

STRATEGIC ENVIRONMENTAL ASSESSMENT

ENVIRONMENTAL REPORT - Addendum 1

**Assessment of Proposed Amendments to the
DRAFT CHERRYHOUND LOCAL AREA PLAN**

November 2012

1. PREAMBLE

This addendum provides an environmental assessment of the recommended Proposed Amendments to the Draft Cherryhound Local Area Plan and identifies the environmental consequences of each Proposed Amendment. The addendum is integral to the SEA/LAP process and should be read in conjunction with the Environmental Report.

2. RECOMMENDED AMENDMENTS TO DRAFT LOCAL AREA PLAN:

LAND USE AND TRANSPORTATION:

Recommended Amendment 1:

Remove reference to Motorway Services at Gateway Area from the Draft LAP.

SEA Assessment:

The amendment will have a neutral effect on the SEA process and the Environmental Report. The amendment, therefore, does not require re-assessment of the Environmental Report

Recommended Amendment 2:

A new objectives to be added to Section 4.3.7 'Movement Objectives' to read:
"The delivery of offices and hotel in the Gateway Area shall only be permitted where the commensurate level of public transport is being provided to serve such uses."

SEA Assessment:

The amendment will improve and strengthen the SEA process and the Environmental Report. The amendment, therefore, does not require re-assessment of the Environmental Report.

Recommended Amendment 3:

Under Section 4.2.4 'General Employment Areas' of the Draft Local Area Plan replace the text *"including high intensity usage. High intensity employment generally has a high employee to floor area ratio of c. 1 employee per 20 sq m and usually generates peak hours trips. High intensity uses will be encouraged to be located centrally in proximity to public transport, retail and other supporting*

services and open spaces” with the following: “The LAP lands are zoned for GE-General Employment purposes. GE land uses will generally be in the order of between 1 employee per 50 sq m and 1 employee per 100 sq m”

SEA Assessment:

The amendment will have a neutral effect on the SEA process and the Environmental Report. The amendment, therefore, does not require re-assessment of the Environmental Report

Recommended Amendment 4:

Under Section 4.2.3 ‘The Nodes’ replace “*The overall net floor area is not permitted to exceed 1000 sq m. No individual unit is permitted to exceed 150 sq m nfa (net floor area)*” with the following: “*The overall net floor area is not permitted to exceed 1000 sq m. One sole individual unit shall be permitted up to 300 sq m net floor area. No other individual unit is permitted to exceed 150 sq m net floor area.*”

SEA Assessment:

The amendment will have a neutral effect on the SEA process and the Environmental Report. The amendment, therefore, does not require re-assessment of the Environmental Report

Recommended Amendment 5:

Insert into Section 2.1 of the Draft LAP documents “*Spatial Planning and National Roads 2012*” and “*the National Transport Authority’s Greater Dublin Area Draft Transport Strategy*”.

SEA Assessment:

The amendment will have a neutral effect on the SEA process and the Environmental Report. The amendment, therefore, does not require re-assessment of the Environmental Report

Recommended Amendment 6:

Remove reference to Appendix 6 in the Draft LAP document.

SEA Assessment:

The amendment will have a neutral effect on the SEA process and the Environmental Report. The amendment, therefore, does not require re-assessment of the Environmental Report

DEVELOPMENT FRAMEWORK AREAS:

Recommended Amendment 7:

Insert text into Section 5.1 'Development Framework Area' after "*A Development Framework must be prepared before development is permitted in any Framework Area*" to read:

"The purpose of the Development Frameworks is to guide the context parameters for development. The co-operation of relevant landowners will be sought in the making of each Development Framework. A Development Framework is not a statutory plan. A Development Framework may be prepared even if no immediate planning application is envisaged, enabling landowners to have Frameworks in place long before applications are sought. The Development Frameworks can also be progressed at pre-planning application stage".

SEA Assessment:

The amendment will have a neutral effect on the SEA process and the Environmental Report. The amendment, therefore, does not require re-assessment of the Environmental Report

PHASING:

Recommended Amendment 8:

Under Section 6.1, paragraph 3, of the Draft Local Area Plan replace: "*Phase 1 includes all land to the south and east of the M2/N3 Link Road, the Gateway Area in addition to the land areas identified for nodal land uses*" with "*Phase 1 includes all land to the south and east of the M2/N3 Link Road and the Gateway Area*"

SEA Assessment:

The amendment will improve and strengthen the SEA process and the Environmental Report. The amendment, therefore, does not require re-assessment of the Environmental Report.

Recommended Amendment 9:

Amend Section 8.2.1 of the Draft Strategic Environmental Assessment to align the SEA Phasing with the Draft Local Area Plan Phasing.

SEA Assessment:

The amendment will have a neutral effect on the SEA process and the Environmental Report. The amendment, therefore, does not require re-assessment of the Environmental Report

OPEN SPACE:

Recommended Amendment 10:

Omit from Section 4.5.1 of the Draft Local Area Plan “*i.e.(a) not more than 25% of the employment lands are to be developed until such time as 25% of the open space has been provided to the written satisfaction of the Planning Authority and (b) not more than 50% of the employment lands are to be developed until such time as 50% of the open space has been provided to the written satisfaction of the Planning Authority.*”

Replace the above text with: “*The overall quantum, location and delivery timeframe of open space will be determined through the Development Framework Area process.*”

SEA Assessment:

The amendment will have a neutral effect on the SEA process and the Environmental Report. The amendment, therefore, does not require re-assessment of the Environmental Report

INFRASTRUCTURE:

Recommended Amendment 11:

Insert a new objective under Section 4.4.1 ‘Public Infrastructure Objectives’ as follows:

PL 3 “*Support the provision of 110kV electrical sub-stations at suitable sites throughout the LAP lands where required.*”

SEA Assessment:

The amendment will have a neutral effect on the SEA process and the Environmental Report. The amendment, therefore, does not require re-assessment of the Environmental Report

MAPS:

Recommended Amendment 12:

Insert a Local Objective to cul-de-sac Michelstown Road immediately north of northern most dwelling.

SEA Assessment:

The amendment will have a neutral effect on the SEA process and the Environmental Report. The amendment, therefore, does not require re-assessment of the Environmental Report

Recommended Amendment 13:

Replace Figure 3.2 in the SuDS Strategy with Map 8 of the LAP.

SEA Assessment:

The amendment will have a neutral effect on the SEA process and the Environmental Report. The amendment, therefore, does not require re-assessment of the Environmental Report

Recommended Amendment 14:

Replace "*Pedestrian/Cycle Links*" with "*Indicative Pedestrian/Cycle Links*" on the legend attached to Map 8.

SEA Assessment:

The amendment will have a neutral effect on the SEA process and the Environmental Report. The amendment, therefore, does not require re-assessment of the Environmental Report

STRATEGIC ENVIRONMENTAL ASSESSMENT:

Recommended Amendment 15:

Insert a bullet point in Draft Strategic Environmental Assessment, Section 1.2.1 (2): *“incorporate environmental considerations in particular those relating to mammals and any mitigation measures proposed.”*

SEA Assessment:

The amendment will improve and strengthen the SEA process and the Environmental Report. The amendment, therefore, does not require re-assessment of the Environmental Report.

Recommended Amendment 16:

Insert new Section 5.1.9 of the Draft Local Area Plan to read: *“The preparation of the Development Framework Areas will consider the possible presence of bats, yellow hammer bird and badger.”*

SEA Assessment:

The amendment will improve and strengthen the SEA process and the Environmental Report. The amendment, therefore, does not require re-assessment of the Environmental Report.

Recommended Amendment 17:

Insert *“in a sustainable manner”* at the end of Bullet Point 4, Section 4.1, of the Draft Local Area Plan.

SEA Assessment:

The amendment will improve and strengthen the SEA process and the Environmental Report. The amendment, therefore, does not require re-assessment of the Environmental Report.

Recommended Amendment 18:

Change Section 8.2.2 of the Draft Strategic Environmental Assessment. Biodiversity, paragraph 2 to read: *“Ecological features such as the remaining tree groupings and important hedgerow copses shall be incorporated in the green space without impacting upon these habitats”.*

SEA Assessment:

The amendment will improve and strengthen the SEA process and the Environmental Report. The amendment, therefore, does not require re-assessment of the Environmental Report.

3. MANAGERS RECOMMENDED AMENDMENTS:

Manager's Recommended Amendment 1:

Under Section 3.5 'Gas' replace the text: "*Provision is made for a high-pressure gas main in the design of the Link Road to service the subject area which in turn will necessitate a link to the existing main*" with: "*The distribution network, which is immediately adjacent to the LAP lands, is available for connection.*"

SEA Assessment:

The amendment will have a neutral effect on the SEA process and the Environmental Report. The amendment, therefore, does not require re-assessment of the Environmental Report

Manager's Recommended Amendment 2:

Under Section 4.4 'Public Infrastructure Strategy' revise the text "*Provision is made in the Tyrrelstown/Cherryhound Link Road for suitable ducting/wayleaves to accommodate power services in addition to provision for a high pressure gas main and broadband*" as follows: "*Provision is made in the Tyrrelstown/Cherryhound Link Road for suitable ducting/wayleaves to accommodate power services in addition to provision for broadband.*"

SEA Assessment:

The amendment will have a neutral effect on the SEA process and the Environmental Report. The amendment, therefore, does not require re-assessment of the Environmental Report

Manager's Recommended Amendment 3:

Show gas pipeline distribution network on Map 4 and Map 8

SEA Assessment:

The amendment will have a neutral effect on the SEA process and the Environmental Report. The amendment, therefore, does not require re-assessment of the Environmental Report

Manager's Recommended Amendment 4:

Transcribe the list of guidance documents from the Draft Local Area Plan to the Draft Strategic Environmental Assessment, Section 1, Introduction.

SEA Assessment:

The amendment will have a neutral effect on the SEA process and the Environmental Report. The amendment, therefore, does not require re-assessment of the Environmental Report

Manager's Recommended Amendment 5:

Under Section 6.1 'Phasing', Paragraph 4, replace the text: "*Having regard to the nature, scale of the specific use proposed, unique locational requirements and significant employment demands, certain developments may be permitted in Phase 2 in tandem with the development of Phase 1*" with the text: "*Having regard to the nature, scale of the specific use proposed, unique locational/site requirements or significant employment potential, certain developments may be permitted in Phase 2 in tandem with the development of Phase 1*".

SEA Assessment:

The amendment will have a neutral effect on the SEA process and the Environmental Report. The amendment, therefore, does not require re-assessment of the Environmental Report