

# Strategic Environmental Assessment

BALDOYLE - STAPOLIN Local Area Plan

SEA STATEMENT

June 2013





**SEA Statement of the Baldoyle-Stapolin Local Area Plan 2013-2019 SEA**

**SEA STATEMENT**  
On THE  
**Baldoyle-Stapolin LOCAL AREA PLAN**  
**2013-2019**

**STRATEGIC ENVIRONMENTAL ASSESSMENT**

**Fingal County Council**  
**June 2013**

## **Section 1 Introduction**

1.1	Purpose of the Report	3
1.2	Legislative Process	3
1.3	Implications of the SEA for the Plan-Making Process	3
1.4	Production of the SEA	4

## **Section 2 How Environmental Considerations were integrated into the Local Area Plan**

2.1	Introduction	5
2.2	Scoping Report	5
2.3	Environmental Report	5
2.3.1	Baseline	6
2.3.2	Key Environmental Issues Identified	7
2.3.3	Strategic Environmental Objectives	8
2.3.4	Environmental Assessment	10
2.3.5	Mitigation	14

## **Section 3 Environmental Report and Submissions & Observations**

3.1	Introduction	16
3.2	SEA Scoping Submissions	16
3.3	Submissions and Observations on the Draft Plan and Environmental Report	16
3.4	Environmental Report.	19

## **Section 4 Alternatives and the Plan**

4.1	Introduction	21
4.2	Description of the Alternative Plan Scenarios	21
4.3	Evaluation of Alternative Scenarios	22
4.4	Reasons for choosing the LAP strategy, as adopted, in light of other reasonable alternatives considered	25
4.5	Summary of Influence of the SEA Procedure on the Plan	25

## **Section 5 Monitoring Measures**

5.1	Introduction	26
5.2	Indicators and Targets	26
5.3	Reporting	26
5.4	Responsibility	26

## **SECTION 1 Introduction**

### **1.1 Purpose of Report**

This is the Strategic Environmental Assessment (SEA) Statement of the Baldoyle-Stapolin Local Area Plan (LAP) 2013-2019. The main purpose of the SEA Statement is to indicate how environmental considerations, the views of consultees and the recommendations of the Environmental Report have been incorporated in the decision making process in the formulation of the LAP.

### **1.2 Legislative Context**

The requirement to carry out a Strategic Environmental Assessment stems from the Strategic Environmental Assessment Directive (2001/42/EC) which states:

*'The objective of this Directive is to provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans.....with a view to promoting sustainable development.....'*

The SEA Directive 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 21 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).

The SEA Directive and the instruments transposing it into Irish Law require that after the making of a Local Area Plan, the plan or programme making authority is required to make a Statement available to the public and Article 9 of the SEA Directive (2001/42/EC) provides that the environmental authorities and the public must be provided with an SEA Statement as soon as is practical after a plan is adopted.

The SEA Statement is required to include information summarising:

- a) How environmental considerations have been integrated into the plan,
- b) How the environmental report, submissions and observations made on the Draft Plan and Environmental Report, and any transboundary consultations have been taken into account during the preparation of the plan.
- c) The reasons for choosing the plan, as adopted, in the light of the other reasonable alternatives and
- d) The measures selected to monitor the significant environmental effects of implementation of the plan.

### **1.3 Implications of the SEA for the Plan-Making Process**

While the requirement for a mandatory Strategic Environmental Assessment for Local Area Plans applies only to areas in which the population is in excess of 5,000 persons, Fingal County Council was of the opinion that development in the Baldoyle-Stapolin LAP area was likely to potentially have significant effects on the environment.

Through all stages of the process, the environmental assessment of the Local Area Plan was fully integrated into the decision making process including the formulation of policies, objectives, development scenarios and alternatives. The key stages in preparing the LAP included the pre-draft public consultation (Issues Paper), the Draft LAP publication and display and the final

adopted LAP. Parallel and integrated into these stages were the SEA Screening, SEA Scoping Issues, Environmental Report, SEA Addendum and the SEA Statement.

Consultation with the environmental authorities was undertaken at the early stages of the process (the pre draft Issues Paper Consultation and SEA Scoping Report). The Environmental Report was prepared in parallel with the production of the Draft LAP and was submitted to the Elected Members alongside the Draft Plan. The purpose of the report was to provide an understanding of the likely environmental consequences of various alternative scenarios and of the policies and objectives contained within the LAP.

Submissions on the Environmental Report and the draft LAP were evaluated at each stage of the process in order to ascertain any further environmental consequences to those already identified. These evaluations were circulated with the Managers Reports to Council Members on the proposed amendments to the Plan. The Elected Members were required by the legislation to take into account the Environmental Report before the adoption of the Plan.

On the making of the Baldoyle-Stapolin LAP, this SEA Statement - which is available alongside the LAP - was prepared.

#### **1.4 Production of the SEA**

The Strategic Environmental Assessment of the Baldoyle-Stapolin Local Area Plan 2013-2019 was undertaken internally in the Council by a separate SEA team who closely liaised with the LAP Team.

## **SECTION 2 How Environmental Considerations were integrated into the Local Area Plan**

### **2.1 Introduction**

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 Environmental 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. This process helped identify those areas with the most limited carrying capacity and helped ensure that either future growth was diverted away from these areas or that appropriate mitigation measures were integrated into the Plan.

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.

### **2.2 Scoping Report**

The scoping exercise was undertaken February/March 2012 and an SEA Scoping Issues Paper was circulated to the designated Environmental Authorities and interested parties for their input on 6<sup>th</sup> February 2012 for a four week consultation period (until 9<sup>th</sup> March 2011). This sought to:

- identify the significant environmental issues to be taken into consideration in the making of the new Plan
- form a basis for consultation with the statutory bodies as designated under the terms of Article 13A (4) of the Planning and Development Regulations 2001 (as inserted by article 7 of S.I. No. 436 of 2004 and as amended by S.I. 201 of 2011) namely:
  - Environmental Protection Agency (EPA);
  - Department of Environment, Community and Local Government (DECLG);
  - Department of Communications, Energy and Natural Resources (DCENR);
  - Dept of Agriculture, Food and the Marine (DAFM);
  - Department of Arts, Heritage and the Gaeltacht (DAHG);
  - Adjoining Planning Authorities.
- identify and consult on the environmental objectives, which will be used to ensure the integration of the environment into the preparation of the Baldoyle-Stapolin LAP and which will also be used to identify the likely significant effects on the environment;
- identify the baseline information and data gaps and
- identify reasonable alternative strategies of achieving the strategic goals of the Plan.

The SEA Scoping Issues Paper sets out a description of the Baldoyle-Stapolin LAP area and a baseline of environmental data (grouped under the environmental themes/receptors – biodiversity, flora and fauna, population and human health, soil and landscape, water, air, climate, material assets and cultural heritage including architectural and archaeological).

During the consultation period one submission was received from the Environmental Protection Agency (EPA).

The most important strategic environmental issues in the Baldoyle-Stapolin LAP area arising from the scoping exercise and from the consultations were identified as follows:

- It should be ensured that the adjacent designated sites are protected, including in particular Baldoyle Bay (SAC/SPA/pNHA), Irelands Eye (SAC/SPA/pNHA), Howth Head (SAC/pNHA), Howth Head Coast (SPA), North Dublin Bay (SAC/pNHA).
- There is a need to ensure compliance with the Water Framework Directive and in this context, the Eastern River Basin Management Plan and associated Programme of

Measures should be incorporated into the Plan to ensure the protection / improvement of water quality in the Mayne River and entering Baldoyle Bay (SPA & NHA).

- It should be ensured that a preliminary flood risk assessment is carried out in accordance with the Flood Risk Management Guidelines 2009 (OPW/DoEHLG). Zoning and development of lands within the Plan area should take into account the risk of flooding. In this regard consideration should be given to incorporating any recommendations which may be forthcoming, in future versions of the Plan when upon completion of the CFRAMS.
- The Pollution Reduction Programme and associated Characterisation Report for the Malahide Designated Shellfish Area should be taken into account in the Policies and Objectives of the Plan.
- There is a need for the LAP to contain policies/objectives to ensure the provision of adequate and appropriate critical service infrastructure in advance of permission for development being granted.
- There is a need to incorporate green infrastructure in the development of the Plan area, in accordance with the policies/objectives of the County Development Plan.
- The potential for cumulative/in – combination effects resulting from this Plan and other relevant on-going Plans and Programmes within and adjacent to the Plan area should also be assessed. In particular the potential of cumulative/in-combination effects arising from the potential development arising from LAPs being prepared for lands at Portmarnock South (to the north of the subject site) and for lands at the North Fringe/Clongriffin, to the west of the site, in the administrative area of Dublin City Council.

The findings of the SEA were communicated to the Plan making team on an ongoing basis from the outset in order to allow for their integration into the Baldoyle-Stapolin LAP thus minimising the potential for significant negative environmental effects arising from implementation of the Plan.

### **2.3 Environmental Report**

The Environmental Report was prepared alongside the LAP and investigated, described and evaluated the effects of implementing the LAP on the receiving environment. The report also assesses and identifies development alternatives for the LAP area, and identifies the most sustainable development strategy.

Overall, the preparation of the Environmental Report influenced the formulation of the Local Area Plan as follows;

1. It raised the awareness of the existing level of environmental information in the LAP area, the sensitive nature of the EU Designated Site which are located within and adjoining the LAP lands and also the EU and National legislation governing the environment.
2. It facilitated the introduction of the concept of Green Infrastructure into the LAP and the need to provide suitable habitats for both native and visiting species to the area.
3. It emphasised the necessity of maintaining and improving the quality of surface water from the site that will be entering the Mayne River and ultimately Baldoyle Bay.
4. It provided a transparent assessment of each proposed policy and objective which allowed further fine-tuning to reduce negative environmental impacts

The detail of these influences is expanded on below.

#### **2.2.1 Baseline**

The Environmental Report contains a range of baseline information in the Baldoyle-Stapolin LAP area on key environmental headings such as:

1. Biodiversity (Flora and Fauna)
2. Population and Human Health
3. Landscape/Geology/Soil
4. Water Quality



5. Air
6. Climatic Factors
7. Material and Cultural Assets

Baseline information was gathered through a combination of existing reports and surveys, site visits and new monitoring to inform the Environmental Report. Fingal County Council in association with Dublin City Council undertook an Investigative Monitoring Programme for the River Mayne Catchment as part of the LAP process. The purpose of this investigative monitoring was to obtain up-to-date information on the physicochemical status of the river and to attempt to identify the significant pressures on the river.

### **2.2.2 Key Environmental Issues Identified**

The key environmental issues in the Baldoyle-Stapolin LAP area were identified in the Environmental Report as:

- The threat of pollution is a potential threat to flora and fauna within the LAP lands and the surrounding area. Baldoyle Bay is an estuarine system. According to the Natura 2000 Data Form, the site receives pollution from a number of sources, mainly the inflowing rivers (Mayne and Sluice) but also an unsatisfactory sewage network.
- Any changes in local water catchments leading to changes in water quality could affect condition of the habitats. The LAP could result in an alteration of baseline conditions which may impact upon the qualifying interests of the cSAC included within LAP lands. A potential alteration in the surface water, ground water, pollution, flooding regime, flood defence, recreational uses, increase in population and a potential alteration of erosion rates all have potential alone or in combination all have potential to result in changes to baseline conditions on which qualifying interests depend.
- Loss and/or alteration of habitat due to development pressures along the Mayne River.
- Loss and or alteration of coastal habitat including open grassland/salt marsh habitats along the River Mayne. These are known feeding grounds for Brent Geese. Increased population and activity within the area may further reduce attractiveness of area through increased disturbance levels
- Disturbance to wildlife and habitats, and particularly birds due to increased recreational pressure. Increased development pressures and an increase in population associated with the Portmarnock South and Baldoyle-Stapolin LAPs may impact upon the designated sites. Baldoyle and Portmarnock are set to grow with several thousand people under the proposed LAPs. Other large scale housing developments are underway further inland at Balgriffin and along the Mayne River in the Dublin City area.
- Need to establish a Biodiversity Network, along the hedgerows (in particular along historic hedgerows) streams, springs and ditches. Include, at a minimum all hedgerows or stream sections of moderate value
- The spread of invasive alien species is a particularly important threat to local biodiversity as they compete for space and food.
- The Site Synopsis for Baldoyle Bay SPA identified the main threat to the birds as disturbance and dumping, as it is located in a densely populated area. In particular, the dumping of spoil onto then foreshore presents a threat to the value of the site.
- The need to prioritise development where alternative modes of public transport are available or planned and the need to reduce private car based movements resulting in reduced emissions.
- Make provision for adequate cycle and walking routes within the LAP land both in the interim period and in the longer term.
- In terms of climate change, prioritising the development of LAP areas adjoining the Clongriffin train station and the use of Sustainable Urban Drainage Systems (SUDS) in the LAP lands as primary strategies in the Plan.

- The provision of adequate sewage infrastructure was also highlighted as an environmental concern. LAP is part of the North Fringe Sewer catchment which ultimately discharges to the Regional Waste Water Treatment Plant at Ringsend via the North Fringe Sewer. A major new trunk sewer (the North Fringe Sewer) was constructed in 2004 to serve most of the North Fringe Lands. It was designed to allow development occur in this area and is the main outlet for foul flows for the area under study. The lands within the LAP area are all part of the original design catchment for the North Fringe Sewer, and hence, at a strategic level, there is adequate capacity to facilitate however, in the short term there is the potential for a waste water treatment shortfall in the area if the upgrade of the Waste Water Treatment Plant at Ringsend does not keep pace with development.

### 2.2.3 Strategic Environmental Objectives

The SEOs are measures against which the environmental effects of the Baldoyle-Stapolin Local Area Plan can be tested in order to help identify areas in which significant adverse impacts are likely to occur, if unmitigated. The SEOs are objectives derived from international, E.U. and National strategies, policies, directives and plans that are relevant to the LAP. The SEOs are linked to indicators and targets which facilitate monitoring of the implementation of both the LAP and the County Development Plan (the SEA Monitoring System initiated by the Council following the adoption of the County Development Plan is also suitable for use at the LAP level) and are as follows:

Strategic Environmental Objective and SEA Topic Area	Detailed Assessment Criteria
<p><b>Objective 1</b>  <b>Biodiversity Flora and Fauna (BFF)</b>            Protect and where appropriate, enhance biodiversity, particularly protected areas and protected species</p>	<ul style="list-style-type: none"> <li>• Provide effective protection of international, national and local "protected areas" and "rare and distinctive species"</li> <li>• Provide effective protection of biodiversity in the wider landscape including species and habitats protected by law</li> <li>• Contribute to the Fingal Biodiversity Action Plan objectives</li> </ul>
<p><b>Objective 2</b>  <b>Population, Human Health (PHH)</b>            Provide high-quality residential, working and recreational environments and sustainable transport</p>	<ul style="list-style-type: none"> <li>• Reduce population exposure to high levels of noise, vibration and air pollution</li> <li>• Increase modal shift to public transport</li> <li>• Contribute to the co-ordination of land use and transportation</li> <li>• Improve access to recreation opportunities</li> <li>• Contribute to the mitigation of floods and droughts</li> </ul>
<p><b>Objective 3</b>  <b>Soil (S)</b>            Protect the function and quality of the soil resource in Fingal</p>	<ul style="list-style-type: none"> <li>• Re-use of brownfield lands, rather than developing Greenfield lands</li> <li>• Safeguard soil and geological quality, quantity and function</li> </ul>

Strategic Environmental Objective and SEA Topic Area (cont'd)	Detailed Assessment Criteria (cont'd)
<p><b>Objective 4</b> <b>Water (W)</b></p> <p>Protect and where necessary improve water quality and the management of watercourses and groundwater to comply with the standards of the Water Framework Directive objectives and measures and all water, habitat and fisheries based legislation including the Urban Wastewater Treatment Directive, the Freshwater Fish Directive, the Shellfish Waters Directive, etc.</p>	<ul style="list-style-type: none"> <li>• Improve water quality in rivers, lakes, estuaries and groundwater</li> <li>• Promote sustainable drainage practices to improve water quality and flow and to enhance opportunities for biodiversity</li> <li>• Reduce the impacts from point source pollution, diffuse source pollution, abstraction and flow regulation and morphological alterations</li> <li>• Ensure flow regulation is appropriate</li> <li>• Prevent deterioration of water bodies from morphological alterations</li> <li>• Promote sustainable use of water and water conservation</li> </ul>
<p><b>Objective 5</b> <b>Air Quality and Climatic Factors (AQ/C)</b></p> <p>Contribute to mitigation of, and adaptation to, climate change and air quality issues</p>	<ul style="list-style-type: none"> <li>• Reduce levels of air pollution</li> <li>• Minimise emissions of greenhouse gases</li> <li>• Reduce waste of energy, and maximise use of renewable energy sources</li> <li>• Ensure that all new housing is energy efficient</li> <li>• Ensure flood protection and management</li> <li>• Restrict development in flood plains</li> <li>• Reduce vulnerability to the effects of climate change</li> </ul>
<p><b>Objective 6</b> <b>Cultural Heritage (CH)</b></p> <p>Protect and, where appropriate, enhance the character, diversity and special qualities of cultural, architectural and archaeological, heritage</p>	<ul style="list-style-type: none"> <li>• Improve protection for areas of archaeological potential and for undiscovered archaeology</li> <li>• Promote a better understanding of sensitive environments and human interaction with those environments</li> </ul>
<p><b>Objective 7</b> <b>Landscape (LH)</b></p> <p>Protect and, where appropriate, enhance the character, diversity and special qualities of landscapes in Fingal</p>	<ul style="list-style-type: none"> <li>• Improve protection for landscapes and seascapes of recognised quality</li> <li>• Ensure that landscape character is considered in the development process</li> <li>• Maintain clear urban/rural distinctions</li> <li>• Enhance provision of, and access to, green space in urban areas</li> </ul>
<p><b>Objective 8</b> <b>Material Assets (MA)</b></p>	<ul style="list-style-type: none"> <li>• Improve availability and accessibility of commercially provided facilities and public services</li> </ul>

<p>Make best use of existing infrastructure and promote the sustainable development of new infrastructure</p>	<ul style="list-style-type: none"> <li>• Protect Greenfield land and promote the use of brownfield sites</li> <li>• Increase local employment opportunities</li> <li>• Improve efficiencies of transport, energy and communication infrastructure</li> <li>• Ensure sufficient waste water treatment infrastructure</li> <li>• Provide drinking water supply and water conservation measures</li> <li>• Reduce the generation of waste and adopt a sustainable approach to waste management</li> </ul>
---	--

#### 2.2.4 Environmental Assessment

Policies and objectives of the Draft LAP were formulated and informed by the SEA, AA and FRA processes in addition to the feedback from the environmental agencies, the general public and key stakeholders throughout the Issues Paper consultation and Scoping the Issues for the SEA. In addition, the collaboration across different departments within the Council through workshops ensured that the draft LAP was informed with the environmental priorities of each department. The policies and objectives of the LAP were assessed against the SEOs at a number of stages during the process. This allowed for early identification and mitigation of environmental conflicts. This resulted in amendments to existing objectives, the addition of environmentally beneficial objectives and the removal of objectives with significant negative effects. Local Area Plan policies were also assessed for **long term/permanent positive impacts, short term positive impacts, long term/permanent negative impacts, short term negative impacts, potential for both positive and negative impacts in the long and short term, insignificant impact** and **no relationship** as required under the SEA Directive.

Assessment of each Local Area Plan objective is contained within the Environmental Report (February 2013). The objectives proposed by the elected members along with the Manager's Recommendations were also assessed before they were incorporated into the Plan. The following represents a summary of the evaluation of the objectives within the Plan under each of the SEOs:

##### ***Population and Human Health***

The Plan will increase the population of the Baldoyle area by as many as 4,000 persons. The Plan provides for the delivery of the necessary social, physical and environmental infrastructure to cater for the increase in population both for the new and the existing residents. There is a strong emphasis in the Plan for a high quality living environment, through the provision of a hierarchical network of open space provision, high quality and sustainable design, local services and local retail and business opportunities, good public transport networks and connections to it and the maintenance of the rich estuarine environment and its associated habitat.

The Plan also seeks to improve the quality of life for the existing residents within the Coast development by ensuring that undeveloped sites are maintained and aesthetically improved from their current situation.

The overall impact of the Plan on population and human health is considered to be beneficial and will ensure a good quality living environment.

### ***Biodiversity, Flora and Fauna***

Baldoyle Bay is covered by a number of national and international conservation designations due to the important habitats, species of birds, animals and plants that occur within the site. It is designated as a Special Protection Area (pSPA) for birds under the EU Birds Directive and is internationally important for Light-bellied Brent Geese and nationally important for a further 5 species. It is also a Special Area of Conservation (SAC) for its habitats under the EU Habitats Directive and a Ramsar site recognised as being a wetland of international importance. Nationally it is a proposed Natural Heritage Area and a statutory Nature Reserve. In formulating policies and objectives for the LAP, full regard was had to the EU Habitats and Birds Directives and national environmental legislation.

The Plan has sought to balance the needs and requirements of the environment with the residential zoning objective and resultant increased population and associated pressures on the surrounding sensitive environment. The green infrastructure strategy and Landscape Masterplan for the lands seek to ensure that the amenity of the regional Racecourse Park is available to the growing population while protecting the most sensitive elements of the lands on the eastern perimeter. In particular, the Plan proposes to fence off an area of land within the Mayne Marsh conservation area from general use. This area of land also includes a section of Baldoyle Bay SAC at the northeast corner.

Within the residential areas there is a strong emphasis on greening the landscape through the provision of wide boulevards and local and pocket parks. These will be part of the 'stepping stone' and corridor approach to the green infrastructure strategy. There is also a strong emphasis on sustainable drainage, using best practice solutions which include attenuation ponds planted with appropriate vegetation to encourage waterfowl. Sustainable design also encourages green roofs.

The Plan includes objectives to ensure that only non-invasive species are used in planting and that planting be native where possible. This will encourage biodiversity by providing for the needs of locally found species of birds, in particular. The Plan lands are currently in a state of vacant dereliction with topsoil stripped. The sequencing and phasing section includes requirements to deal with these undeveloped or 'interim sites' through planting in some cases and mounding with grass banks in others.

The overall effect of the Plan on biodiversity, fauna and flora will be beneficial.

### ***Soil***

Many of the changes to soil arise as a result of pressures from human activities. The main pressures on soil resources in Ireland include urbanisation and infrastructure development. A proposed EU Framework for Soil (2004/35/EC) states that, for the purposes of preserving the various functions of soil; sealing, the development of artificial surfaces on top of soil resources, should be limited. The proposed Directive suggests that this may be achieved through rehabilitating brownfield sites, thus reducing the depletion of greenfield sites.

The residential area of the Plan lands, having started construction and stalled after the first two phases, has already been stripped of topsoil and at this time, while not fully sealed, could be considered a brownfield site. The proposed densities on the land will most likely result in fewer underground car parks thereby reducing the need for soil removal from the lands. Furthermore, the preferred densities within the LAP would reduce future pressure for the development of greenfield lands by accommodating target populations within existing zoned lands. It is considered that there will be no significant impacts on soil from the development of the LAP.

### ***Water***

*Water Quality* – The Baldoyle-Stapolin area falls within the Eastern River Basin District (ERBD). This Eastern River Basin Management Plan (ERBMP) (2009-2015) identifies the status of water bodies within the RBD and provides objectives in order to implement the requirements of the WFD. The Mayne River (located in the Santry-Mayne-Sluice water management unit (WMU) in the ERDB plan) runs through the northern section of the plan area, from east to west, before discharging to Baldoyle Bay at the junction of Mayne Road and Strand Road (R106). In addition the Racecourse Stream, which is a tributary of the Mayne River, traverses the site. The overall status of the Mayne River is classified by the EPA *2011 Review* as being of “poor” status. Maintaining and improving water supply to a good status is a key consideration in development of the LAP lands. In the Santry-Mayne-Sluice WMU the main problems identified were high nutrients, oxygen demand, low ecological rating and inferior habitat. The main causes can be attributed to wastewater and industrial discharges, due to misconnected foul sewers, combined sewer overflows and urban area pollution.

*Surface Water* - A SUDS Strategy for Baldoyle-Stapolin, prepared by Waterman Moylans on behalf of the Council identifies various measures that may be employed throughout the development taking into account the existing surface water infrastructure that is in place across the site. The implementation of Sustainable Drainage Systems (SuDS) measures will ensure that surface water run-off will not be discharged directly into the groundwater system, thereby improving water quality, the potential for biodiversity and amenity.

*Flooding* - In accordance with the ‘Planning Systems and Flood Risk Management Guidelines for Planning Authorities’ (DoEHLG, 2009), the preparation of the LAP was the subject of a Strategic Flood Risk Assessment (SFRA). The SFRA includes the identification of a number of measures necessary to ensure flood risk is incorporated into the planning of the area and recommendations were made that development proposals for a number of areas within the plan boundary be the subject of site-specific flood risk assessment appropriate to the nature and scale of the development being proposed.

The policies of the Plan will ensure that there is no dis-improvement to the status of the Mayne River and should help to improve its status. The implementation of SuDS strategies will decrease the rate of surface water runoff, thereby reducing the potential for flooding, and its quality. The SuDS measures have the added benefit of increasing the potential for greater biodiversity and also for recreation and amenity. The impact of the Plan on water is considered to be beneficial.

### ***Cultural Heritage***

The LAP lands have no known significant features of archaeological or architectural interest. The ruins of Stapolin House, and the remains of its tree-lined driveway lie at the centre of the plan lands, adjacent to the abandoned racecourse. The LAP has incorporated the landscape features associated with this house through the urban design layout and the inclusion of a significant local park, Stapolin Haggard on the lands which were the subject of the house. The old tree lined avenue will be incorporated into the main north-south boulevard – Stapolin Avenue.

### ***Landscape***

The Landscape Character Assessment within the Fingal Development Plan 2011-2017 identifies Baldoyle Bay as being of an Estuary Character Type which is categorised as having an exceptional value recognised by the EU designations (candidate Special Areas of Conservation and Special Protection Areas) that apply to each in addition to national designations such as proposed Natural Heritage Areas and Ramsar. The aesthetic quality of the estuary is also identified as outstanding. In terms of sensitivity the Estuary Character Type is identified as having a high sensitivity to development with particular parts of these areas having a low capacity to absorb new development.

Within the Plan, a number of views and prospects are protected and three of these are of particular relevance to the Baldoyle-Stapolin LAP lands. Specifically,

- Portmarnock Peninsula from Baldoyle and Strand Roads,
- Howth Hill from Golf Road, Portmarnock, Strand Road, Baldoyle, and Greenfield Road and Carrickbrack Road, Sutton,
- Cush Point from Strand Road, Baldoyle.

The LAP has taken account of the sensitive nature of the site through the building typologies, in particular, indicating that pavilion style blocks are most suited to the parkland edge allowing for the visual extension of the parkland through the blocks. Views have been protected through the layout of the key routes extending views to Ireland's Eye, Howth and the coast. The compact urban form, while creating a new feature on the landscape, will ensure that development is contained and not sprawling. The Green infrastructure strategy will ensure that the parkland area is managed to reduce the pressures on the landscape and improved as a habitat while streams will be left open to maintain biodiversity.

The impact on the Plan on the landscape will generally be positive with some negative impacts.

### ***Material Assets***

The material assets of the Plan lands include waste water and drinking water infrastructure, waste management facilities and transport infrastructure. The regional park itself is also a material asset but the impact of the Plan on it has been dealt with in the paragraphs above.

*Waste Water* - In the short term there is the potential for a waste water treatment shortfall in the area if the upgrade of the Waste Water Treatment Plant at Ringsend does not keep pace with development. The overloading of waste water treatment plants, low levels of treatment and discharge of outflow to water bodies at risk has significant potential to incur pollution. The Plan has included objectives to ensure that development is not granted which cannot be adequately treated for waste water. This will also be dealt with at planning application stage of each phase of development.

*Water supply* – There is adequate water supply to meet the needs of the LAP lands. Nonetheless, the need to conserve water is recognised in the LAP and policies are in place, such as rainwater harvesting, to ensure this.

*Waste management* - Fingal has a commitment under the Waste Management Plan 2005- 2010 to provide infrastructure for recycling, biological treatment and composting of waste as well as waste prevention and minimisation initiatives. The Council has four recycling centres which are located at Balleally Landfill; Estuary Recycling Centre, Swords; Coolmine Recycling Centre and Balbriggan Recycling Centre, and local bring banks around the County with the closest to the LAP lands being located in Sutton and Portmarnock. The LAP has included policies on waste management and the provision of a bring bank facility within the village centre.

*Transport infrastructure* – The LAP includes provisions for the upgrade of the existing transport infrastructure and new infrastructure in the wider south Fingal area. These are on foot of a transport assessment which identified required infrastructure and phasing requirements. Section 6 of the LAP on Sequencing and Phasing ensures that transport infrastructure, along with other relevant infrastructure, is delivered in parallel with development. The Plan also includes a requirement for a bus ramp over the railway line to link the development at Clongriffin in the Dublin City lands to the Baldoyle-Stapolin lands. The railway station at Clongriffin was delivered as part of the earlier phases of development on both sides of the railway line. Within the Plan lands, cycleways and pedestrian paths are proposed to provide connectivity between different

parts of the Plan lands and between the different settlements as part of the green infrastructure strategy.

### 2.2.5 Mitigation

The introduction of the concept of Green Infrastructure to the Baldoyle-Stapolin LAP at the draft stage ensured the conservation and enhancement of biodiversity, the provision of accessible parks, open spaces and recreational facilities, the sustainable management of water, the maintenance of landscape character and the protection and enhancement of the architectural and archaeological heritage.

A series of mitigation measures were recommended in the Environmental Report for integration into the Local Area Plan and these are listed below. These have been included within the Plan as new policies or amendments to policies unless otherwise indicated.

#### ***Selected Mitigation Measures***

<b>Biodiversity and Green Infrastructure</b>	Maintain qualifying interest habitats and species within the Baldoyle Bay SPA and SAC at favourable conservation condition to ensure the ecological integrity of Baldoyle Bay and further ensure that the LAP lands continue to provide supporting function for the Qualifying Interest species. <b>(Objective GI 9)</b>
	Ensure compliance with the Landscape Masterplan for Racecourse Park and the Portmarnock South LAP lands contained within this LAP which incorporates mitigation measures for any loss of habitat for the conservation interests of Baldoyle Bay. <b>(Objective GI 11)</b>
	Maximise the opportunities for enhancing the green infrastructure resource through the provision of urban landscape features such as green corridor routes and links, swales, green roofs, trees and shrubs within the new development and public realm. <b>(Objective GI 3)</b>
	Develop and enhance existing green infrastructure, create new habitats where any are lost, improve physical and habitat linkages between the adjoining Baldoyle-Stapolin, Portmarnock and Clongriffin LAP lands and develop a new high quality well landscaped public realm, connecting into the wider green network. <b>(Objective GI 5)</b>
<b>Water Quality</b>	Require all planning applications to submit details of compliance with the SuDS Strategy for the LAP which include proposals for the management of surface water within sites, and runoff rates from sites, protecting the water quality and flow regime of the River Mayne and retrofitting best practice SuDS techniques on existing sites where possible. <b>(Objective SW 2)</b>
	Seek the rehabilitation of the Mayne River to good water status, its restoration as a natural amenity and protection of the riparian corridor through the LAP area. <b>(Objective WQ 2)</b>
<b>Landscape</b>	Ensure that development along the parkland edge of the residential lands is sensitively designed to reflect the 'Sensitive Landscape' designation on these lands in the Fingal Development Plan. <b>(Objective GI 28)</b>
	Ensure that any new hedgerows and tree species within the site are



	planted with non-invasive species which will provide alternative habitat for displaced wildlife, be compatible with local landscape values and help maintain connectivity for species which relied on such features for commuting or feeding. <b>(Objective GI 29)</b>
<b>Transport and Climatic Factors</b>	Ensure that any transport proposals take full account of the sensitivities of the receiving environment including European designated sites. <b>(Objective TM 1)</b>
	Ensure the development of sustainable residential communities through the promotion of innovative, high quality building design and layouts that prioritise non-car based movement and provide for a high level of permeability, accessibility and connectivity to the existing built environment, services and facilities. <b>(Objective RS 9)</b>
<b>Flooding</b>	Implement the EU Flood Risk Directive (2007/60/EC) and have due regard to the relevant Flood Risk Management Plan and the recommendations and outputs arising from same which relate to or impact the Plan area. <b>(Objective FRM 1)</b>
	Require all planning applications for residential and/or commercial floorspace on sites in areas at risk of flooding to be accompanied by a Flood Risk Assessment that is carried out at the site-specific level in accordance with 'The Planning System and Flood Risk Management – Guidelines for Planning Authorities' (2009). The scope of flood risk assessment shall depend on the type and scale of development and the sensitivity of the area. <b>(Objective FRM 3)</b>

## **SECTION 3 Environmental Report and Submissions & Observations**

### **3.1 Introduction**

The following section details the significant issues which were raised prior to, during and after the preparation of the Draft Baldoyle-Stapolin Local Area Plan and the accompanying Environmental Report and how these were incorporated into the Plan. The submissions include those from the initial scoping responses on environmental issues from the Statutory Authorities (February 2012), submissions on the Draft Plan and the Environmental Report (February 2013).

### **3.2 SEA Scoping Submissions**

The scoping exercise was undertaken February/March 2012 and the Scoping Report was circulated to statutory consultees and interested parties for their input on 6<sup>th</sup> February 2012 for a four week consultation period (until 9<sup>th</sup> March 2011).

The most important strategic environmental issues in the Baldoyle-Stapolin LAP area arising from the scoping exercise and from the consultations were identified as follows:

- It should be ensured that the adjacent designated sites are protected, including in particular Baldoyle Bay (SAC/SPA/pNHA), Irelands Eye (SAC/SPA/pNHA), Howth Head (SAC/pNHA), Howth Head Coast (SPA), North Dublin Bay (SAC/pNHA).
- There is a need to ensure compliance with the Water Framework Directive and in this context, the Eastern River Basin Management Plan and associated Programme of Measures should be incorporated into the Plan to ensure the protection / improvement of water quality in the Mayne River and entering Baldoyle Bay (SPA & NHA).
- It should be ensured that a preliminary flood risk assessment is carried out in accordance with the Flood Risk Management Guidelines 2009 (OPW/DoEHLG). Zoning and development of lands within the Plan area should take into account the risk of flooding. In this regard consideration should be given to incorporating any recommendations which may be forthcoming, in future versions of the Plan when upon completion of the CFRAMS.
- The Pollution Reduction Programme and associated Characterisation Report for the Malahide Designated Shellfish Area should be taken into account in the Policies and Objectives of the Plan.
- There is a need for the LAP to contain policies/objectives to ensure the provision of adequate and appropriate critical service infrastructure in advance of permission for development being granted.
- There is a need to incorporate green infrastructure in the development of the Plan area, in accordance with the policies/objectives of the County Development Plan.
- The potential for cumulative/in – combination effects resulting from this Plan and other relevant on-going Plans and Programmes within and adjacent to the Plan area should also be assessed. In particular the potential of cumulative/in-combination effects arising from the potential development arising from LAPs being prepared for lands at Portmarnock South (to the north of the subject site) and for lands at the North Fringe/Clongriffin, to the west of the site, in the administrative area of Dublin City Council.

The findings of the SEA were communicated to the plan making team on an ongoing basis from the outset in order to allow for their integration into the Baldoyle-Stapolin LAP thus minimising the potential for significant negative environmental effects arising from implementation of the Plan.

### **3.3 Submissions and Observations on the Draft Plan and Environmental Report**

A number of submissions were made on the Draft Baldoyle-Stapolin LAP and accompanying documents while they were on public display that made reference to the SEA Environmental Report. These issues contained within the submissions were responded to in a Manager's Report

which was submitted to the Council for consideration. The submissions that made specific reference to the SEA are summarised below and the full Manager's Report is available.

### **Environmental Protection Agency (EPA)**

The EPA comments on the integration of environmental considerations and recommendations that have been set out in the Environmental Report and the Draft Plan. The EPA states that it is evident that there is a clear integration of environmental considerations in the Plan. In particular, the inclusion of specific Plan Objectives in Section 3: Vision, Themes and Objectives and Section 4: Themed Objectives in relation to green infrastructure, incorporation of SuDS, protection of landscape features, promotion and provision of public transport and walking/cycle routes, provision of adequate and appropriate critical service infrastructure, protection of biodiversity and natural heritage, invasive species management, incorporation of flood risk into the Plan, protection of water quality and provision of appropriate waste management infrastructure are acknowledged. However the following recommendations are made:

#### Local Area Plan

- (i) In Appendix 1 (sic), there would be merits in describing whether any de-zoning or rezoning of lands has occurred in the preparation of the Plan, as a result of the FRA.
- (ii) The Plan should highlight that under the EIA and Planning and Development Regulations certain projects that may arise during the implementation of the Plan may require an Environmental Impact Assessment. It is also noted that projects would also require to be screened under Article 6 of the Habitat Directive.

#### Environmental Report/SEA Process

- (iii) Where amendments to the Plan are proposed, these should be screened for likely significant effects in accordance with the criteria as set out in Schedule 2A of the SEA Regulations and should be subject to the same method of assessment applied in the "environmental assessment" of the Draft Plan.
- (iv) Following the adoption of the Plan, an SEA Statement should be produced.
- (v) Notes two amending SEA Regulations signed into Irish law on 3<sup>rd</sup> May 2011 and DoECLG Circular (PSSP 6/2011) which should be integrated into the Plan.

#### Existing Environment – Section 4

- (vi) The significant use of maps and tables in Section 4 is welcomed but there would be merits in including an overall environmental sensitivity map to highlight particular areas where the potential for cumulative effects may be greater and afford these areas particular protection as appropriate.
- (vii) Consideration should be given to establishing an environmental management plan for developments within the Plan area to ensure biodiversity considerations and water quality are in particular taken into account.
- (viii) Provisions should be included to ensure that any proposed land use zoning or development associated with the Plan is not in breach of the requirements of the Water Framework Directive.
- (ix) The Plan should implement the relevant recommendations set out in the recent Focus on Urban Waste Water Discharges in Ireland report (EPA, 2012), available at <http://www.epa.ie/downloads/pubs/water/wastewater/>. An Update on 'Focus on Urban Waste Water Discharges in Ireland' Report (EPA, 2012) was published and is available at: <http://www.epa.ie/downloads/advice/water/wastewater/>.

#### Environmental Objectives – Section 5

- (x) Consideration should be given to highlighting the key objectives of the Plan which have incorporated mitigation measures to address potential conflicts between the LAP vision Objectives and SEA Objectives where they arise.

- (xi) Consideration should be given to providing further information on monitoring frequencies of the SEO's where possible.

Assessment of Environmental Effects – Sections 6 and 7

- (xii) There would be merits in further clarifying how the full range of environmental effects of the implementation of the Plan, as set out in the SEA Directive and Regulations, i.e. "secondary, cumulative, synergistic, short, medium and long-term, permanent and temporary, positive and negative effects" have been assessed and documented in the assessment of Alternatives and the selection of the preferred Scenario.
- (xiii) There would be merits in assessing the potential for cumulative effects in combination with other relevant Plans/ Programmes and Projects, including the adjacent Portmarnock LAP.
- (xiv) There would be merits in considering summarising in each subsection of the summary of impacts of Draft LAP Policies in Section 7, how the zoning and development of lands within the Plan area reflects the key environmental issues identified in the SEA, AA and FRA. In Section 7, it is also noted that a number of potential negative effects are identified for specific environmental topics. Appropriate mitigation measures should be incorporated in the Plan to minimise any potential effects identified.

Mitigation Measures – Section 8

- (xv) In outlining the Mitigation Measures within the LAP in Section 8 of the SEA consideration should be given to including Table 5.4 SEO's, Targets and Indicators and also including an additional column describing the key objectives responsible for addressing a particular environmental objective.

Monitoring Measures – Section 9

- (xvi) In terms of Monitoring Measures, consideration should be given to including Table 5.4 SEO's, Targets and Indicators and an additional column describing the key objectives responsible for incorporating a particular monitoring frequency as appropriate for each SEO described. The monitoring of both positive and negative effects, where they occur should also be considered.

**Response**

The EPA has made a number of recommendations on the production and process of the SEA. These are welcomed and the implementation of the recommendations will be considered in future SEA production where feasible.

*Environmental Report/SEA Process*

Any amendments to the Plan will be screened for likely significant effects and an SEA Statement will be published following adoption of the Plan. Reference to amending SEA Regulations were included in the Environmental Report, Section 1.3 and taken into consideration in the preparation of the Draft Plan.

*Existing Environment – Section 4*

The suggestions in relation to the environmental sensitivity map and environmental management plan are welcomed. While this was done implicitly and shown through a number of separate maps they were not overlaid. Consideration will be given to this approach in the production of future Environmental Reports.

The Draft LAP includes a number of objectives which relate to water quality, in particular Objectives WW1 and WQ1 refer. Reference is also made to relevant Directives within the text of the Plan.

#### *Environmental Objectives – Section 5*

Section 8 of the Environmental Report has identified the key areas of the Draft Plan where mitigation measures were incorporated and outlined what those measures were. Consideration will be given in the production of future Environmental Reports to also including a table listing the relevant individual objectives. The Environmental Report, in Section 9.5, has indicated that a mid-term review of performance against SEA Objectives would occur in 2016.

#### *Assessment of Environmental Effects – Sections 6 and 7*

The comments in relation to the merits in further assessing the cumulative etc. effects of the Plan are acknowledged and a method for doing this will be considered in future Environmental Reports. It should be noted that the cumulative impacts of Portmarnock LAP were considered within the landscape strategy which provides key mitigation measures for biodiversity and in which the Portmarnock lands are a part. The traffic impact assessment also included the Portmarnock LAP lands in addition to the Clongriffin-Belmayne lands.

Mitigation measures have been incorporated into the Plan as identified in Section 8 of the Environmental Report (see further response above).

#### *Mitigation Measures – Section 8 and Monitoring Measures – Section 9*

The suggestion to include Table 5.4 in both Sections with an additional column describing the key objectives responsible for addressing a particular environmental objective in Section 8 and describing the key objectives responsible for incorporating a particular monitoring frequency as appropriate for each SEO in Section 9 is noted and will be considered in future Environmental Reports.

### **Department of Arts, Heritage and the Gaeltacht**

The department welcomed the level of protection given in the plan to the natural heritage as this is a particularly sensitive location with lots of challenges.

Some errors were observed in the LAP and SEA and it is recommended that these are corrected:

- (i) Table 4A of the Draft Plan has an incorrect title, it should be entitled Qualifying Interests.
- (ii) Table 3.1 of the SEA incorrectly lists the previous legislation regarding the Habitats Regulations (SI 94 of 1997 and its amendments) which have since been revoked. The correct Regulation is The European Communities (Birds and Natural Habitats) Regulations 2011 (SI477 of 2011).

### **Response**

The title of Table 4A.1 was amended to read **Conservation Objectives Qualifying** Interests for Baldoyle Bay SAC.

Table 3.1 of the SEA was amended to replace ~~Habitats Regulations (SI 94 of 1997 and its amendments)~~ with the **European Communities (Birds and Natural Habitats) Regulations 2011 (SI 477 of 2011)**.

### **3.4 Environmental Report**

The Environmental Report and the Draft LAP were placed on public display in February 2013. The SEA response to submissions on the Environmental Report which were made during the period of

public display of the LAP and the Environmental Report was integrated into the Manager's Report circulated to Elected Members.

This proposed updates to the Environmental Report as a result of submissions, as detailed under Section 3.3. The Environmental Report was also updated in order to take account of changes which were made to the original, Draft LAP that was placed on public display. Members of the planning authority have taken into account the findings of all relevant SEA output during their consideration of the Draft LAP and before its adoption.

On making of the LAP, the original Environmental Report which had been placed on public display alongside the Draft LAP was updated to become a final Environmental Report which is consistent with the adopted LAP.

## **SECTION 4 Alternatives and the Plan**

### **4.1 Introduction**

One of the critical roles of the SEA was to facilitate an evaluation of the likely environmental consequences of a range of alternative scenarios for accommodating future growth within the Baldoyle-Stapolin LAP lands. Alternative Scenarios for Baldoyle-Stapolin were considered and these are described below.

### **4.2 Description of the Alternative Plan Scenarios**

#### **Alternative 1: Predominantly Suburban Form of Development**

This option would allow for a predominantly suburban form of development to occur across the remainder of the undeveloped site. By doing so it would cater for the perceived current market for own door, own garden houses. It would concentrate on the provision of more family type housing.

It would differ significantly from the existing compact urban form of development on the lands in that it would provide for predominantly semi-detached houses with on curtilage parking. In essence it would provide for a large traditional housing estate on the remainder of the plan lands.

At a typical density of 35 units/ha this form of development would provide for less than 700 new units on the undeveloped lands. This would equate to a new population of approximately 2000 persons.

#### **Alternative 2: Higher Density Compact Urban Form**

This option would allow for a high density compact form of urban development not dissimilar to that already granted and/or in place for the majority of the site. It would maximise the potential for the lands in terms of residential units, population and land use and transport integration.

At a typical density averaging 70 units/ha this form of development would provide for approximately 1,400 new units on the undeveloped lands. This would equate to an additional population of approximately 4000 persons. In total this would bring the residential units on the LAP lands to 2,200 units.

This type of development would be dependent on underground car parking and courtyard style semi-private open space to accommodate the higher densities. Apartment or duplex style dwellings would be the main unit type with scope for town houses in parts of the lands. While the plan could ensure that the size of apartments would be suitable for family units, the perceived current market preference for own door, own garden units would not be met for the majority of the site.

The scale of development would ensure sufficient carrying capacity on the lands for a viable and vibrant village centre.

#### **Alternative 3: Combined Densities within Predominantly Compact Urban Form**

This option would allow for a combination of densities within a predominantly compact urban form of development to occur across the remainder of the undeveloped site. This alternative would give recognition to the perceived market preference for own-door, back garden type houses by allowing for a lower density on those parts of the site which will be developed out first. It also provides for the continuation of the existing compact urban form of development by ensuring that the layout is based on a perimeter block format which is flexible enough to accommodate mixed typologies in terms of unit type.

As a result, this alternative would provide for different house types in the form of townhouse, semi-detached and detached and also apartment and duplex units. The higher densities would be achieved in the village centre, closest to the rail line, and at the parkland edge where there is a possibility for pavilion type blocks of apartments.

This alternative provides some flexibility in unit type and density, allowing for different options within the same basic layout.

With densities in the range of 37-80 units/ha across the site, this form of development would provide for approximately 1100 new units on the undeveloped lands. This would equate to a population of approximately 3000 persons.

### **4.3 Evaluation of Alternative Scenarios**

This section summarises the evaluation of the Alternative Scenarios that is found in Section 7 of the Environmental Report which provides a detailed description of the evaluation of Scenarios against both the existing environment and Strategic Environmental Objectives.

#### **Alternative 1: Predominantly Suburban Form of Development Planning and Environmental Impact**

- Would not maximise the potential for land use-transport integration (*Smarter Travel*) and sustainable travel.
- Would not capitalise on current infrastructural development in the form of Clongriffin Railway Station.
- Would not build on or progress the high quality compact urban form and design already present in the development.
- Would differ from the anticipated urban form of development bought into by existing residents in Red Arches and Myrtle.
- A reduced population would make the viability of the village centre proposed around the railway station uncertain.
- Would make uncertain the infrastructural investment required around the railway station to create a civic space that links the elevated railway station to the development.
- A reduced population would impact on the potential for a vibrant urban space around the village centre.
- Would meet with the thrust of settlement policy to consolidate development within the Metropolitan Area but likely to create demand for further residential zoning in the medium term as targets set in the core strategy more difficult to achieve when land potential is not maximised.
- May reduce the need for road improvements in the wider area in the short-medium term
- Would provide for predominantly family type accommodation.
- Would meet perceived market demand in the short term.
- Increases pressure on surrounding natural environment and designated sites but to a lesser extent than the permissions already granted would have done if they were to go ahead.

#### **Alternative 2: Higher Density Compact Urban Form Planning and Environmental Impact**

- Would maximise the potential for land use-transport integration (*Smarter Travel*) and sustainable travel
- Would capitalise on current infrastructural development in the form of Clongriffin Railway Station
- Would build on and progress the high quality compact urban form and design already present in the development
- Would increase certainty of the viability of the village centre around the railway station



- Would increase the potential for a vibrant urban space around the village centre
- Would meet with settlement policy to consolidate development within the Metropolitan Area and reduce the potential pressures for further residential development on surrounding lands by meeting with targets set in the core strategy
- The capacity at Ringsend Treatment Plant is limited and given the higher densities the delivery of early stages of development could be stalled until such time as the planned Ringsend upgrade has been completed
- Would put increased pressure for road improvements locally and in the wider South Fringe area
- Would provide for a mix of accommodation size but predominantly in apartment or duplex type units
- Would not meet perceived market demand and could stifle development on the site in the short term
- A higher density of development would be likely to increase the population pressures on sensitive and designated sites in the immediate locality but also in designated and sensitive sites in other nearby areas.

**Alternative 3: Combined Densities within Predominantly Compact Urban Form  
Planning and Environmental Impact**

- Would significantly go towards maximising the potential for land use-transport integration (*Smarter Travel*) and sustainable travel
- Would capitalise on current infrastructural development in the form of Clongriffin Railway Station
- Would build on and progress the high quality compact urban form and design already present in the development
- Would help increase certainty of the viability of the village centre around the railway station
- Would increase the potential for a vibrant urban space around the village centre
- Would meet with settlement policy to consolidate development within the Metropolitan Area and reduce the potential pressures for further residential development on surrounding lands by meeting with targets set in the core strategy
- Allow for early stages of development to progress before capacity issues at Ringsend Treatment Plant stall further development giving time for the Ringsend upgrade to commence before higher density development is commenced on site
- Would put increased pressure in the medium term for road improvements locally and in the wider South Fringe area
- Would provide for a mix of accommodation size and type, providing for a wide choice
- Would meet perceived market demand in the short term and allow for more sustainable use of the lands in the medium to long term
- A mixed density of development would increase the population pressures on sensitive and designated sites in the immediate locality and in designated and sensitive sites in other nearby areas.

### Summary Assessment of Alternatives using the SEOs

	Potential Positive Impact	Potential Negative Impact	Both Positive and Negative impacts likely or that in the absence of further detail the Impact is Unclear	Neutral or no impact
<b>Alternative 1</b> Predominantly Suburban Form of Development	B03, B04, W02, CO1, CO2, MO3	PO1, PO3, CO3, MO1	B01, B02, PO2, CO4, MO2	PO4, W01, LO1,
<b>Alternative 2</b> Higher Density Compact Urban Form	B03, B04, PO1, PO2, PO3, PO4, W02, CO1, CO", CO3, CO4, MO1, MO3		B01, B02, LO2, MO2	W01, LO1
<b>Alternative 3</b> Combined Densities within Predominantly Compact Urban Form	B03, B04, PO1, PO2, PO3, PO4, W02, CO1, CO2, CO3, CO4, LO2, MO1, MO2, MO3		B01, B02	W01, LO1

### Synopsis of SEOs

<b>B01</b>	Avoid loss of locally rare and distinctive species
<b>B02</b>	Avoid loss of designated sites (SACs/SPAs/NHAs)
<b>B03</b>	Enhance Green linkages
<b>B04</b>	Facilitate the actions set out within the Fingal Biodiversity Action Plan
<b>P01</b>	Ensure that all new developments granted permission are adequately served with community facilities
<b>P02</b>	Ensure that the LAP lands are provided with a good mix and quality of house type facilitating mixed tenure
<b>P03</b>	Ensure that local employment opportunities are promoted
<b>P04</b>	Ensure that sustainable transport modes are readily accessible
<b>W01</b>	Improve water quality in rivers, estuaries and groundwater
<b>W02</b>	Promote sustainable use of water and water conservation
<b>C01</b>	Implement the Planning System and Flood Risk Management Guidelines
<b>C02</b>	Incorporate the objectives of the Floods Directive into sustainable planning and development
<b>C03</b>	Development of a sustainable transportation infrastructure which reduces the need for travel and journey length
<b>C04</b>	Ensure that all new housing is energy efficient
<b>LO1</b>	Avoid the loss of designated views
<b>LO2</b>	Protect and enhance the designated coastal landscape having particular regard to its designations under the Habitats Directive and the Birds Directive
<b>M01</b>	Ensure higher densities are achieved on zoned residential lands in close proximity to public transport

<b>M02</b>	Protect and promote the coastline of Fingal as an asset now and in the future.
<b>M03</b>	Discharge to waste water treatment plants that comply with the Water Framework Directive and the Urban Waste Water Directive

#### **4.4 Reasons for choosing the LAP strategy, as adopted, in light of other reasonable alternatives considered**

Alternative 3, 'Combined Densities within Predominantly Compact Urban Form' offers sustainable levels of population growth which can be matched by social and physical infrastructure provision. It would have beneficial effects on the provision of community facilities, housing mix, amenities and best use of existing infrastructure as well as providing for opportunities to enhance the biodiversity value of the lands within the vicinity of the designated European sites at Baldoyle Bay. It did not make as efficient use of land as Alternative 2 but this was balanced against the potential for early delivery followed by the potential for higher density in the medium-long term. While all of the alternative assessments assumed that the Plan had clear measures to manage the regional park within its lands, the higher density of Alternative 2 also made the management of the sensitive coastal areas more uncertain.

In summary, the Alternative Scenario for the development of Baldoyle-Stapolin which emerged from the planning process is Alternative 3 – this Scenario contributes towards the protection of the environment and conforms with high level planning objectives.

By complying with appropriate mitigation measures - including those which have been integrated into the Local Area Plan– potential adverse environmental effects which could arise as a result of implementing this scenario would be likely to be avoided, reduced or offset.

Alternative 3 has been developed by the Planning Team and made as the Local Area Plan by the Elected Members having regard to both:

1. The environmental effects which were identified by the SEA and are detailed above; and
2. Planning - including social and economic - effects which are identified alongside environmental effects above.

#### **4.5 Summary of Influence of the SEA Procedure on the Plan**

Overall, the influence of the SEA process on the Baldoyle-Stapolin Local Area Plan has been positive. The early identification of the important environmental issues within the Plan area, and refinement of those issues during the scoping process and production of the Environmental Report allowed for adoption of meaningful environmental protection policies into the LAP. Continual assessment of policies and motions, as well as submissions and observations from interested parties also resulted in modification of policies for the benefit of the environment of Fingal.

## **SECTION 5 Monitoring Measures**

### **5.1 Introduction**

The SEA Directive requires that the significant environmental effects of the implementation of plans and programmes are monitored. This SEA Statement identifies the proposals for monitoring the Plan which were adopted alongside the Plan.

Monitoring enables, at an early stage, the identification of unforeseen adverse effects and the undertaking of appropriate remedial action. In addition to this, monitoring can also play an important role in assessing whether the Plan is achieving its environmental objectives and targets - measures which the Plan can help work towards - whether these need to be re-examined and whether the proposed mitigation measures are being implemented.

### **5.2 Indicators and Targets**

Monitoring is based around the indicators which were chosen earlier in the process. These indicators allow quantitative measures of trends and progress over time relating to the Strategic Environmental Objectives used in the evaluation. Focus has been given to indicators which are relevant to the likely significant environmental effects of implementing the Plan.

The Monitoring Programme may be updated to deal with specific environmental issues - including unforeseen effects - as they arise. Such issues may be identified by the Council or identified to the Council by other agencies.

The Table below shows the indicators, targets and information sources which have been selected with regard to the monitoring of the Plan.

### **5.3 Sources**

Measurements for indicators generally come from existing monitoring sources. Existing monitoring sources include those maintained by the Council and the relevant authorities e.g. the Environmental Protection Agency, the National Parks and Wildlife Service and the Central Statistics Office. Based on this most of the indicator information required is already being actively collected and reported at a level sufficient to meet the needs of this Plan.

The Development Management Process in the Council will provide passive monitoring of various indicators and targets on an application by application basis. Where significant adverse effects - including positive, negative, cumulative and indirect - have the potential to occur upon, for example, ecological networks as a result of the undertaking of individual projects or multiple individual projects such instances should be identified and recorded and should feed into the monitoring evaluation.

### **5.4 Responsibility**

The Council is responsible for the ongoing review of indicators and targets, collating existing relevant monitored data, the preparation of monitoring evaluation report(s), the publication of these reports and, if necessary, the carrying out of corrective action.

### **5.5 Reporting**

Fingal County Council will carry out a mid-term review of performance against SEA Objectives. This will occur in 2016 and will use information in the most recent information from the EPA State of the Environment Report, updated environmental data available on the EPA website as well as data collated as part of the SEA Scoping for the Plan. Reporting on the overall monitoring of the Plan will be made to the EPA SEA Section.



Objectives	Sub Objective (where relevant)	Targets	Indicators	Source/Responsibility
<p><b>Objective 1</b> <b>Biodiversity Flora and Fauna</b> Protect and where appropriate, enhance biodiversity, particularly protected areas and protected species</p>	<ul style="list-style-type: none"> <li>Avoid loss of locally rare and distinctive species</li> <li>Avoid loss of designated sites (SACs/SPAs/NHAs)</li> <li>Enhance Green linkages</li> <li>Facilitate the actions set out within the Fingal Biodiversity Action Plan</li> </ul>	<ul style="list-style-type: none"> <li>No planning permissions granted within 100m of the boundary of a designated site</li> <li>Facilitate relevant actions of the Fingal Biodiversity Action Plan by 2019</li> <li>No loss of locally rare /distinctive species/habitats</li> <li>No net loss of green linkages established under Green Infrastructure Plan/Strategy</li> <li>No loss of designated sites</li> </ul>	<ul style="list-style-type: none"> <li>Number of developments receiving planning permission within 100m of the boundary of a designated site</li> <li>Number of actions facilitated in Biodiversity Action Plan</li> <li>Number of sites containing locally rare/distinctive species/habitats.</li> <li>Area of new green infrastructure established</li> <li>Number of planning permissions with biodiversity conditions</li> </ul>	Fingal Co. Co. – Planning/Heritage Officer Biodiversity Officer
<p><b>Objective 2</b> <b>Population, Human Health</b> Provide high-quality residential, working and recreational environments and sustainable transport</p>	<ul style="list-style-type: none"> <li>Ensure that all new developments granted permission are adequately served with community facilities</li> <li>Ensure that the LAP lands are provided with a good mix and quality of house type facilitating mixed tenure</li> <li>Ensure that local employment</li> </ul>	<ul style="list-style-type: none"> <li>Provide 20 childcare places per 75 houses</li> <li>Reserve a school site to accommodate resident school going children.</li> <li>All new homes to be built within <ul style="list-style-type: none"> <li>o 300m of a local park</li> <li>o 2km of a neighbourhood park</li> <li>o 1km of commercial facilities</li> </ul> </li> <li>Appropriate mix of house and tenure type</li> </ul>	<ul style="list-style-type: none"> <li>Ratio of houses in LAP to total childcare places provided</li> <li>School site reserved for primary school</li> <li>Number of new homes built within <ul style="list-style-type: none"> <li>o 300m of a local park</li> <li>o 2km of a neighbourhood park</li> <li>o 1km of commercial facilities</li> </ul> </li> </ul>	Fingal Co. Co. - Housing  Planning (with input from Fingal Childcare Committee)  Parks/Planning Community/Planning  CSO, POWSCAR

Objectives	Sub Objective (where relevant)	Targets	Indicators	Source/Responsibility
	<p>opportunities are promoted</p> <ul style="list-style-type: none"> <li>• Ensure that sustainable transport modes are readily accessible</li> </ul>	<p>(including social housing) in all new developments.</p> <ul style="list-style-type: none"> <li>• All granted planning applications for new residential developments to be accompanied by a design statement</li> <li>• Increase the % of local residents working locally</li> <li>• Decrease in journey time and distance travelled to work during the lifetime of the plan</li> </ul>	<ul style="list-style-type: none"> <li>• % of planning applications granted for new residential developments that are accompanied by a design statement</li> <li>• % of employed both living and working in Fingal</li> <li>• Distance and mode of transport to work.</li> </ul>	
<p><b>Objective 3</b> <b>Soil</b> Protect the function and quality of the soil resource in Fingal</p>	<ul style="list-style-type: none"> <li>• Safeguard soil and geological quality, quantity and function</li> </ul>	<ul style="list-style-type: none"> <li>• No land reclamation permits</li> </ul>	<ul style="list-style-type: none"> <li>• Number of land reclamation permits issued</li> </ul>	<p>Fingal Co. Co. - Environment</p>
<p><b>Objective 4</b> <b>Water</b> Protect and where necessary improve water quality and the management of watercourses and groundwater to comply with the standards of the</p>	<ul style="list-style-type: none"> <li>• Improve water quality in rivers, lakes, estuaries and groundwater.</li> <li>• Promote sustainable use of water and water conservation</li> </ul>	<ul style="list-style-type: none"> <li>• Implementation, insofar as effected by the Plan lands, of the Programme of Measures identified under the ERBD River Basin Management Plan for the River Mayne.</li> <li>• New residential developments to incorporate water</li> </ul>	<ul style="list-style-type: none"> <li>• River Mayne achieving 'good status' as defined in the WFD</li> <li>• % of residential units which incorporate water conservation measures as part of their planning permission.</li> </ul>	<p>EPA  Fingal Co. Co. - Water Services Planning</p>

Objectives	Sub Objective (where relevant)	Targets	Indicators	Source/Responsibility
Water Framework Directive objectives and measures and all water, habitat and fisheries based legislation including the Urban Wastewater Treatment Directive, the Freshwater Fish Directive etc.		conservation measures such as rainwater harvesting		
<p><b>Objective 5</b>  <b>Air Quality and climate</b>            Contribute to mitigation of, and adaptation to, climate change and air quality issues</p>	<ul style="list-style-type: none"> <li>Implement the Planning System and Flood Risk Management Guidelines</li> <li>Incorporate the objectives of the Floods Directive into sustainable planning and development</li> <li>Development of a sustainable transportation infrastructure which reduces the need for travel and journey length</li> <li>Ensure that all new housing is energy efficient</li> </ul>	<ul style="list-style-type: none"> <li>All new residential development within the areas to have undergone a site specific flood risk assessment.</li> <li>No new residential development within the 1:1000 flood plain</li> <li>All new residential buildings granted planning permission within the lifetime of the plan to have a minimum A3 BER Rating</li> <li>Increase in the number of persons using sustainable modes of transport i.e. bus, rail, cycling and walking in the Plan lands</li> </ul>	<ul style="list-style-type: none"> <li>% of new developments that have been conditioned to implemented the recommendations of the site specific flood risk assessment</li> <li>Number of non water compatible developments permitted in the high risk zone (greater than 1:200 year event for coastal flooding and 1:100 year event for river flooding).</li> <li>Percentage of new residential buildings granted planning permission with minimum A3 BER rating</li> <li>% of persons using</li> </ul>	<p>FEMFRAMS</p> <p>Fingal Co. Co. - Housing/ Architects/ Planning            Transportation/Planning            Water Services/Planning            Planning</p> <p>CSO – small area population statistics (SAPS)</p>



Objectives	Sub Objective (where relevant)	Targets	Indicators	Source/Responsibility
			sustainable modes of transport within the CSO small areas relevant to the Plan lands.	
<b>Objective 6 Cultural Heritage</b> Protect and, where appropriate, enhance the character, diversity and special qualities of cultural, architectural and archaeological, heritage in Fingal	<ul style="list-style-type: none"> <li>Protect the cultural heritage of Fingal with regard to the landscape surrounding the LAP lands.</li> </ul>	<ul style="list-style-type: none"> <li>No impacts on the cultural heritage value by development granted planning permission</li> <li>Retention of views to key sights such as Ireland's Eye</li> </ul>	<ul style="list-style-type: none"> <li>Number of planning permissions within 100m of designated sites</li> <li>Number of developments which have taken account of views.</li> </ul>	Fingal Co. Co. - Planning Heritage Officer
<b>Objective 7 Landscape</b> Protect and, where appropriate, enhance the character, diversity and special qualities of landscapes in Fingal	<ul style="list-style-type: none"> <li>Avoid the loss of designated views</li> <li>Protect and enhance the designated coastal landscape having particular regard to its designations under the Habitats Directive and the Birds Directive</li> </ul>	<ul style="list-style-type: none"> <li>Maintain and enhance the character of the coastal landscape and its biodiversity value</li> <li>Layout of development to incorporate protected views</li> </ul>	<ul style="list-style-type: none"> <li>Number of protected views lost through development</li> <li>Implementation of the objectives and measures of the Landscape Masterplan in the LAP by 2019</li> </ul>	Fingal Co. Co. – Planning/ Heritage Officer Environment (Parks) Biodiversity Officer
<b>Objective 8 Material Assets</b> Make best use of existing infrastructure and promote	<ul style="list-style-type: none"> <li>Ensure higher densities are achieved on zoned residential lands in close proximity to public transport</li> </ul>	<ul style="list-style-type: none"> <li>Increase the density of development in proximity to the rail line</li> <li>Increase in the length in Km of coastal walkway developed over the</li> </ul>	<ul style="list-style-type: none"> <li>Percentage of development that is built out in accordance with the Preferred Masterplan and the Sequencing and</li> </ul>	EPA Fingal Co. Co. – Planning Water services Parks

Objectives	Sub Objective (where relevant)	Targets	Indicators	Source/Responsibility
the sustainable development of new infrastructure	<ul style="list-style-type: none"> <li>Protect and promote the coastline of Fingal as an asset now and in the future.</li> <li>Discharge to waste water treatment plants that comply with the Water Framework Directive and the Urban Waste Water Directive</li> </ul>	<p>lifetime of the plan</p> <ul style="list-style-type: none"> <li>Ensure that all waste water is drained to WWTPs that comply with the Water Framework Directive and the Urban Waste Water Directive</li> </ul>	<p>Phasing strategy of the LAP</p> <ul style="list-style-type: none"> <li>Length in Km of coastal walkway</li> <li>% of development that is connected to Ringsend Wastewater Treatment Plant or other plant that conforms with the requirements of the Water Framework Directive and the Urban Waste Water Directive</li> </ul>	Environment