were communicated to the Plan preparation team on a regular basis from the outset of the Plan preparation process.

The Local Area Plan was also subject to Appropriate Assessment Screening under the Habitats Directive (92/43/EEC) at both the draft and amendment stage.

The overall strategy for the LAP was to facilitate and co-ordinate development opportunities on a number of key site while addressing issues such as infrastructure, economic development, public realm and community/sporting facilities whilst achieving a sustainable city neighbourhood.

The LAP promotes the development of the remaining sites in the Ballymun to help create a sustainable compact city in which to live, work and visit in line with the environmental objectives. The development of the LAP lands will also alleviate the need to develop in areas that may not have existing suitable infrastructure. The LAP promotes the achievement of a more compact city with the reuse of the brownfield sites which will alleviate the need for sprawl to the urban fringes and into Greenfield sites. The LAP also incorporates green infrastructure into the new developments by the provision of number of pocket parks, the provision of tree lined and landscaped streets and the creation of a green route through the M50 lands. The delivery of new homes in a sustainable manner along key public transport routes and the proposed Metro North routes will also create sustainable travel patterns thus protecting air quality and reducing city noise levels. Impacts on climatic factor will be improved with the development of a more compact consolidated and sustainable mixed use area, with good transport links, which will reduce the need to travel by private car, and thus reducing emission of greenhouse gases. While in the short term there may be emissions relating to construction and infrastructural provision, these will be short term impacts.

The Ballymun Surface Water Masterplan identified a number of outstanding pieces of infrastructure necessary to facilitate additional development and to improve two existing areas of house, including the provision of a new surface water attenuation facility, and also the need to upgrade the surface water connections of Sillogue Gardens and Coultrey Gardens.

The LAP also proposes a number of new road connections considered necessary to enhance permeability and thus reduce the need to travel by car, reduce queuing of cars/congestion and reducing distances undertaken for car trips which will positively impact on noise and air quality.

The LAP will have a positive impact in securing the cultural heritage of the area, by ensuring there is no loss or adverse impact on the National Inventory of Architectural Heritage or Protected Structures. The LAP will also seek the provision of a new civic amenity space across from St. Pappin's Church to enhance the setting of this historic building.

The SEA concluded that the LAP included sufficient mitigation measures to offset any potential impacts on the environmental receptors. It should also be noted that all the policies and objectives of the Dublin City Development Plan (in operation at time of planning application), apply to the Ballymun LAP area.

2.2 Chapter 6 Site Briefs

2.2.1 Section 6.3 Neighbourhood Sites of the Draft Plan

Amend text for Site Brief No. 10 Shangan Road (page 51), as follows: -

Delete the 4th paragraph under 'Supporting Information/Requirements'.

Amend the 5th and 6th paragraph under 'Supporting Information/Requirements': -

Site A: ~~To~~ The western half of this site to the rear of the Civic Centre, shall accommodate increased heights and densities ~~would be sought here~~ given proximity to Main Street and should be in keeping with the urban form of Shangan Hall and Gateway student housing. Additional student housing could be provided on this site, with heights of five storeys achievable.

- **Site B:** To the north of Oldtown Avenue; housing is required to secure the exposed rear boundaries of Oldtown. Different heights and roof types could be explored to sensitively integrate the new dwellings with the existing housing (for example, 3 storey mono-pitch – 3 storeys to the road with 2 storeys to the rear). If apartments were located on this site 3-4 storeys would be achievable.

Amend text for Site Brief No. 14 Balbutcher Lane South (page 53) as follows: -

Delete the 2nd paragraph under 'Supporting Information/Requirements'. Replace with new paragraph: -

It is an objective of the LAP (SRO7) to explore sites for the provision of a new skate park and bike park, community garden and for a community farm, with Site No. 14 identified as one of two possible sites to serve all or some of the above. No such provision should account for the entire site, and such a provision would account for the open space requirement as per objective SRO6.

Insert new text into Site Brief No. 19 St. Joseph's (page 56) as follows: -

At the end of 2nd paragraph under 'Supporting Information/Requirements':

Retaining linkage and permeability to the Church and school is an essential requirement of any future development proposal.

At the end of 4th paragraph under 'Supporting Information/Requirements':

The future build out of the site should be carried out in consultation with the adjoining residents.

Insert new text into Site Brief no. 20 Poppintree Neighbourhood Centre Extension (page 57) as follows: -

At the end of paragraph under 'Supporting Information/Requirements':

The build out of this site will require the provision of additional parallel parking along Belclare View for the new mixed use development and adjoining existing Poppintree Neighbourhood Centre. Provision of this additional parking will reduce the internal carriageway to the south of Knowth Court in order to provide a more defined streetscape addressing Belclare View.

Insert new text into Site Brief no. 25 Parkview (page 59) as follows: -

At the end of 2nd paragraph under 'Supporting Information/Requirements':

During the preparation of the LAP requests were received to explore alternative uses for the western portion of this site (north of Nos. 205 Jamestown Road, No. 5 Oakwood Close); omitting a block of housing in favour of community/social/sporting use. Such alternative uses are considered acceptable in principle at this site, subject to securing and safeguarding the rear and side boundaries of Nos. 205 Jamestown Road, No. 5 Oakwood Close and No. 69 Parkview.

2.2.2 Section 6.4 M50 Lands of the Draft Plan

Amend text for Site Brief no. 30 Site to the south of Ballymun Industrial Estate (page 62) as follows: -

Delete text on 'Height' (6th bullet point) as previously worded. Replace with new text: -

Heights: Min of 6m and maximum of 18m to provide an urban edge to the street.

Amend text for Site Brief no. 31 M50 Lands – Balcurris (west of R108) (pages 62 & 63) as follows: -

Under the ‘Supporting Information/Requirements’ section of this site brief, delete from the paragraph: “*The Masterplan also set out the overall urban design principles for the subject site which will be sought in future development iterations of the built out the site: -*” until the very end of point no. 4.

Delete text as previously worded, as set out above. Replace with new text: -

During the preparation of the Ballymun LAP there was a clear desire expressed to provide a new sporting facility on part of these lands. It is therefore proposed to carry out a new site analysis to seek the provision of such a facility on part of this site in tandem with the delivery of high density uses fronting the R108. Retaining the proposed biodiversity green link through this site will form part of this appraisal.

3 Assessment of new / revised objectives of the Draft LAP against the Environmental Protection Objectives of the SEA and AA Screening of the Proposed Amendments of the Draft Plan

The new and revised objectives of the Draft LAP are assessed to anticipate and avoid the need for developments that would be likely to significantly and adversely affect the environment and integrating of European sites. It is important to note that only the new objectives will be screened, and also the amendments to objectives are to be screened, as the original objective has been previously screened.

Section 4 of the SEA outlined the Environmental Protection Objectives (EPO) and these are set out again below: -

Environmental Protection Objectives	
ENVIRONMENTAL RECEPTOR	ENVIRONMENTAL PROTECTION OBJECTIVE
Population and Human Health	PHH To create a sustainable compact city in which to live, work and/or visit. <i>(other EPOs relating to population and human health are covered under each of the environmental headings below)</i>
Biodiversity/Flora & Fauna	BFF To protect and where appropriate enhance the diversity and range of habitats, species and their resources within the LAP area.
Air Quality & Noise	AN1 To protect good air quality status and minimise all forms of air pollution (i.e. Nitrogen oxides & Particulate Matter). AN2 To maintain and, where possible, improve the good acoustical quality for the current and future residents of the plan area.
Climatic Factors	CF To minimise emissions of greenhouse gases.
Water	W1 To comply with EU Water Framework Directive to ensure and maintain good ecological status of all receiving water in the LAP area. W2 To reduce and manage the risk of flooding. W3 To provide adequate wastewater treatment, water distribution and drainage networks.
Material Assets	MA1 To reduce traffic levels by encouraging modal change from car to more sustainable modes of transport such as public transport, walking & cycling. MA2 To reduce the generation of waste and adopt a sustainable approach to waste management.
Cultural Heritage	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.
Landscape & Soils	LS To protect and where appropriate enhance the character, diversity and special qualities of Ballymun's landscapes and soils.

The impact of each alternative is assessed against the Environmental Protection Objectives, using the following assessment key: -

Will the implementation of the alternative serve to have: -	
A significant beneficial impact on the Environmental Receptor	+
A significant adverse impact on the Environmental Receptor	-
An uncertain impact on the Environmental Receptor	?
An insignificant impact or no relationship with the Environmental Receptor	0

3.1 Amended Draft LAP Objectives – Evaluation Matrix

Chapter 5 Section 5.3 Economic Development & Employment	PHH	BFF	AQ1	AQ2	CF	W1	W2	W3	MA1	MA2	CH	L	Comments SEA/AA Comment
Amended Objectives													
E05: Seek the reconfiguration of Cearnóg an tSeachtar Laoch to provide a high quality civic space <u>with cycle parking</u> within the heart of Ballymun.	+	+	0/+	0	0	0	0/+	0	+	0	+	+	Small potential improvement in air quality by increasing the number of people cycling to work / visit the Civic Centre and Axis and adjoining Main Street uses. AA: No significant potential impact on European sites
E07: Develop the M50 lands with a priority given to high density employment generating uses <u>in accordance with Fingal County Council's Development Plan</u> .	+	-	0/+/-	0/+/-	0/+/-	0/+/-	0/+/-	0/-	+	0/+/-	0	+	No change to previous evaluation matrix as amended objective is in line with overall spirit and vision of existing objective.
E09: Support the delivery of Metro North and provision of a station in the heart of Ballymun Main Street <u>(in the vicinity of Cearnóg on tSeachtar Laoch)</u> and also in the vicinity of/linking to the M50 lands.	+	-	+	+/-	+	0	0	0	+	0	0	-	No change to previous evaluation matrix as amended objective is in line with overall spirit and vision of existing objective.

Chapter 5	PHH	BFF	AQ1	AQ2	CF	W1	W2	W3	MA1	MA2	CH	L	Comments	
Section 5.3														SEA/AA Comment
Economic Development & Employment (contd.)														
<p>E011: Support the continued development, <u>expansion and intensification</u> of the Poppintree and Ballymun Industrial Estates as employment hubs, <u>and where feasible seek to create defined urban edges to their perimeters to create streetscapes and to work with the IDA where necessary to achieve this objective.</u> improve the lands surrounding the Ballymun Industrial Estate through future development.</p>	+	0/-	0/+/-	0/+/-	0/+/-	0/+/-	0/+/-	0/+/-	+	0/+/-	0	0	No change to previous evaluation matrix as amended objective is in line with overall spirit and vision of existing objective.	
New Objectives														
<p><u>EOA: Minimise vacancy in the LAP area.</u></p>	0	0	0	0	0	0	0	0	0	0	0	0	This proposed new objective follows the implementation of one of the over-riding principles of the Draft LAP (KP1 – to develop the remaining vacant sites) which was previously assessed. As such the evaluation of EOA is determined to be neutral.	

Chapter 5 Section 5.3 Economic Development & Employment (contd.)	PHH	BFF	AQ1	AQ2	CF	W1	W2	W3	MA1	MA2	CH	L	Comments SEA/AA Comment
<u>EOB: Provide for additional office space along the Main Street.</u>	0	0	0	0	0	0	0	0	0	0	0	0	This proposed new objective follows the implementation of one of the previous Economic Objectives (E01 which is the completion of the redevelopment of Main Street for employment generating uses) which was previously assessed. As such the evaluation of EOB is determined to be neutral.
<u>EOC: Ensure that all landowners on the northern fringe maintain their property in a manner which protects the public domain.</u>	0	0	0	0	0	0	0	0	0	0	0	0	No potential adverse impacts on Environmental Protection Objectives (EPOs) as a result of the amended Text. AA: No significant potential impact on European sites
<u>EOD: Improve permeability through the Poppintree Industrial Estate. Seek the provision of pedestrian and cycle access from Jamestown Road, either directly to the west of the existing IDA estate or via redevelopment of the former 'Mouldpro' site to the south, in consultation with the IDA.</u>	+	0	+	+	+	0	0	0	+	0	0	0	No potential adverse impacts on Environmental Protection Objectives (EPOs) as a result of the amended Text. Assessment is in line with M04, as previously assessed. AA: No significant potential impact on European sites

Chapter 5	PHH	BFF	AQ1	AQ2	CF	W1	W2	W3	MA1	MA2	CH	L	Comments
Section 5.4													SEA/AA Comment
Movement													
Amended Objectives													
MO1: Complete the outstanding pieces of road infrastructure required to enhance connectivity and to service the remaining development sites. <u>All new road schemes will be delivered in accordance with the Principles of Road Development as set out in the NTA's 'Transport Strategy for the Greater Dublin Area 2016-2035', (Section 5.8.3).</u>	+	-	+	+/-	+	+	+	+	+	0	0	0/+/-	No change to previous evaluation matrix as amended objective is in line with overall spirit and vision of existing objective.
MO2: Work with Fingal County Council and the NTA to ensure the provision of a high quality rail transport system (Metro North) is delivered through Ballymun. In order to protect the character of the emerging Main Street the LAP is seeking that the future Metro line respects the desire for enhanced permeability, with the line ideally run underground until the junction with Santry Avenue. <u>Future realignment of the Main Street should also provide for enhanced and segregated cycle facilities.</u>	+	-	+	+/-	+	0	0	0	+	0	0	-	No change to previous evaluation matrix as amended objective is in line with overall spirit and vision of existing objective.

Chapter 5 Section 5.4 Movement (contd.)	PHH	BFF	AQ1	AQ2	CF	W1	W2	W3	MA1	MA2	CH	L	Comments SEA/AA Comment
<u>MO3: Facilitate the delivery of a core bus corridor through Ballymun as proposed in the NTA transport strategy.</u>	+	0	+	0/+/-	+	0	0	0	+	0	0	0	It is noted that this objective is re-worded from that in the Draft LAP. However it remains in line with the overall spirit and vision of Objective MO3 and as such no change to previous evaluation matrix.
New Objectives													
<u>MOA: Work with the NTA to ensure that the recommendations of the bus network review are implemented in Ballymun, in particular seeking a new connection between Ballymun and Dublin Airport.</u>	+	0	+	0/+	+	0	0	0	+	0	0	0	No potential adverse impacts on Environmental Protection Objectives (EPOs) as a result of the amended Text. AA: No significant potential impact on European sites.
<u>MOB: Explore the potential for a new access point at Santry Demesne with Fingal County Council and Trinity College Dublin.</u>	+	0	+	+	+	0	0	0	+	0	0	0	No potential adverse impacts on Environmental Protection Objectives (EPOs) as a result of the amended Text. AA: No significant potential impact on European sites.

Chapter 5 Section 5.4 Movement (contd.)	PHH	BFF	AQ1	AQ2	CF	W1	W2	W3	MA1	MA2	CH	L	Comments SEA/AA Comment
<u>MOC: Explore the provision of a cycle lane on Santry Avenue in tandem with the NTA 'Bus Network Review'.</u>	+	0	+	0/+	+	0	0	0	+	0	0	0	No potential adverse impacts on Environmental Protection Objectives (EPOs) as a result of the amended Text. AA: No significant potential impact on European sites.
<u>MOD: Explore the potential of a multi-storey car park near Main Street as part of a sustainable travel strategy.</u>	-	+/-	0/+/-	0/+/-	0/+/-	0/+/-	0/+/-	0/+/-	+/-	+/-	0/+/-	+	The overriding vision of the Draft LAP is to develop the remaining sites in Ballymun to help ensure the area becomes a compact city neighbourhood. Development in the LAP area will alleviate the need to develop in areas that may not have existing suitable infrastructure or where the provision of such infrastructure would have adverse impacts on the environment. The development of a car park in tandem with more sustainable travel modes could be considered beneficial to the area (i.e. park and ride linked to Metro North). However the development of a car park on its own could lead to more unsustainable

													<p>travel movements. As such the evaluation matrix takes account of these potential possibilities.</p> <p>On balance it is considered that this will be mitigated by the inclusion of the wording 'sustainable travel strategy' in this objective and the vision statement set out in KP1 (To develop the remaining vacant sites in a sustainable manner) which will protect the environmental integrity of the area.</p>
<p>Chapter 5</p> <p>Section 5.5</p> <p>Urban Form & Design</p>	PHH	BFF	AQ1	AQ2	CF	W1	W2	W3	MA1	MA2	CH	L	<p>Comments</p> <p>SEA/AA Comment</p>
New Objective													
<p><u>UDA: Carry out an audit of materials within the public realm in Ballymun to ensure consistency and quality in future design responses.</u></p>	0	0	0	0/+	0	0	0	0	+	0	+	0	<p>No potential adverse impacts on Environmental Protection Objectives (EPOs) as a result of the amended Text.</p> <p>AA: No significant potential impact on European sites.</p>

Chapter 5	PHH	BFF	AQ1	AQ2	CF	W1	W2	W3	MA1	MA2	CH	L	Comments
Section 5.6													SEA/AA Comment
Housing & Tenure													
New Objectives													
<u>HOA: Promote self-build housing in the form of terraced homes or housing blocks built by residents or housing co-operatives by making available low-cost housing sites and providing technical assistance to those who wish to house themselves.</u>	+	0	0	0	0	0	0	0	0	0	0	0	No potential adverse impacts on Environmental Protection Objectives (EPOs) as a result of the amended Text. It is noted that the existing objectives and text in the Draft LAP are supportive of this proposed new text. AA: No significant potential impact on European sites.
<u>HOB: Seek to improve the income mix in all housing developments in the area to address the issues raised in the Retail Study.</u>	+	0	0	0	0	0	0	0	0	0	0	0	No potential adverse impacts on Environmental Protection Objectives (EPOs) as a result of the amended Text. It is noted that the existing objectives and text in the Draft LAP are supportive of this proposed new text. AA: No significant potential impact on European sites.

Chapter 5	PHH	BFF	AQ1	AQ2	CF	W1	W2	W3	MA1	MA2	CH	L	Comments
Section 5.7													SEA/AA Comment
Social & Community Infrastructure Supports													
New Objectives													
<u>SCA: Work with the Department of Education and Skills to determine the need for a second level Irish school in the area.</u>	+	0	0	0	0	0	0	0	0	0	0	0	No potential adverse impacts on Environmental Protection Objectives (EPOs) as a result of the amended Text. AA: No significant potential impact on European sites
<u>SCB: Liaise with the City of Dublin Education and Training Board to ascertain the requirements for further educational services in Ballymun.</u>	+	0	0	0	0	0	0	0	0	0	0	0	No potential adverse impacts on Environmental Protection Objectives (EPOs) as a result of the amended Text. AA: No significant potential impact on European sites
<u>SCC: In the event that a second level Irish school is deemed to be required, the Council through the social regeneration sub-committee will work with the Department of Arts Heritage and Gaeltachta Affairs to establish Baile Munna as a "network Gaeltacht" as identified in the 20 year strategy for the Irish Language 2010-2030.</u>	+	0	0	0	0	0	0	0	0	0	0	0	No potential adverse impacts on Environmental Protection Objectives (EPOs) as a result of the amended Text. AA: No significant potential impact on European sites

Chapter 5 Section 5.7 Social & Community Infrastructure Supports	PHH	BFF	AQ1	AQ2	CF	W1	W2	W3	MA1	MA2	CH	L	Comments SEA/AA Comment
<u>SCD: Explore options for the creation of further education hub/life-long learning centre with DCU in the community, Youth Reach/CDET, and Ballymun Job Centre under the remit of the Social Regeneration sub-committee in partnership with the City Council.</u>	+	0	0	0	0	0	0	0	0	0	0	0	No potential adverse impacts on Environmental Protection Objectives (EPOs) as a result of the amended Text. AA: No significant potential impact on European sites
Chapter 5 Section 5.8 Sports, Recreation & Open Space	PHH	BFF	AQ1	AQ2	CF	W1	W2	W3	MA1	MA2	CH	L	Comments SEA/AA Comment
Amend Objectives													
SRO1: Work with Trinity Comprehensive School to develop a sporting hub for the school and community <u>and explore options to provide a synthetic pitch,</u> and explore options to provide a new all-weather pitch."	+	+/-	0/+	+/-	0/+	0	0	0	+	+	0	0	No change to previous evaluation matrix as amended objective is in line with overall spirit and vision of existing objective.

Chapter 5	PHH	BFF	AQ1	AQ2	CF	W1	W2	W3	MA1	MA2	CH	L	Comments	
Section 5.8														SEA/AA Comment
Sports, Recreation & Open Space (contd.)														
<p>SRO6: Provide new neighbourhood parks at Shangan Road, Sillogue Road (x2), Balbutcher Lane and Main Street as per the Site Briefs set out in Chapter 6. <u>These spaces should be appropriately designed and landscaped in consultation with the Parks Department.</u></p> <p>Development sites not required to provide open space shall provide a development contribution to support the delivery and maintenance of open space.</p>	+	+	+	+	+	+	+	0	+	0	0	+	No change to previous evaluation matrix as amended objective is in line with overall spirit and vision of existing objective.	
<p>SRO7: Review the use of the Z9 lands to the west of Carton Terrace and south of St. Margaret's Road, <u>to provide for residential development, which can include co-operative housing, on the western half of the site and to explore the provision of a skatepark and bike park, and / or allotments and a community farm. An alternative suitable location for these uses may be Site No. 14: Balbutcher Lane. (This may involve a variation to the City Development Plan).</u></p>	+	+	+	+/-	+	+	+	0	+	0	0	+	<p>There may be some new noise generated from the skate/bike park that could negatively affect adjoining residents. However such an activity is similar to any use generated within an open space area and will be mitigated as part of any future design and planning application.</p> <p>AA: No significant potential impact on European sites</p>	

Chapter 5	PHH	BFF	AQ1	AQ2	CF	W1	W2	W3	MA1	MA2	CH	L	Comments	
Section 5.8														SEA/AA Comment
Sports, Recreation & Open Space (contd.)														
<u>SRO8: Explore options for the provision of a new GAA facility that will provide a new home for Ballymun Kickhams.</u>	0	0	0	0	0	0	0	0	0	0	0	0	0	It is noted that this objective is re-worded from that in the Draft LAP. However it remains in line with the overall spirit and vision of Objective SRO8 and as such no change to previous evaluation matrix.
New Objectives														
<u>SROA: Explore the future use of the DCC lands to the immediate west of Ballymun United, for amenity or housing in collaboration with Fingal County Council and following the outcome of South Fingal Fringe road study.</u>	+/0	0	0	0	0	0	0	0	0	0	0	+	No potential adverse impacts on Environmental Protection Objectives (EPOs) as a result of the amended Text. AA: No significant potential impact on European sites.	

Chapter 5	PHH	BFF	AQ1	AQ2	CF	W1	W2	W3	MA1	MA2	CH	L	Comments	
Section 5.8														SEA/AA Comment
Sports, Recreation & Open Space (contd.)														
<u>SROB: Explore the provision of a skate park and bike park within Ballymun within the Z9 lands to the northwest of Poppintree Community Sports Centre or Site No. 14 (beside the Reco).</u>	+/0	0	0	+/-	0	0	0	0	0	0	0	+	<p>There may be some new noise generated from the skate/bike park that could negatively affect adjoining residents. However such an activity is similar to any use generated within an open space area and will be mitigated as part of any future design and planning application.</p> <p>AA: No significant potential impact on European sites.</p>	
<u>SROC: Support the continued use of the lands at the back of the old Trinity Comprehensive for recreational purposes.</u>	+	0	+	+/-	+	0	0	0	+	0	0	0	<p>There may be some additional new noise generated from consolidating the recreation use to the rear of the old Trinity Comp. School. However given that this is an existing use and the LAP supports consolidation this is considered a marginal negative impact.</p> <p>AA: No significant potential impact on European sites.</p>	

Chapter 5 Section 5.8 Sports, Recreation & Open Space (contd.)	PHH	BFF	AQ1	AQ2	CF	W1	W2	W3	MA1	MA2	CH	L	Comments SEA/AA Comment
<u>SROD: Explore the use of the 'left-over' open space to the south of the Virgin Mary NS in tandem with the development of the housing site to the south (site no. 10).</u>	+	+/0	+	+	+	0	0	0	+	0	0	+	No potential adverse impacts on Environmental Protection Objectives (EPOs) as a result of the amended text. AA: No significant potential impact on European sites.
<u>SROE: Work closely with other bodies and local groups, for example Ballymun Tidy Towns, Global Action Plan etc to enhance amenity value of open spaces in the areas.</u>	+	+	+	+	+	+	+	0	+	0	0	+	No potential adverse impacts on Environmental Protection Objectives (EPOs) as a result of the amended text. AA: No significant potential impact on European sites.
<u>SROF: Improve and upgrade Belclare Green in tandem with the build out of the adjoining sites (i.e. site brief nos. 20-23).</u>	+	+	+	+	+	+	+	0	+	0	0	+	No potential adverse impacts on Environmental Protection Objectives (EPOs) as a result of the amended text. AA: No significant potential impact on European sites.

4 Conclusion

The SEA and AA process has informed the proposed Material Alterations to the Draft Ballymun Local Area Plan 2017 so that it can be implemented successfully without having adverse effects on the environment and on the integrity of European sites.

The Proposed Material Alterations do not change the overriding vision and objectives of the Draft Ballymun Local Area Plan 2017 which is focused on consolidating development, maximising resources, reducing vacancy, providing for mixed tenure and exploration of additional sporting and open space requirements

Taking into account the measures that have already been integrated into the Draft Plan which contribute towards environmental protection, environmental management and sustainable development, it is determined that all potential adverse effects arising from all other Proposed Material Alterations are either present already and will be further contributed towards or will be mitigated so as not to be significant (residual adverse). The mitigation measures have been integrated into the Draft LAP as set out in Section 8 of the SEA undertaken for the Draft Plan.

This assessment feeds into the Screening Determinations set out in the 'Material Alterations to Draft Ballymun Local Area Plan' document – see section 5 of that report.