

## **Addendum 2**

### **Natura Impact Report**

**Assessment of proposed amendments to**

**Draft Local Area Plan for the Naas Road 2012 - 2018**

## **Addendum 2 to the Natura Impact Report (NIR) Appropriate Assessment of the Draft Naas Road LAP**

### **1.0 Introduction**

**Note: This addendum must be read in conjunction with the Appropriate Assessment Natura Impact Report of the Draft Naas Road LAP. Any changes made to the AA Natura Impact Report have been highlighted in Blue. A summary of the main changes have been highlighted below.**

This addendum relates to proposed amendments the Natura Impact Report(NIR) Appropriate Assessment of the Draft Naas Road LAP arising from the public display of the draft, submissions and observations received, and the subsequent Manager's recommendations to make alterations, and also the Motions put forward by Members alter the Draft. These proposed alterations have been agreed by the Council to alter the Draft LAP, and these alterations will go on public display for comment.

Dublin City Council published a draft Local Area Plan for the Naas Road area on the 24<sup>th</sup> of July 2012 to the 7<sup>th</sup> of September 2012. In total 14 submissions were received, including State organisations, consultants representing landowners or business interests, local residents and interested individuals. The main issues raised by the submission focussed on a number of key themes: retail provision, site layouts and mix of uses within sites, infrastructure, transportation and access, environmental improvements, community facilities and residential development.

A Managers Report was prepared on the submission received (311/2012 of the Assistant City Manager) and circulated to all Members of the Council on the 2<sup>nd</sup> of October 2012. An addendum was prepared to this report to respond to Motions submitted following consideration of the Managers Report. Both reports were presented to the November Council Meeting and it was agreed these proposed changes should be incorporated in the Draft LAP, and that these changes should go on public display for comment prior to the Council making the LAP, with or without some or all of the alterations proposed.

Of the alterations proposed, two new objectives and one new policy are proposed; five policies are altered and eight objectives are altered.

The new policy is in relation to Green Infrastructure and the new objectives relate to Seveso sites, and managing retail and non retail uses within the KDC. The alterations relate to movement and access, sustainability and green infrastructure.

### **Proposed Alterations to the Policies and Objectives of the Draft LAP**

A summary of the alterations to the policies and objectives is provided in the table below.

The following coding is used to show the changes made to the draft LAP as a result the proposed material alterations

Black Text = Text in the draft LAP as published

Black Text with a strikethrough = text in the draft LAP to be deleted as a result of the Proposed Material Alterations

Blue Text = text added to the draft LAP as a result of the Proposed Material Alterations

Table 1: Summary of Proposed Alterations to the Policies and Objectives of the Draft Naas Road LAP

<b>New Policy</b>	
Policy GI 12	To protect areas of particular flora, fauna and habitat value that have no specific designation but nonetheless contribute to the environmental and ecological diversity of the area and require recognition as such and for all development to be in accordance with policies GC26, GC28 and GC30 of the City Development Plan.
<b>New Objectives</b>	
IW 08	To implement, in conjunction with the Health and Safety Authority (HSA), the provisions of the Seveso II (COMAH) Directive and to have regard to the provisions of the directive and the recommendations of the HSA in the assessment of all planning applications located on or impacted by such sites.
ED 04	To promote retail and local services within the KDC, creating a vibrant, active and attractive new centre. To protect the retail character of the KDC, uses such as bookmakers, amusements and casino centres, off-licences and takeaways shall be carefully managed, and if necessary, restricted in number, so that retail remains the pre-dominant use. Clustering of such uses shall be avoided. Such uses shall not be located at high profile locations and or addressing key junctions with the LAP area.
<b>Altered Policies</b>	
MA 3- new text added to end	To seek delivery of improved pedestrian and cycle environments with green infrastructure along Kylemore Road, Walkinstown Avenue and Long Mile Road. New vehicular access points onto the Naas Road cannot be accommodated as this would impact on the strategic role of this important route. (see Section 4.8 for further details)
ED 4- add word	To promote and facilitate the <b>sustainable</b> development of the Naas Road key District Centre by facilitating an appropriate and adequate range, quality and quantity of retail floorspace within the mixed-use core of the Key District Centre.
ED 5- add word	To promote and facilitate the <b>sustainable</b> development of smaller-scale neighbourhood retail facilities in locations that are locally accessible and conveniently serve businesses and local residential communities by foot or bicycle. These retail services should provide choice and be in a quality environment to cater for the regular needs of the local communities.
MA 4- add word	Ensure that <b>sustainable</b> development within the LAP area is cognisant of the proximity of the LAP area to the City and to existing and future public transport infrastructure and that residential densities, access points, layouts, are compatible with this.
H 1- add word	To encourage and foster the <b>sustainable</b> development of high-quality, energy efficient residential accommodation in the area as a key component of a vibrant mixed use area.
<b>Altered Objectives</b>	
GIO 9 -added text	To carry out a study on the feasibility of placing <b>appropriate</b> flood management structures in the River Camac in Lansdowne Valley Park and the creation of a new wetland area/flood alleviation scheme. <b>Consultation will be carried out with the National Wildlife and Parks Services, Inlands Fisheries Ireland and other bodies as appropriate.</b>
GIO 10 -added text	To continue to develop Walkinstown Park in accordance with the objective

	GCO40 of the Development Plan, including (i) remove the derelict tar macadam surface, (ii) provide for two MUGA pitches, (iii) provide a large diverse playground to meet the recreational needs of the local community, subject to available funding, (iv) increase the biodiversity landscaping particularly along the river and <i>(v) seek funding to develop a skate park</i>
EDO 2- add word	In order to achieve the objectives of the KDC, the seek the <b>sustainable</b> redevelopment of identified key sites in accordance with Key Site Framework Strategies and employment generating land-uses specified therein.
UFO 3- add word	To seek the <b>sustainable</b> development of the Key District Centre focused on an urban boulevard and incorporating quality public realm
HO 1- add word	To facilitate the <b>sustainable</b> development of approximately 2,100 additional residential units in the plan area.
RLO 1- add word	To encourage the <b>sustainable</b> redevelopment of this key site as part of the mixed use core of the Key District Centre containing mainly office and residential uses with local scale retail and service uses.
MDO 1- add word	Facilitate the <b>sustainable</b> redevelopment of this key site with a fine urban grain and a mix of uses as part of the mixed use core of the Key District Centre all at sustainable densities within a vibrant and interesting environment and integrating with the wider plan area and the administrative area of South Dublin County Council directly adjoining.
NSO 1- add word	To facilitate the <b>sustainable</b> redevelopment of this key site with a fine urban grain and mix of uses as part of the mixed-use core of the Key District Centre, all at sustainable densities with a vibrant and interesting environment and integrating with the wider plan area.

## Conclusion

The new policies and objectives were screened again to assess any likely impact on the Natura 2000 sites. Taking into account the Natura Impact Report already prepared in respect of the Draft LAP, it is not envisaged that the proposed material alterations will result in significant effects as long as the mitigation measures proposed in the original NIR are strictly adhered to.

