

# SEA Consideration Report

---

## *MASTERPLAN FOR GULISTAN DEPOT LANDS*

**PLANNING AND DEVELOPMENT ACTS 2000 (AS AMENDED)**

**PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS**

**2004-2011**

**DUBLIN CITY COUNCIL DEVELOPMENT PLAN 2016-2022**

DETERMINATION OF THE NEED FOR ENVIRONMENTAL ASSESSMENT OF A MASTERPLAN FOR GULISTAN DEPOT LANDS, RATHMINES IN TERMS OF THE PROVISIONS OF THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004-2011

# Contents

---

SEA Consideration Report .....	1
1.0 Purpose of Report .....	3
2.0 Proposed Masterplan.....	3
3.0 Site Location and Description .....	4
4.0 Purpose of the Proposed Masterplan .....	5
4.1 Policy Context .....	5
4.2 Background .....	6
5.0 Requirements.....	7
6.0 Determination.....	12
7.0 Statutory Consultation .....	13

## 1.0 Purpose of Report

---

Dublin City Council (the Planning Authority) intends to develop a Masterplan for the redevelopment of the Gulistan Depot lands in Rathmines. The purpose of this report is to determine, in accordance with the provisions of the Planning and Development (SEA) Regulations 2011, whether or not the proposed Masterplan requires a Strategic Environmental Assessment, taking into account the relevant criteria set out in Schedule 2A of the Regulations.

## 2.0 Proposed Masterplan

---

It is proposed to create a masterplan for the redevelopment of the Gulistan Depot lands, a c. 1.13-hectare land bank located in the heart of Rathmines village, to the rear of the Swan Shopping Centre and Rathmines College/former Town Hall.

### *Guiding Principles for Development*

The main components of the Masterplan are arranged around and integrated within a new Civic Space as follows:

- a) A new primary Health Care Centre located on the northern part of the site, (gross floor area approx. 3,500 sq. m).
- b) A new Age Friendly housing scheme to the eastern side of the site adjacent to existing housing.
- c) A new Civic Space, approximately 1,500 sq. m in size.
- d) A new Cost Rental Scheme is proposed on the west side of the site, opposite the Age Friendly homes, across a new tree lined street.
- e) The Stone Building (250 sq. m) is to be repurposed so that it can accommodate a variety of uses e.g. craft shops, artists' studios.
- f) A new Private Mews Development for premises on Rathmines Road. It should be noted that this will be a private development and is not part of this scheme.

No change to the land-use zoning to the lands is to result from the proposed Masterplan.

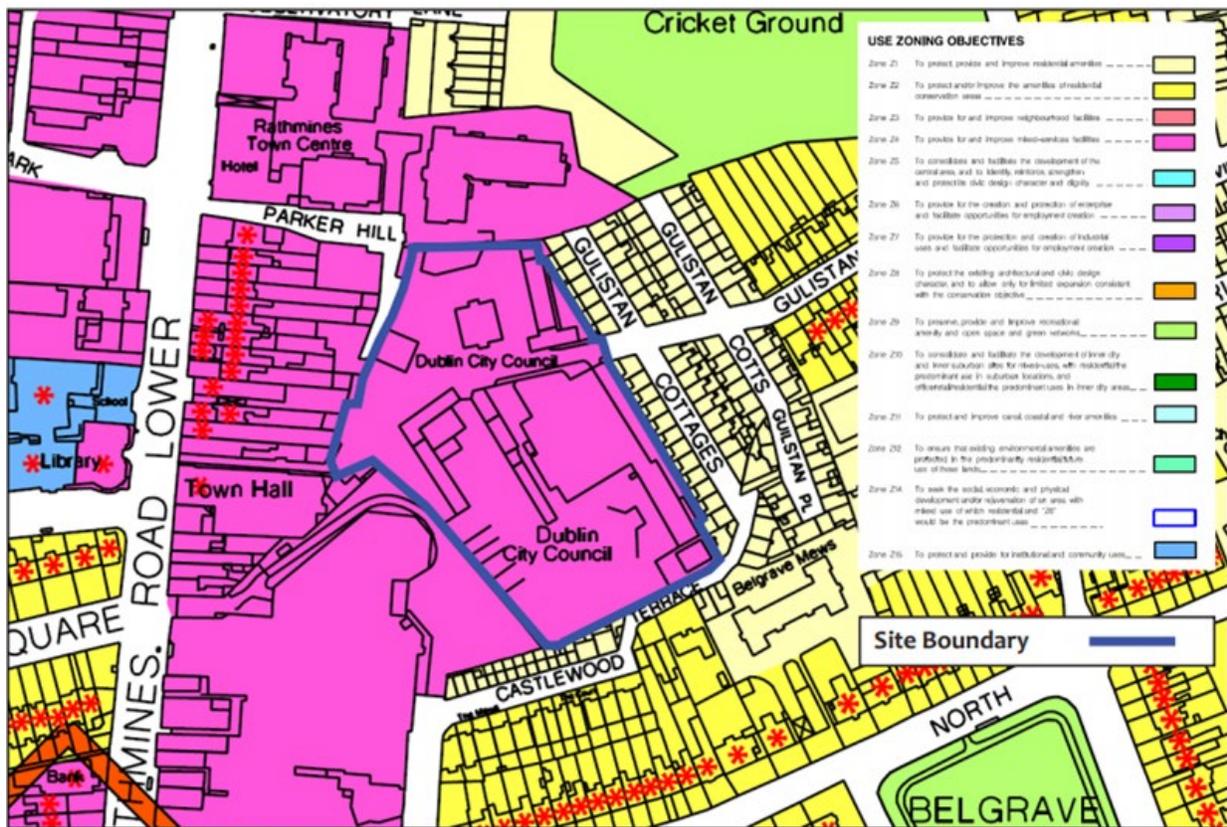
### 3.0 Site Location and Description

Gulistan Depot is a 1.13 ha site located in the heart of the Rathmines, to the rear of the Swan Shopping Centre and Rathmines College/former Town Hall. The site comprises a former depot, a bring centre and a defunct ESB premises, now acquired by DCC.

The site is zoned for Mixed Use Purposes (Z4) in the City Development Plan in order to enhance the role of Rathmines as a Key District Centre serving the wider Rathmines Area.

The site is well served by public transport, with pedestrian access to Rathmines Road and a vehicular entrance via Gulistan Terrace to Mountpleasant Avenue.

#### Location Map



Zoning map - Dublin City Development Plan 2016-2022

#### 4.0 Purpose of the Proposed Masterplan

---

The purpose of the proposed Gulistan Depot Masterplan is provide guiding principles for the future redevelopment of the lands to more sustainable and efficient use and to fulfil National and Regional planning objectives on responding to climate change, delivering compact development and sustainable urban growth.

The draft Masterplan is a non-statutory study prepared by Dublin City Council's (DCC) Planning and Property Development Department to address opportunities for urban regeneration of the site. The Strategy provides a vision and key development principles for integrated, plan-led solution, but does not give planning consent for specific projects

#### 4.1 Policy Context

The **National Planning Framework (NPF)** (Project Ireland 2040) states that at least 50% of all new homes for Dublin City and suburbs are required to be delivered within and adjoining its existing built-up footprint. To achieve this, the NPF identifies the reusing of large and small 'brownfield' land/infill sites, and underutilised lands at locations well served by existing and planned public transport. The NPF particularly highlights the need to focus on underutilised lands within the canals and the M50 ring. The proposed masterplan supports this policy position.

The **Regional Spatial and Economic Strategy (RSES)** for the Eastern and Midlands Region seeks the consolidation and re-intensification of infill, brownfield, and underutilised lands within Dublin City and its suburbs. 50% of all new homes within Dublin City and its suburbs are to be located in the existing built-up

area. The RSES identifies a population target increase for Dublin City (DCC's administrative area) of circa 100,000 people by 2031. To facilitate this growth the RSES also includes a **Metropolitan Area Strategic Plan (MASP)** for Dublin. The MASP directs future growth to identified Strategic Development Areas located on existing and planned strategic transport corridors and anticipates future growth will also be accommodated on brownfield/infill development lands in the city. The proposed masterplan supports this policy position.

The **National Transport Authority's Transport Strategy for the Greater Dublin Area 2016-2035** provides a framework for developing a sustainable transport network. Augmenting the existing Luas Green Line, two key public transportation projects for Dublin City include:

- **Bus Connects** – enhancement of Dublin's bus network along with several identified Core Bus Corridors, including Rathmines.
- **Metrolink** – proposed rail link from the Charlemont to Dublin Airport / Swords. Both the Rathfarnham Core Bus Corridor and Metrolink are being designed to integrate and interchange with the Luas Green Line and each other as part of a wider strategic transport network for Dublin.

The proposed masterplan supports and establishes a plan-led approach to maximising the development of the lands in line with significant State investment in the public transport infrastructure of the area.

## 4.2 Background

Following a review of the City Council's depot sites, it was decided to consolidate operations to a number of reconfigured, strategically located depots, with the disposal of the remainder in order to finance the reconfiguration of the selected depots.

The subject site represents well-connected but underutilized brownfield lands within the built-up area of the City with the potential to allow for more varied and appropriate mixed uses particularly having regard to the lands strategic location adjacent to the city centre and well located with respect to sustainable transport infrastructure

Further, the Rathmines Local Action Area Plan (2009) contained a comprehensive strategic assessment of the entire Rathmines area, and recognised the Gulistan Depot as a key opportunity site for re-development.

The Masterplan lands comprise a total of c. 1.13 ha. The draft Masterplan for the site identifies the capacity to accommodate approximately 90 Cost Rental homes, 66 Age-Friendly homes, a Primary Care Centre with approximately 3,500 sq. m of floor space, a community building 250 sq. m in size and a new civic plaza of approximately 1,500 sq. m in area.

## 5.0 Requirements

---

In accordance with the Planning and Development (Strategic Environmental Assessment) Regulations 2004-2011 it is mandatory to undertake a consideration process to determine whether or not a Strategic Environmental Assessment as set out in the aforementioned Regulations is required. An assessment of the proposed masterplan in terms of the criteria set out in Schedule 2A of the Regulations is set out below.

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

#### **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;**

It is proposed to redevelop the subject lands through the creation of a masterplan, as outlined above. The rationale for the proposed masterplan (as set out above) is:

- To provide for more varied and appropriate mixed uses of an existing low-density brownfield urban site within the Dublin Metropolitan Area in support of National and Regional planning objectives and in response to climate change.
- To maximise the potential of a well-connected but underutilised brownfield low-intensity land well served by existing and emerging sustainable transport infrastructure.

The Dublin City Development Plan 2016-2022 (Development Plan) establishes the strategic planning policy framework for all projects and development in the City (excluding Strategic Development Zones). All planning proposals are assessed against this strategic framework and all lower plans must be consistent with this. It is considered that this proposed masterplan is consistent with the Development Plan.

The content of the Development Plan has been informed by Strategic Environmental Assessment (SEA), Appropriate Assessment (AA) and Strategic Flood Risk Assessment (SFRA) undertaken as parallel processes in tandem with each stage of Plan process, thereby ensuring full integration and consideration of environmental issues.

**It is not considered that the proposed masterplan will result in significant effects on the environment over and above any identified (and mitigated against) as part of the SEA of the Development Plan.**

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

The Development Plan sits at the Local Government level of the Spatial Planning Hierarchy in Ireland and below the Regional Assembly and Government levels. The Development Plan sits at the top of the Local Government Level Spatial Planning Hierarchy and it influences Local Area Plans.

A masterplan is proposed relating to the redevelopment of lands at a local scale in the city.

**The proposed Masterplan does not influence other plans, including those in a hierarchy.**

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

The Development Plan sets out the overall 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, 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 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 Development Plan has been informed by Strategic Environmental Assessment (SEA), Appropriate Assessment (AA) and Strategic Flood Risk Assessment (SFRA) undertaken as parallel processes in tandem with each state of the development plan, thereby ensuring full integration and consideration of environmental issues.

**This masterplan is compatible with and complementary to the strategies, policies and objectives of the Development Plan relating to brownfield regeneration, sustainable urban housing, mixed-use development and environmental protection.**

**Environmental problems relevant to the plan.**

The content of the Development Plan has been informed by Strategic Environmental Assessment (SEA), Appropriate Assessment (AA) and Strategic Flood Risk Assessment (SFRA).

Chapter 4 of the SEA - 'Baseline Environment', identifies the relevant environmental issues (environmental problems) relevant to the development plan as they relate to Population and Human Health, Biodiversity, Flora and Fauna, Air Quality and Noise, Climatic Factors, Water Quality, Material Assets etc.

On foot of the SEA of the 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 Development Plan strategy, policies and objectives.

**The masterplan is concerned with the redevelopment of land in the city. It is not considered that the proposed masterplan will result in significant effects on the environment over and above any identified (and mitigated against) as part of the SEA of the Development Plan.**

**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 Development Plan is relevant for the implementation of European Union legislation on the environment.

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

- 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 masterplan 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.**

**The cumulative nature of the effects.**

The proposed masterplan sits within the framework of the operational Development Plan. The Development Plan sets the city-wide planning policy framework for all projects and development in the city. All planning proposals are assessed against the policies and objectives of the Development Plan and all lower plans must be consistent with the Development Plan. The content of the Development Plan has been informed by Strategic Environmental Assessment (SEA), Appropriate Assessment (AA) and Strategic Flood Risk Assessment (SFRA) undertaken as parallel processes in

tandem with each stage of the development plan, thereby ensuring full integration and consideration of environmental issues.

The proposed masterplan is compatible with and complementary to, the policies and objectives of the operational Development Plan relating to compact urban development and environmental protection.

The lands subject to this proposed masterplan are underutilised in nature, but are located within the existing built-up area of the City, contiguous to Rathmines village, and adjacent to existing and proposed high quality public transport corridors (Luas Green Line and Bus Connects). These lands are affected by various issues including poor urban design and underutilisation, but have significant potential (subject to their redevelopment) to deliver improved amenities and a better relationship with neighbouring lands and streets.

The proposed redevelopment of the lands would be done in accordance with the operational policies, objectives and standards of the Development Plan which already safeguard against activities which may give rise to significant effects on the environment. The Development Plan includes the necessary policies, objectives and standards to ensure that no adverse impact will arise, singularly or in a cumulative manner.

It is not considered that the proposed masterplan will result in significant effects on the environment over and above any identified (and mitigated against) as part of the SEA of the Development Plan.

**The transboundary nature of the effects.**

The proposed masterplan will have no national, regional or inter-county transboundary effects, over and above the effects from the strategy, policies and objectives of the Development Plan.

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

The proposed masterplan of the Plan will not result in any risks to human health.

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

The magnitude and spatial extent of the effects of the proposed masterplan 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;**

**Built heritage:** No issues identified.

**Archaeological heritage:** No issues identified.

**Biodiversity:** No issues identified.

**Groundwater:**

The majority of the subject lands have a stated moderate to low groundwater vulnerability (GSI). Ground water vulnerability is linked to water attenuation. In times of flooding, there is a higher risk for groundwater contamination and potential contamination downstream. In order to mitigate against this, any proposed developments on the lands would be subject to a detailed **surface water management strategy**.

A Strategic Flood Risk Assessment (SFRA) has also been prepared to accompany this proposed masterplan, which sets out these measures in more detail.

**Flooding and Surface Water Drainage:**

The lands subject to the masterplan are located within Flood Zone C.

**Summary of surface water requirements:**

Having regard to the above issues, and the accompanying SFRA, the following measures would be implemented as part of future development proposals on the subject lands, which is considered will considerably reduce the likelihood of pollution events due to surface water runoff / ground water contamination.

1. All new development shall implement a SuDS approach, which would deliver benefits for the whole community in terms of biodiversity, climate management, learning, wellbeing and recreation to provide resilient communities in this urbanised area. Therefore, managing surface water in a sustainable way will contribute to providing quality places to live and sustainable communities.
2. New development shall implement green infrastructure in an integrated way and take advantage of opportunities such as green roofs.
3. The build-out of the lands and public open spaces affords the opportunity to implement source control and site control techniques to reduce the volume and increase the quality of surface water outflow through careful planning of these multifunctional spaces.
4. Development of streets and public places shall take the opportunity to make sustainable design such as green infrastructure and sustainable drainage an integral part of design.
5. The requirements of addressing climate change shall be incorporated into the surface water management of future proposed developments.

**(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 this Plan.

**(c) intensive land use**

The Core Strategy of the Development Plan includes policies and objectives which seek to facilitate population and economic growth, increase densities and consolidate and intensify land uses within the administrative area of the City Council. The Core Strategy identifies Key District Centres (KDCs) and SDRAs as the top-tier of urban centres outside the City Centre. Rathmines is designated as a KDC in the Development Plan.

The volume of masterplanned land provides for approximately 156 units. While this will aid the Council in meeting its future housing delivery objectives for the local area, it is not considered to be significant with regard to its impact on the Core Strategy.

It is not considered that the effects of the proposed masterplan will be over and above the effects from the strategy, policies and objectives of the current Development Plan.

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

There will be no effects on areas or landscapes which have a recognised national, European Union or international protection status.

6.0 Determination

---

Having regard to the provisions of the Regulations, following the appropriate consultation period, the Planning Authority shall determine whether or not implementation of the proposed masterplan would be likely to have significant effects on the environment, taking account of relevant criteria set out in Schedule 2A of the Regulations (see 5.0 above) and any submission or observation received from the environmental authorities (see 7.0 below).

It is considered that the proposed masterplan as detailed above is not likely to have significant effects on the environment.

Having regard to the above, it is considered that a strategic environmental assessment is not required in respect of the Proposed Masterplan for Gulistan Depot lands.

## 7.0 Statutory Consultation

---

The required environmental authorities were furnished with a draft copy of the report and received comments were incorporated into the final document.