

SEA SCREENING REPORT

PLANNING AND DEVELOPMENT ACTS 2000-2010 PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004-2011

DUBLIN CITY COUNCIL DEVELOPMENT PLAN 2011-2017 PROPOSED VARIATION – BELMONT AVENUE/ MOUNT EDEN ROAD & ENVIRONS, DONNYBROOK, DUBLIN 4 – ARCHITECTURAL CONSERVATION AREA

REPORT PURSUANT TO ARTICLE 13K PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004-2011

DETERMINATION OF THE NEED FOR ENVIRONMENTAL ASSESSMENT OF A VARIATION OF THE DUBLIN CITY DEVELOPMENT PLAN IN TERMS OF THE PROVISIONS OF ARTICLE 13K OF THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004-2011

1.0 THE PURPOSE OF THIS REPORT

- 1.1 Dublin City Council (the Planning Authority) intends to initiate the procedures for making a variation of the City Development Plan 2011-2017 under Section 13 of the Planning and Development Act 2000 (as amended) (the Act).

It is proposed to initiate the procedures for the variation of the Dublin City Development Plan 2011-2017 by designating Belmont Avenue/ Mount Eden Road & Environs, Donnybrook as an Architectural Conservation Area.

1.2 Proposed Variation

It is proposed to vary the Dublin City Development Plan 2011-2017 by designating Belmont Avenue/ Mount Eden Road & Environs, Donnybrook as an Architectural Conservation Area.

The proposed draft variation arises from the Objective FCO32 of the Dublin City Development Plan 2011-2017 (Chapter 7 Fostering Dublin's Character & Culture) which states that it is an objective of Dublin City Council "to designate additional Architectural Conservation Areas, including residential, suburban areas of the city with the specific objective of reducing buildings in these areas which are listed on the Record of Protected Structures, as appropriate. (Any buildings selected for deletion from the RPS will be of local rather than regional significance). These ACAs will protect primarily the front facades and streetscape character and will remove the protected structure status of such buildings (see Appendix 11)". Appendix 11 *Proposed Architectural Conservation Areas* states "It is proposed to designate nine ACAs throughout the city and delete the buildings of lesser importance within them from the Record of Protected Structures. The boundary of each ACA is delineated with a detailed description of the architectural character and special interest of the area." Belmont and Mount Eden is listed no. 9 of the nine proposed ACA's in Appendix 11.

1.2.1 Location

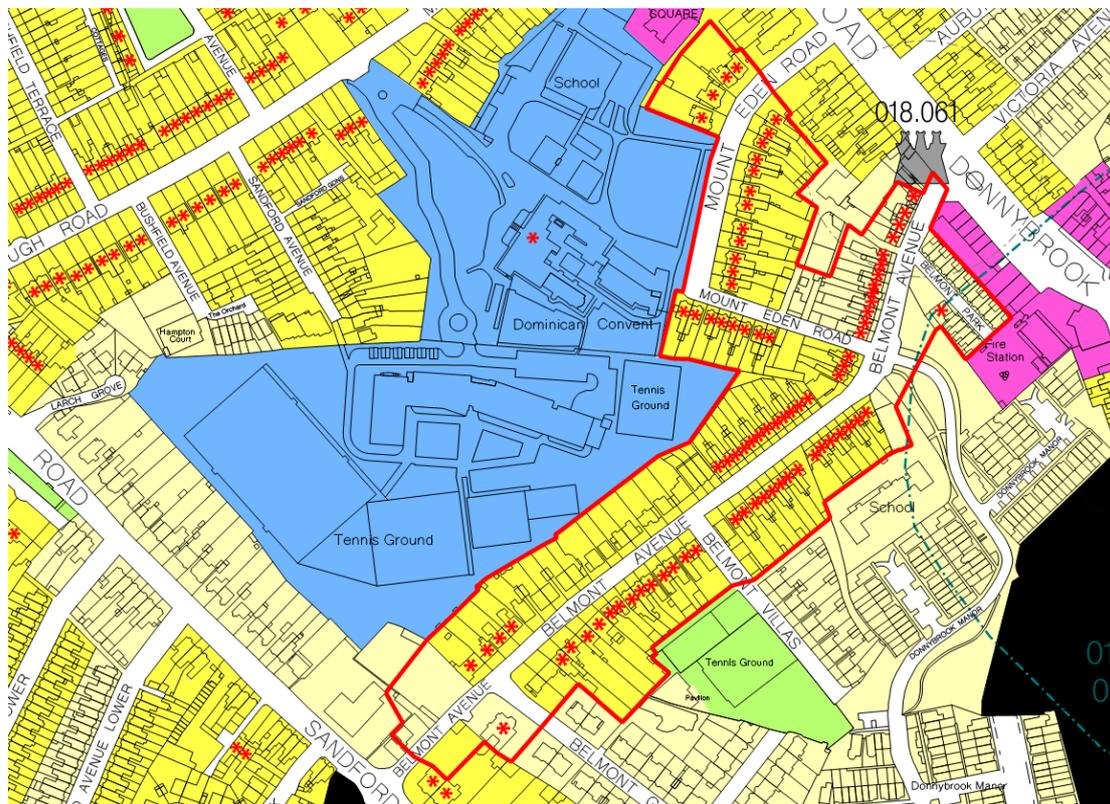
The Belmont Avenue/Mount Eden Road and Environs Architectural Conservation Area is located four kilometres south east of the city centre, adjacent to the busy village/ residential suburban area of Donnybrook, with a strong mix of urban uses. The village is located with the suburbs of Ballsbridge to the north, Ranelagh to the west, Clonskeagh to the south and Sandymount to the east.

1.2.2 Map showing Boundary



Map 1.2.2 Location of proposed Belmont Avenue/
Mount Eden Road & Environs ACA

1.2.3 Zoning Map



Map 1.2.3 Zoning Map of Belmont Avenue/ Mount Eden Road & Environs ACA – The ACA has a mix of development plan zoning areas as follows.

- Zone Z1 To protect, provide and improve residential amenities
- Zone Z2 To protect and/or improve the amenities of residential conservation areas

1.2.3 Count of Protected Structures (from Zoning Map)

There are 86 no. structures on the Record of Protected Structures (RPS).

1.2.4 Brief Description of Main Special Character

Belmont Avenue & Mount Eden Road lie to the west of the core of Donnybrook village, Donnybrook is an urban village located 4/5 kilometres south east of Dublin city centre, with the suburbs of Ballsbridge to the north, Ranelagh to the west, Clonskeagh to the south and Sandymount to the east. The village is linear in form and has a significant and varied stock of nineteenth and twentieth century structures.

Belmont Avenue follows an historic laneway that connected to two important city access routes. Belmont Park is a cul-de-sac of smaller terraced housing

and Mount Eden Road has a right angled bend with a variety of terraces, modern mews buildings and more substantial semi-detached buildings. The building pattern is diverse and has evolved with quite a dense grain and short front gardens.

The architectural conservation area focuses on a core of late Victorian/Edwardian dwellings. The houses of Belmont Avenue are either arranged in terraces or semi-detached with a small number of detached and semi-detached earlier villa type houses located at its western end. Mount Eden Road has a different character with larger semi-detached houses and more generous plots enhanced with mature landscaping. An open space frames the imposing Dominican Convent on its western boundary. An attractive stone stable building enjoys a large plot set back from Mount Eden Road with brick dressings. The terraces of Belmont Park are more modest but nonetheless ornate.

1.2.5 Description of any other special characters

The vernacular form of the two storey dwellings reflect the late 19th century/early 20th century origins of the area and this form is retained. A number of the original details such as the brickwork, boundary details, chimney elements, roof covering and cast-iron rainwater goods are noteworthy features in the modern city context and are retained on a number of structures.

- 1.3** Under the provisions of Article 13K of the Planning and Development (Strategic Environmental Assessment) Regulations 2004-2011, where a planning authority proposes to make a variation of a development plan under Section 13(2) of the Act, it shall (before giving notice under Section 13(2) of the Act) consider whether or not the proposed variation would be likely to have significant effects on the environment, taking into account criteria set out in Schedule 2A of the Regulations.

2.0 REQUIREMENTS

- 2.1** In terms of the Regulations it is mandatory to undertake the screening process to determine whether or not to carry out a strategic environmental assessment as set out in Article 13K of the Regulations. An assessment of the proposed variation in terms of the criteria set out in Schedule 2A of the Regulations is set out in Section 3 below.

3.0 ASSESSMENT IN TERMS OF SCHEDULE 2A OF THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004-2011

1.0 THE CHARACTERISTICS OF THE PLAN HAVING REGARD IN PARTICULAR TO:
1.1 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 Architectural Conservation Area will introduce additional statutory controls for extensions and minor alterations to the exterior of buildings within a limited area in order to protect the architectural heritage of the area.

1.2	The degree to which the plan influences other plans, including those in a hierarchy.
	<p>The Architectural Conservation Area is designated within the context of the Dublin City Development Plan 2011-2017, objective FCO32 and is compatible and complementary with the strategies, policies and objectives of that plan as they pertain to this part of the city.</p>
1.3	The relevance of the plan for the integration of environmental considerations, in particular with a view to promoting sustainable development.
	<p>As a variation to a development plan, the Architectural Conservation Area is being prepared under the Planning and Development Act 2000-2010 and therefore must adhere to the principles of proper planning and sustainable development.</p>
	<p>The underlying philosophy of the plan is to preserve, enhance and maintain the special architectural character of this historic area and plan for the harmonious integration of new development. The central ethos of the Plan is to provide for sustainable development.</p>
1.4	Environmental problems relevant to the plan.
	<p>The main objective of the Plan is to preserve and secure the future of the existing building stock and streetscape; it is not considered that there will be any significant environmental problems generated by the plan.</p>
1.5	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).
	<p>These plans and programmes are considered under the Dublin City Development Plan 2011-2017. The proposed Architectural Conservation Area would only have relevance at local scale (if any) to the implementation of European Union Legislation on the environment.</p>

2.0	CHARACTERISTICS OF THE EFFECTS AND OF THE AREA LIKELY TO BE AFFECTED, HAVING REGARD, IN PARTICULAR, TO:
2.1	The probability, duration, frequency and reversibility of the effects.
	<p>It is considered that these characteristics of the effects of the proposed variation will be minimal and will largely be positive.</p>
2.2	The cumulative nature of the effects.
	<p>It is considered that there may be some cumulative effects, however a key objective of the Plan will be to balance the intensification of uses in the area and to protect the specific building characteristics of the area.</p>
2.3	The transboundary nature of the effects.
	<p>Belmont Avenue/ Mount Eden Road & Environs is located entirely within Dublin</p>

<p>City Council. The Plan will have no national, regional or inter-county transboundary effects.</p>
<p>2.4 The risks to human health or the environment (e.g. due to accidents).</p> <p>The proposals of the Plan will not result in any risks to human health.</p>
<p>2.5 The magnitude and spatial extent of the effects (geographical area and size of population likely to be affected).</p> <p>The study area is restricted to a limited residential area with a small population and the effects of the Architectural Conservation Area on the area are minimal.</p>
<p>2.6 The value, and vulnerability of the area likely to be affected due to:</p> <p>(a) special natural characteristics or cultural heritage;</p> <p>The area is of local historic and architectural importance reflected in the designation of an architectural conservation area.</p> <p>(b) exceeded environmental quality standards or limit values;</p> <p>It is not expected that any environmental quality standards will be exceeded or that the value of vulnerable areas limited as a result of this Plan.</p> <p>(c) intensive land use</p> <p>The Architectural Conservation Area does not provide for intensive land use proposals and therefore the effects will be minimal.</p>
<p>2.7 The effects on areas or landscapes which have a recognised national, European Union or international protection status.</p> <p>The area has no national, European Union or international protection status and consequently there is no effect.</p>

4.0 DETERMINATION IN TERMS OF ARTICLE 13K

- 4.1 In terms of the provisions of Article 13K of the Regulations, following the appropriate consultation period the planning authority shall determine whether or not implementation of the proposed variation would be likely to have significant effects on the environment, taking account of relevant criteria set out in Schedule 2A of the Regulations (see 3.0 above) and any submission or observation received from the environmental authority (see 5.0 below).
- 4.2 It is considered that the proposed variation as detailed above is not likely to have significant effects on the environment.
- 4.3 In view of the above it is considered that a strategic environmental assessment is not required in respect of the Proposed Variation of the Dublin City Development Plan 2011-2017.

5.0 STATUTORY CONSULTATION

5.1 The specified environmental authorities in relation to variations of development plans are:

- The Environmental Protection Agency (EPA)
- The Department of the Environment, Heritage and Local Government (DEHLG)
- The Department of Communications, Marine and Natural Resources (DCMNR).