

STRATEGIC ENVIRONMENTAL ASSESSMENT (SEA)

SCREENING NOTICE

**DUBLIN CITY COUNCIL
SCREENING TO DETERMINE THE NEED FOR STRATEGIC
ENVIRONMENTAL ASSESSMENT (SEA) OF:
PROPOSED DRAFT VARIATION (NO. 3) OF THE DUBLIN CITY
DEVELOPMENT PLAN 2022 – 2028**

Pursuant to the European Union Directive 2001/42/EC, and, European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004 (SI No. 436 of 2004 as amended by S.I. No. 201/2011).

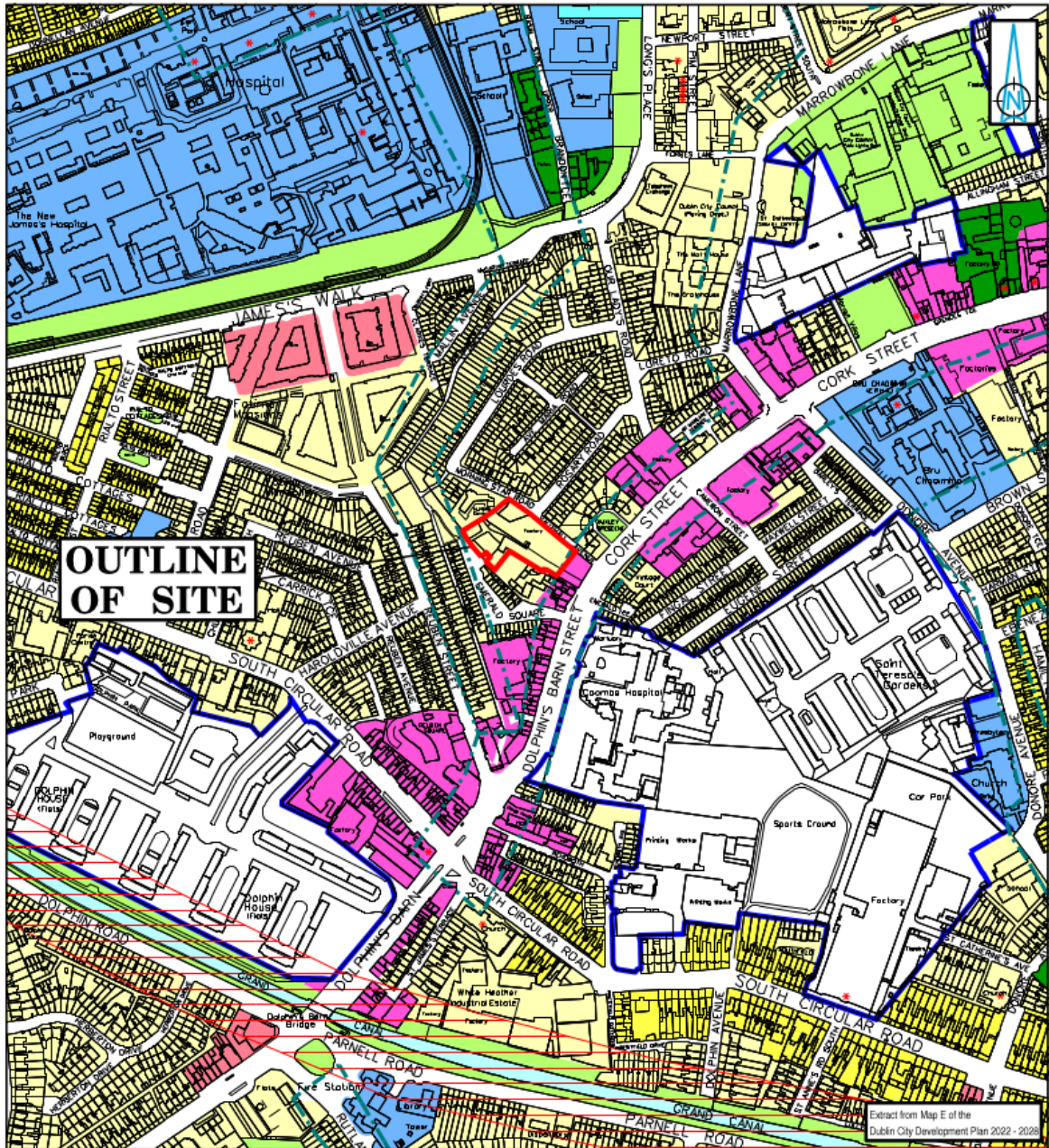
1 Proposed Variation (No. 3) of Dublin City Development Plan 2022-2028


It is proposed to vary the Dublin City Development Plan 2022-2028, by changing the land use zoning of lands at Botany Weaving Mill Ltd, Emerald Square, Cork Street, Dublin 8:

From: Zoning Objective Z1: Sustainable Residential Neighbourhoods – ‘To protect, provide and improve residential amenities.’

*To: Zoning Objective Z4: Key Urban Villages and Urban Villages–
‘To provide for and improve mixed-services facilities’*

The relevant lands are 0.4 ha in area and are delineated on Figure 1 below, an extract from Map E, Volume 3 of the Dublin City Development Plan 2022 – 2028.





 Comhairle Cathrach
 Bhaile Átha Cliath
 Dublin City Council

PROPOSED VARIATION (No.3) OF THE DUBLIN CITY DEVELOPMENT PLAN 2022 - 2028

Lands at Botany Weaving Mill Ltd. Emerald Square, Cork Street, Dublin 8

AREA HIGHLIGHTED REZONED FROM
 Z1: Sustainable Residential Neighbourhoods
 TO
 Z4: Key Urban Villages and Urban Villages


 Site Area: 0.4 Hectares

Extract from Map E of the Dublin City Development Plan 2022 - 2028

Figure. 1: Proposed Variation (No. 3) to the Dublin City Development Plan 2022-2028 located at Botany Weaving Mill, Emerald Square, Cork Street, Dublin 8.

2 Preliminary

The SEA Directive - Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment - was transposed into Irish Law through the European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004 (Statutory Instrument Number (**SI No. 435 of 2004**)) and the Planning and Development (Strategic Environmental Assessment) Regulations 2004 (**SI No. 436 of 2004**). Both sets of Regulations became operational on 21st July 2004.

The Regulations have been amended by the European Communities (Environmental Assessment of Certain Plans and Programmes) (Amendment) Regulations 2011 (**SI No. 200 of 2011**) and the Planning and Development (Strategic Environmental Assessment) (Amendment) Regulations 2011 (**SI No. 201 of 2011**).

Under **S.I. No. 436 of 2004**, as amended under **SI No. 201 of 2011**, screening to determine whether SEA is required is mandatory for:

- (a) Local Area Plans, where the population or the target population of the area is less than 5,000 people, or the area covered by the local area plan is less than 50 square kilometre;
- (b) Development Plans where the population or target population of the area is less than 10,000 persons; or
- (c) **Variation**, amendments or modification **of City and County Development Plans** and Planning Schemes in respect of Strategic Development Zones.

This proposal to rezone a parcel of land from Z1 (Sustainable Residential Neighbourhoods) to Z4 (Key Urban Villages and Urban Villages) is a variation to the Dublin City Development Plan 2022 – 2028 and therefore a Strategic Environmental Assessment (SEA) screening report is mandatory. The conclusion of this SEA screening process will ascertain whether a full SEA is required and such a determination will be made public.

An updated set of Section 28 Guidelines on SEA was published in 2022 by the Department of Housing, Local Government and Heritage (DHLGH) entitled *Strategic Environmental Assessment Guidelines for Regional Assemblies and Planning Authorities, March 2022*. The Guidelines place an enhanced emphasis on key aspects of SEA including screening for SEA.

3 Purpose of Report

The purpose of this SEA screening report is to consider whether the proposed draft variation of the Dublin City Development Plan 2022-2028 requires a full Strategic Environmental Assessment. The assessment is based on the criteria set down in Schedule 2A of the Planning and Development Regulations 2001, as amended / Annex II of Directive 2001/42/EC, and having regard to the DHLGH SEA Guidelines 2022 (and in particular guidance set out in Appendix B).

4 Location and Description of Lands

The subject lands are located in the Liberties in the south west inner city at Emerald Square, Cork Street, Dublin 8. The lands are occupied by Botany Weaving Mills Limited, a long established (since the 1930's) manufacturing firm (weaving textiles).

The overall commercial premises comprises an irregular shaped plot which abuts Cork Street to the south east, Vauxhall Avenue (a pedestrian walkway) and Morning Star Road / Rosary Road to the east, and Emerald Square to the west.

Botany Weaving Mill is bounded to the east and west by well established residential areas. The southern part of the premises, which is not the subject of this proposed draft variation, fronts onto Cork Street. Cork Street is characterised by commercial and community uses such as the Coombe Hospital which lies near the subject lands.

There are industrial units and associated offices on the lands which range from single storey to three storey in appearance. Vehicular access to the lands is via Emerald Square and Morning Star Road and there is surface car parking on the lands.

The subject lands are well served by and connected to the surrounding transport and movement corridors. This includes bus routes /cyclepaths with direct access to the city centre and the proposed Bus Connects Tallaght/clondalkin to City Centre route would serve these lands. The Red Luas line at Fatima lies in close proximity to the lands. The Grand Canal with its Greenway lies due south of the subject lands, within walking distance.

The subject lands form part of Strategic Development Regeneration Area 15 (Liberties and Newmarket Square) (SDRA 15) which is an area identified in the Dublin City Development Plan 2022-2028 as having considerable regeneration potential.

5 Purpose of the Variation Proposal

The Botany Weaving Mill premises are subject to two zoning objectives under the 2022 – 2028 Dublin City Development Plan. The majority of Botany Weaving Mills lands are zoned Z1 'Sustainable Residential Neighbourhoods' as delineated on the attached Map. The frontage of the premises onto Cork Street is zoned Z4 'Key Urban Villages/Urban Villages', reflecting the urban village / mixed use nature of that road.

The draft variation proposes that the whole Botany Weaving Mill lands will be subject to a Z4 zoning. A Z4 zoning (Key Urban Villages / Urban Villages) pertaining to the whole premises would allow the development of urban village uses / a mixture of uses including residential uses on the lands. The proposed Variation would also support the retention of the existing light industrial use on the lands.

In this regard it is also considered that the urban village zoning, rather than a residential zoning, would more appropriately support the continuation of the existing weaving and textile industry on site which has been in-situ since the 1930's. .

The weaving industry was synonymous with the Liberties area; this is acknowledged at Chapter 12 – Culture - Volume 1, Dublin CDP 2022 – 2028, page 389. Botany Weavers Mill in particular is of local historical interest as the lands are recorded as an 'industrial heritage site' (City Woollen Mills) and the existing manufacturing firm is the remaining weaving company in the Liberties.

6 Assessment in terms of Schedule 2A of the Planning and Development (Strategic Environmental Assessment) Regulations 2004-2011

An assessment of the proposed variation in terms of the criteria set out in Schedule 2A of the Regulations is set out below. The assessment has had regard to the advice notes/guidance contained in *Appendix B - Guidance on applying criteria for determining whether a Draft Plan is likely to have significant effects on the environment (as per Schedule 2 of the Planning and Development Regulations 2001, as amended)* - of the recently revised and updated Section 28 Guidelines on SEA, March 2022, published by DHLGH.

THE CHARACTERISTICS OF THE PLAN HAVING REGARD IN PARTICULAR TO:

The degree to which the plan sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions, or by allocating resources;

The 2022 - 2028 Dublin City Development Plan sets the city wide planning framework (Core Strategy) for all projects and development in the city (excluding SDZ's).

All development proposals are assessed against the policies and objectives of the City Development Plan and all lower plans must be consistent with the City Development Plan. The content of the 2022 City Development Plan has been informed by Strategic Environmental Assessment (SEA) and Appropriate Assessment (AA) undertaken as parallel processes in tandem with each stage of the development plan making process, thereby ensuring full integration and consideration of environmental issues.

Zoning objectives are a spatial expression of the core strategy of the City Development Plan. This proposed variation is seeking to change the zoning of the subject lands from Z1 (Sustainable Residential Neighbourhoods) to Z4 (Key Urban Villages and Urban Villages).

The purpose of the variation is to extend the existing Z4 zoning which pertains to part of the Botany Weaving Mill site to the whole landholding at this location. This would allow the development of urban village uses / a mixture of uses including residential uses on the lands and would support the retention of the existing light industrial use on the lands.

This proposed variation is compatible and complementary with the strategies, policies and objectives of the Development Plan relating to the delivery of sustainable urban housing, mixed use development and urban regeneration. It is not considered that the proposed rezoning results in significant effects on the environment over and above any identified (and mitigated against) as part of the SEA of the City Development Plan.

The degree to which the plan influences other plans, including those in a hierarchy.

The proposed draft variation to the Dublin City Development Plan 2022 – 2028 (CDP) is concerned with the rezoning of c.0.4 ha of lands at a local scale in the city

In the land use and spatial plan hierarchy, the Dublin City Development Plan 2022 - 2028 (CDP) sits below the Regional Assembly and Government levels. It influences lower tier plans

such as Local Area Plans and masterplans etc.

The development plan sets out the planning policies and objectives for the city. Any lower tier plans must translate, conform with and implement the statutory policies and objectives of the City Development Plan 2022.

The planning policies and objectives of the Development Plan will ultimately guide the assessment of planning applications on the lands in the city.

The relevance of the plan for the integration of environmental considerations, in particular with a view to promoting sustainable development.

The 2022 - 2028 City Development Plan sets out the overall strategy (core strategy) for the proper planning and sustainable development of the city and consists of a written statement and plans indicating the development objectives for the city (as required under Section 10 of the P& D Act, as amended). The development plan includes, inter-alia, objectives for:

- the conservation and protection of the environment including objectives related to the **Habitats Directive**,
- the promotion of compliance with environmental standards and objectives established for bodies of surface water and groundwater, which standards and objectives are included in river basin management plans (**European Communities Regulations**),
- the integration of the **planning and sustainable development of the area** with the social, community and cultural requirements of the area;
- the development and **renewal of areas** that are in need of **regeneration**,
- the promotion of **sustainable settlement and transportation strategies** in urban areas including the promotion of measures to **reduce energy demand** reduce anthropogenic greenhouse gas emissions and address the necessity of adaptation to climate change.

The content of the 2022 - 2028 City Development Plan has been informed by Strategic Environmental Assessment (SEA) and Appropriate Assessment (AA) undertaken as parallel processes in tandem with each stage of the development plan making process, thereby ensuring full integration and consideration of environmental issues.

A variation to the City Development Plan is proposed as set out above. The Variation is concerned with the rezoning of lands at a local scale in the city. This proposed variation is compatible and complementary with the strategies, policies and objectives of the Development Plan relating to the delivery of sustainable urban housing, mixed use development and urban regeneration and with environmental protection.

Environmental problems relevant to the plan.

The content of the 2022 - 2028 City Development Plan has been informed by Strategic Environmental Assessment (SEA) and Appropriate Assessment (AA).

Chapter 5 of the development plan SEA - 'Environmental Baseline and Issues', identifies the environmental challenges relevant to the city in terms of, inter-alia, climate, air, soil, water, biodiversity and waste.

On foot of the SEA of the Plan, the policies and objectives of the Development Plan contain measures to prevent, reduce and offset any potential significant adverse environmental effects of the Plan's strategy, policies and objectives.

A variation to the City Development Plan is proposed. The Variation is concerned with the rezoning of lands at a local scale in the city.

It is not considered that the proposed variation results in significant effects on the environment

over and above any identified (and mitigated against) as part of the SEA of the City Development Plan.

There are no site specific environmental problems pertaining to the lands the subject of the variation.

The relevance of the plan for the implementation of European Union legislation on the environment (e.g. plans linked to waste management or water protection).

The 2022 - 2028 City Development Plan is relevant for the implementation of European Union legislation on the environment.

The development plan must include, inter-alia, the following objectives:

- for the conservation and protection of the environment including objectives related to the Habitats Directive,
- the promotion of compliance with environmental standards and objectives established for bodies of surface water and groundwater, which standards and objectives are included in river basin management plans (European Communities Regulations 2003/9/10).

The proposed Variation does not directly relate to policies / objectives which are directly concerned with the implementation of European Union legislation on the environment.

CHARACTERISTICS OF THE EFFECTS AND OF THE AREA LIKELY TO BE AFFECTED, HAVING REGARD, IN PARTICULAR, TO:

The probability, duration, frequency and reversibility of the effects.

Relevant Aspects of the Receiving Environment

| Transport | Water / Wastewater (Irish Water) | Flooding / Drainage | Biodiversity | Conservation Archaeology |
|---|--|--|-----------------------------------|---|
| Walking distance of the Luas (Red Line); Served by Dublin Bus services and proposed Bus Connects Tallaght / Clondalkin to city centre route | Water: Located in established water network. Wastewater: No major issues anticipated. | Surface water culvert adjacent western boundary; set back of 3m required. Development should be supported by SUDS / green infrastructure to reduce outflows and improve water quality Abbey stream passes through the lands. Potential for daylighting. Flood Zone C and B (see SFRA) | No biodiversity issues identified | RPS – No NIAH – No DCIHR – Former City Wollen Mills recorded under site ID 18 10 08 Archaeological heritage - partially within RMP for Historic City DU018-020 and adjacent to historic watercourse DU018-04301 (served water to the City Basin, established c. 1724). |

The lands are located within the footprint of the inner city within the canals in the Liberties area of the city. The lands are currently used for light industrial purposes – weaving and textile industry.

The subject lands are zoned for residential purposes and the Dublin City Development Plan 2022-2028 identifies that the lands lie in an area as having considerable regeneration potential.

It is proposed to change the land use zoning on the lands to an urban village / mixed use zoning reflecting the zoning objective which already pertains to part of the Botany Weaving Mill premises. Such a change to the zoning would more appropriately facilitate a mix of uses on the lands, including residential uses. The rezoning of the lands would also support the retention of the exiting light industrial use on the lands.

The lands are therefore identified for development under the current development plan. The policies and objectives of the Development Plan contain measures to prevent, reduce and offset any potential significant adverse environmental effects of the Plan's strategies, policies and objectives.

The characteristics of the effects of the proposed variation of the development plan, in terms of probability, duration, frequency and reversibility, are likely to be the same as those under the current zoning objective pertaining to the lands.

In conclusion it is not considered that the proposed rezoning results in significant effects on the environment over and above any identified (and mitigated against) as part of the SEA of the City Development Plan, for the current Z1 zoning objective on the lands.

The cumulative nature of the effects.

These brownfield lands (0.4 ha) are located within the canals in the inner city. The lands are identified in the current Dublin City Development Plan 2022 – 2028 as residential lands and as having considerable regeneration potential. The lands lie in a wider area which similarly is identified in the current development plan as having considerable regeneration potential.

The proposed draft variation relates to the rezoning of the lands from residential use to urban village / a mixture of uses which would include residential use to reflect the urban village / mixed use zoning which pertains to the Cork Street area and part of the Botany Weaving Mill premises currently.

The policies and objectives of the Development Plan contain measures to prevent, reduce and offset any potential significant adverse environmental effects of the Plan's strategies, policies and objectives.

The cumulative nature of the effects of the proposed variation are likely to be the same as those under the current zoning objective pertaining to the lands e.g. non-significant, local, positive and long term.

Projects arising from the rezoning will be subject to more detailed project level assessment and in compliance with the statutory planning and environmental consenting regime.

The transboundary nature of the effects.

The variation site is located entirely within the administrative area of Dublin City Council. The proposed variation to the Dublin City Development Plan 2022 – 2028 will have no national, regional or inter-county transboundary effects.

The risks to human health or the environment (e.g. due to accidents).

The proposed variation, by itself, to change a Z1 zoning to a Z4 zoning will not result in any risks to human health or the environment.

The magnitude and spatial extent of the effects (geographical area and size of population likely to be affected).

The site is restricted to a limited area of 0.4ha and the effects of the variation on the subject site and in the wider environs are considered to be minimal and localised.

The magnitude and spatial extent of the effects will not be over and above the effects from the strategy, policies and objectives of the current City Development Plan

The value, and vulnerability of the area likely to be affected due to:

- (a) special natural characteristics or cultural heritage;**
- (b) exceeded environmental quality standards or limit values;**
- (c) intensive land use**

The proposed Variation is not considered to have any impact on any special natural characteristics or cultural heritage of the area other than to rezone this parcel of land to a more appropriate land use zoning objective reflecting the current and continuous use at this location and thereby highlighting the historic nature of a weaving mill at this location that is recorded as part of the Industrial heritage.

(b) exceeded environmental quality standards or limit values;

It is not expected that any environmental quality standards will be exceeded or that the value of vulnerable areas limited, as a result of the proposed variation.

(c) intensive land use

The lands are located in the 'inner city' in an area of considerable regeneration potential. Future development on the lands must conform to development plan standards / objectives in respect of density / height for these areas.

The effects on areas or landscapes which have a recognised national, European Union or international protection status.

The location of the proposed rezoning is not located on or beside areas or landscapes of any national, European Union or International protected sites.

A screening statement in support of Appropriate Assessment has been prepared in tandem with this SEA Screening. This concludes that the proposed variation is not likely, alone or in combination with other plans or projects, to have a significant effect on any European Sites in view of their Conservation Objectives.

7 Statutory Consultation

In line with SI 436 of 2004/2011, as amended, a SEA Screening Report and proposed determination was issued (22nd August 2023) to the specified environmental authorities listed below for consultation over a three week period.

- Environmental Protection Agency;
- Minister for Housing, Local Government and Heritage
- Minister for Environment, Climate and Communications; and
- Minister for Agriculture, Food and the Marine.
- Adjacent Local Authorities

Table 1 below summarises the submissions and responses to same.

Table 1 Submissions from Environmental Authorities and Response

| Environmental Authority | Submission | Comment |
|---|---|--|
| EPA Submission received 24 th August 2023 | <p>Submission notes the role of the EPA as one of the Environmental Authorities and it provides a list of recommended guidance and resource material. Particular reference is made to the following tools and resources:</p> <ul style="list-style-type: none"> ▪ Environmental Sensitivity Mapping (ESM) Webtool. Available at: www.enviromap.ie ▪ EPA SEA Web GIS Tool. Available at: https://gis.epa.ie/EPAMaps/SEA ▪ EPA WFD Application. Available at: https://wfd.edenireland.ie/ and www.catchments.ie ▪ EPA AA Geo Tool. Available at: http://www.epa.ie/terminalfour/ApproprAssess/index.jsp and https://gis.epa.ie/EPAMaps/AAGeoTool ▪ SEA of Local Authority Land Use Plans - EPA Recommendations and Resources'. 2022 Version 1.18. <p>Future amendments to the plan should be screened and the final SEA determination should be put on public display and sent to the environmental authorities.</p> | <p>Guidelines & resources, where relevant are considered within the assessment</p> <p>Noted.</p> |

8.0 Conclusion

The proposed variation No. 3 to the Dublin City Development Plan 2022 – 2028 has been examined in light of the criteria detailed in Schedule 2A of the Planning and Development Regulations 2001, as amended and it is considered that the proposed variation is not likely to have significant effects on the environment for the reasons outlined above. In this regard it is determined that a strategic environmental assessment is not required.

SEA Determination

Strategic Environmental Assessment (SEA) Screening Determination

Under:

SEA Directive 2001/42/EC and
Planning and Development (Strategic Environmental Assessment)
Regulations 2004 (SI No.436 of 2004), as amended by
the Planning and Development (Strategic Environmental
Assessment) (Amendment) Regulations 2011 (SI No. 201 of 2011)

For:

PROPOSED VARIATION NO. 3 OF THE DUBLIN CITY DEVELOPMENT PLAN 2022 – 2028

This determination has been made by Dublin City Council relating to the potential for Proposed Variation No. 3 to have likely significant effects on the environment.

This determination has been made following consideration of proposed Variation No. 3, the information contained in the SEA Screening Report, criteria set out in Schedule 2A of the Planning and Development Regulations 2001, as amended, consideration of the Appropriate Assessment (AA) Screening Conclusion (see separate AA Screening Report) and to the consultation response received from the Environmental Protection Agency.

Following an analysis and evaluation of the relevant information, including the nature of the proposed variation and its potential for effects on the environment that could result from the implementation of the variation, it is considered that that the proposed variation would not be likely to have significant effects on the environment.

I hereby recommend that a determination for the need for a Strategic Environmental Assessment be made for the purposes of the SEA Directive 2001/42/EC and the Planning and Development (Strategic Environmental Assessment) Regulations 2004 /2011, that SEA is not required for the Proposed Variation No. 3 of the Dublin City Development Plan 2022 - 2028.



Deirdre Scully
City Planner

11th September 2023

Date

ADDENDUM

The proposed variation was on public display from 5th October to 2nd November 2023, together with the Strategic Environmental Assessment and Appropriate Assessment Screening Reports and SEA and AA Determination / Conclusion. Members of the public were invited to make submissions regarding the Proposed Variation.

Following the review of the submissions received, the Chief Executive's report did not propose amendments to the proposed variation.

In accordance with Section 13 of the Planning and Development Act 2000 (as amended), on the 8th January 2024 Dublin City Council resolved to make the variation to the Dublin City Development Plan 2022 – 2028 without modification.

As the variation was made without modification, the findings of the original SEA Determination and AA Conclusion stand.