

Kellystown

Local Area Plan

Adopted 11th January 2021

Appendix 3

Strategic Environmental Assessment (SEA) Screening
Report



Adopted 11th January 2021

**Comhairle Contae
Fhine Gall**
Fingal County
Council



Kelystown Local Area Plan (LAP)

Strategic Environmental Assessment (SEA)

Screening Report (Final)

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Environment.**

Environmental Assessment **Built Environment**

Client:

Fingal County Council

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1. Introduction

1.1 Background

Fingal County Council (FCC) has prepared the Kelystown Local Area Plan (LAP). The LAP seeks to establish a land use strategy for the proper planning and sustainable development of the lands at Kelystown, Dublin 15.

As set out in the following sections, this report constitutes a screening of the proposed LAP for the requirement for Strategic Environmental Assessment (SEA) in accordance with the requirements of Article 14A of the Planning and Development Regulations 2001 (as amended) on the “*determination of need for environmental assessment of local area plan*”.

A ‘Notice Stage’ Screening for SEA was forward to the specified Environmental Authorities (as listed in Section 2.5 of this report) and submissions and observations received have been incorporated into the LAP and this SEA Screening Report.

1.2 Kelystown

Kelystown is located circa (c.) 1.5km from Blanchardstown Town Centre, 1.8km from Blanchardstown Main Street and 9.8km from O’Connell Street, Dublin. The LAP lands are situated directly south of the Royal Canal and the Dublin-Maynooth railway line and between Porterstown Road and Diswellstown Road to the east and Clonsilla Road (R121) to the west. Luttrellstown Road, a country thoroughfare, frames the lands to the south. Diswellstown Road to the east offers an access point for vehicular and pedestrian traffic to cross the canal and railway line without traversing via a level crossing. The R121/Clonsilla Road, a well-trafficked route, defines the boundary of the lands to the west and is part of a network of roads linking Blanchardstown to Lucan, see Figure 1.1 below.

Figure 1.1: Location of Kelystown LAP Lands¹



¹ Environmental Protection Agency (EPA) (2020). Source: OpenStreet Maps.

2. Strategic Environmental Assessment (SEA)

2.1 Introduction

Strategic Environmental Assessment (SEA) is a process for evaluating, at the earliest possible stage, the likely environmental effects of implementing a Plan, in order to ensure that environmental considerations are addressed in an appropriate manner as part of the decision-making process, during the preparation of the plan and prior to its adoption.

SEA derives from European Directive 2001/42/EC (the SEA Directive) on the Assessment of the Effects of Certain Plans and Programmes on the Environment². This provides for the assessment of strategic environmental considerations at an early stage in the decision-making process.

Article 1 of the SEA Directive states that:

“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 and programmes with a view to promoting sustainable development, by ensuring that, in accordance with this directive, an environmental assessment is carried out of certain plans and programmes which are likely to have significant effects on the environment.”

This Directive was transposed into Irish law through:

- The European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004, (S.I. No. 435 of 2004) as amended by S.I. No. 200 of 2011; and
- The Planning and Development (Strategic Environmental Assessment) Regulations 2004, (S.I. No. 436 of 2004) as amended by S.I. No. 201 of 2011.

The former regulations, (S.I. No. 435 of 2004 as amended by S.I. No. 200 of 2011), relate to plans or programmes prepared for *“agriculture, forestry, fisheries, energy, industry, transport, waste management, water management, telecommunications, tourism and town and country planning or land use”*.³

The latter regulations (S.I. No. 436 of 2004 as amended by S.I. No. 201 of 2011) relate to SEA as it applies to plans or programmes where the context requires, *“a development plan, a variation of a*

² EC (2001). SEA DIRECTIVE 2001/42/EC.

³ See Section 9(1)(a).

*development plan, a local area plan (or an amendment thereto), regional planning guidelines or a planning scheme”.*⁴

The Draft LAP was screened for the requirement for SEA, taking account of the criteria set out in Schedule 2A of the SEA Regulations (S.I. No. 436 of 2004 as amended by S.I. No. 201 of 2011) which sets out the ‘*Criteria for determining whether a Plan is likely to have significant effects on the environment*’, to use to determine whether the Plan would be likely to have significant effects on the environment.

2.2 Determination for the Need for SEA

Article 3(4) of Directive 2001/42/EC requires that “*Member States shall determine whether plans and programmes, other than those referred to in Paragraph 2, which set the framework for future development consent of projects, are likely to have significant environmental effects.*” This process for deciding whether a particular plan, other than those for which SEA is mandatory, would be *likely to have significant environmental effects*, and therefore, would require SEA is known as ‘*Screening*’.

The criteria for determining (or Screening) whether a particular plan is *likely to have significant environmental effects* are set out in Annex II of the SEA Directive. These criteria are reproduced under Article 14 of S.I. No. 436 of 2004, as amended by S.I. No. 201 of 2011, and again in Schedule 2A of the Planning and Development Regulations 2001, as amended.

The Screening criteria are set out under two principal headings, each of which have a number of sub-criteria (refer to Section 5 of this report):

- Characteristics of a Plan; and
- Characteristics of the effects and of the area likely to be affected.

2.3 The LAP and Screening for Requirement for SEA

The proposed LAP was screened for the requirement for SEA in accordance with the requirements of:

- Directive 2001/42/EC (SEA Directive) and particularly Articles 3(3), 3(4) & 3(5) relate to ‘*Screening*’ for the requirement for SEA.

⁴ See Section 5(c).

- Planning and Development (Strategic Environmental Assessment) Regulations 2004, (S.I. No. 436 of 2004) as amended by S.I. No. 201 of 2011.
- Schedule 2A of the Planning and Development Regulations 2001, as amended, which sets out the “Criteria for determining whether a plan or programme is likely to have significant effects on the environment”.

This report constitutes the Screening of the proposed LAP for the requirement for SEA in accordance with the above legislation that was issued for consultation with the Environmental Authorities outlined in S.I. No. 436 of 2004, as amended by S.I. No. 201 of 2011. The specified Environmental Authorities are listed in Section 2.5 of this report.

2.4 Appropriate Assessment and Relationship to Screening for SEA

The EU Habitats Directive (92/43/EEC) requires an ‘Appropriate Assessment’ (AA) to be carried out where a plan or project is *likely to have a significant impact* on a Natura 2000 Network. Natura 2000 Networks include Special Areas of Conservation (SACs) and Special Protection Areas (SPAs).

Stage 1 is to establish whether AA is required for the particular plan or project. Stage 1 is referred to as Screening for the requirement for AA and the purpose is to determine, on the basis of a preliminary assessment and objective criteria, whether a plan or project, alone and in combination with other plans or projects, could have significant effects on a Natura 2000 site in view of the site’s conservation objectives.

As set out in Department Circular Letter SEA 1/08 & NPWS 1/08⁵, Screening for AA is of relevance to screening for SEA in that “*where following screening, it is found that the draft plan or amendment may have an impact on the conservation status of a Natura 2000 site or that such an impact cannot be ruled out, adopting the precautionary approach:*

- *an Appropriate Assessment of the plan must be carried out; and*
- *in any case where a SEA would not otherwise be required, it must also be carried out.”*

Hence, where the Local Area Plan requires AA it shall also require Strategic Environmental Assessment (SEA).

⁵ Department of Environment, Heritage and Local Government (2008). *Circular Letter SEA 1/08 & NPWS 1/08*.

2.5 Consultation with Environmental Authorities

In accordance with Article 13A(4) (a) of S.I. No. 201 of 2011, Fingal County Council provided notice to the specified environmental authorities that implementation of the LAP would not be likely to have significant effects on the environment. The specified environmental authorities are:

- i. *the Environmental Protection Agency (EPA);*
- ii. *the Minister for the Environment, Community and Local Government (now the Minister for Housing, Planning and Local Government);*
- iii. *where it appears to the planning authority that the plan or programme or modification of the plan or programme, might have significant effects on fisheries or the marine environment, the Minister for Agriculture, Marine and Food (now the Minister for Agriculture, Food and the Marine), and the Minister for Communications, Marine and Natural Resources (now the Minister for Communications, Climate Action and Environment);*
- iv. *where it appears to the competent authority that the plan or programme or amendment to a plan or programme, might have significant effects in relation to the architectural or archaeological heritage or to nature conservation, the Minister for Arts, Heritage and Gaeltacht Affairs; (now the Minister for Culture, Heritage and the Gaeltacht); and*
- v. *any adjoining planning authority whose area is contiguous to the area of a planning authority which prepared a draft plan, proposed variation, or local area plan.*

The planning authorities adjoining the area of Fingal County Council are Dublin City Council, South Dublin County Council, Kildare County Council and Meath County Council.

Submissions/observations were received from the following: (See Appendix A)

- Department of Communications, Climate Action and Environment (Waste Policy and Resources Efficiency Division).
- The Environmental Protection Agency (EPA).
- Meath County Council.

Table 2.1 below sets out how the points raised in the submissions/observations have been incorporated into the preparation of the Draft LAP and this SEA Screening Report.

Table 2.1: Response of Draft Plan and SEA to Submissions received from Environmental Authorities (EA)

Environmental Authority	Comment	Response
<p>Department of Communications, Climate Action and Environment (Waste Policy and Resources Efficiency Division)</p>	<p>The Waste Policy and Resources Efficiency Division (a division of the Department of Communications, Climate Action and Environment) advises consultation directly with their respective Regional Waste Management Planning Office regarding the development of the Final Plans.</p>	<p>Noted and acknowledged. Consultation will take place during the public consultation period.</p>
<p>Environmental Protection Agency</p>	<p>Consultation noted. EPA sets out its role in relation to SEA and the SEA services and resources it makes available to plan-making and environmental assessment teams.</p> <p>Recommended Guidance & Resources</p> <ul style="list-style-type: none"> ▪ <i>SEA of Local Authority Land Use Plans – EPA Recommendations and Resources.</i> ▪ SEA pack. ▪ SEA process guidance and checklists. ▪ Inventory of spatial datasets relevant to SEA. ▪ Topic specific SEA guidance including: <ul style="list-style-type: none"> - <i>Good practice note on Cumulative Effects Assessment.</i> - <i>Guidance on SEA Statements and Monitoring. Integrating climatic factors into SEA.</i> - <i>Developing and Assessing Alternatives in SEA.</i> - <i>Integrated Biodiversity Impact Assessment.</i> ▪ Environmental Sensitivity Mapping (ESM) WebTool, www.enviromap.ie ▪ EPA SEA Web GIS Tool ▪ EPA WFD Application ▪ EPA AA GeoTool <p>Proposed SEA Determination</p> <p>The EPA note the proposed determination regarding the need for SEA of the Plan, that SEA is not required.</p>	<p>Noted and acknowledged. Guidelines & resources will be considered within the assessment, where appropriate. These aspects will be considered and incorporated into the LAP.</p>

Kelystown Local Area Plan (LAP)

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Environmental Authority	Comment	Response
	<p>Sustainable Development FCC should ensure that the Plan is consistent with the need for proper planning and sustainable development. The Plan should align with key relevant higher level plans and programmes and is consistent with the relevant objectives and policy commitments of the NPF and the Eastern and Midlands RSES.</p> <p>State of the Environment Report ‘State of the Environment Report - Ireland’s Environment 2016’. Consider the recommendations, key issues and challenges described within this report.</p> <p>Future amendments to the Plan Changes to the Plan, or modifications to the Plan, should be screened for potential for likely significant effects in accordance with the criteria set out in Schedule 2A of the SEA Regulations (S.I. No. 436 of 2004).</p> <p>Appropriate Assessment The Plan should comply with the requirements of the Habitats Directive where relevant.</p> <p>SEA Determination A copy of the determination should also be sent to the relevant environmental authorities consulted.</p>	
<p>Meath County Council</p>	<p>Consultation noted. MCC notes that the overall aims and objectives of the Draft LAP are consistent with that of the Fingal County Development Plan. The Plan does not require a detailed SEA.</p>	<p>N/A</p>

3. Planning Context

The LAP has been guided by EU Directives, the National Planning Framework, Eastern Regional Spatial and Economic Strategy (RSES) and by the Fingal Development Plan 2017-2023 (including Variations to the Plan), in addition to various Government policy documents and guidelines. Variation No. 2 to Fingal Development Plan 2017-2023 (adopted June 2020) aligns the Development Plan with the National Planning Framework (NPF) and the Regional Spatial and Economic Strategy (RSES).

3.1 Fingal Development Plan 2017-2023

Fingal Development Plan 2017-2023, (including Variations to the Plan), sets out the Council's policies and objectives for the development of the County over the Plan period. It seeks to develop and improve, in a sustainable manner the social, economic, environmental and cultural assets of the County. The LAP has had due regard to all relevant policies and objectives set out in the Development Plan.

The Core Strategy of the Plan requires local authorities to identify and reserve an appropriate amount of land in the right locations to meet the housing and population targets set out for the Region. LAPs prepared by Fingal County Council must be consistent with the allocations set out in the Core Strategy.

3.1.1 Fingal Development Plan: Metropolitan Area, and Key Town/Blanchardstown

Kelystown is located within the development boundary of Blanchardstown. Variation No. 2 of the Development Plan notes that Blanchardstown is classed as a Key Town and part of the Dublin City and Suburbs respectively in the Regional Spatial and Economic Strategy, (Table 2.2, page 18, Variation No. 2). Under the Total Residential Capacity provided under the Development Plan 2017-2023 (updated September 2019), Blanchardstown has capacity for 9,306 no. residential units on over 260ha of land (Table 2.7, page 22, Variation No. 2).

Variation No. 2 of the Development Plan recognises that Blanchardstown and Swords are the largest urban centres in Fingal and are classed as Key Towns. The towns function as part of the Dublin Metropolitan Area and will continue to perform the role of the County's primary development centres during the Plan period.

Blanchardstown, strategically located at the intersection of the N3 and M50 national roads, is the largest settlement centre in Fingal. Designated as a Level 2 'Major Town Centre' in the Retail Strategy

for the Greater Dublin Area (GDA), it is also one of the largest and most important retail centres in the State. In addition to Blanchardstown Town Centre, a number of large public sector employers are based in the area including FCC Offices, Connolly Hospital and the Institute of Technology Blanchardstown (ITB). The IDA has also been particularly successful in marketing Blanchardstown as a key location for foreign direct investment and a number of large Information and Communication Technology (ICT) and many pharmaceutical companies have long established operations in the area.

The Development Plan includes **Objective SS12** (page, 31, Variation No. 2) to:

“Promote the Key Town of Swords and the Metropolitan Area of Blanchardstown, respectively, as Fingal’s primary growth centres for residential development in line with the County’s Settlement Hierarchy.”

The Development Plan includes **Objective PM05** (page, 56) to:

“Develop a hierarchy of high quality vibrant and sustainable urban and village centres including the continued sustainable development and enhancement of:

- *Swords as the County Town of Fingal,*
- *Blanchardstown as a vibrant major town centre,*
- *Balbriggan as a large growth town,*
- *The network of town, village and district centres, and*
- *A range of local and neighbourhood centres.”*

Blanchardstown is detailed in Variation No. 2 of the Development Plan in *Section 4.2 Metropolitan Area* as the largest commercial and residential centre within the Metropolitan Area of Fingal, and a Level 2 ‘Major Town Centre’ in the Retail Strategy for the GDA.

Blanchardstown is conveniently located c. 7km from Dublin City centre; it is within easy reach of both Dublin Airport and the Port Tunnel. Blanchardstown, in addition to having strong links to the national rail network and the national road network (M2, M3 and M50) is well served by a bus and cycle network. Located in close proximity to the Liffey Valley Special Amenity Area Order (SAAO), the Phoenix Park and the Royal Canal as well as surrounding countryside. Blanchardstown enjoys a favourable environment in which to work and live.

The Development Plan sets out 18 no. Specific Objectives for Blanchardstown, including Objective BLANCHARDSTOWN 18 (page, 104), which requires the preparation of a number of Local Area Plans and Masterplans within Blanchardstown, including Kellystown LAP (ref.: Map Sheet 13, LAP 13C).

Objective BLANCHARDSTOWN 18

Prepare and/or implement the following Local Area Plans and Masterplans during the lifetime of this Plan:

- Cherryhound Local Area Plan (see Map Sheet 12, LAP 12.A)
- Kilmartin Local Area Plan (see Map Sheet 12, LAP 12.B)
- **Kellystown Local Area Plan (see Map Sheet 13, LAP 13.C)**
- Barnhill Local Area Plan (see Map Sheet 13, LAP 13.A)
- Navan Road Parkway Local Area Plan (see Map Sheet 13, LAP 13.B)
- Kilshane Masterplan (see Map Sheet 12, MP 12.A)
- Tyrrelstown Masterplan (see Maps Sheet 12, MP 12.B)
- Phoenix Park Masterplan (see Map Sheet 13: MP 13.A)
- Old School House Masterplan (Porterstown) (see Map Sheet 13, MP 13.B).

The Development Plan sets out a non-exhaustive list (page, 105) of the main elements to be included in Kellystown LAP.

- *“Provide for a programme for the phasing of construction of residential and commercial development in tandem with the delivery of transport, recreational, community and educational infrastructure.*
- *Facilitate the development of a new railway station on the existing Dublin-Maynooth line at Porterstown if required.*
- *Facilitate re-location of St. Mochta’s FC grounds to a new site north of the Luttrellstown Road. This new site will be in addition to a proposed 8 hectare public park.*
- *Provide pedestrian and cyclist access routes to the subject lands from the Riverwood / Carpenterstown area.*
- *Create a new neighbourhood public park of a minimum of 8 hectares. This park shall be linked to Porterstown Park, Luttrellstown Road and Beech Park by dedicated pedestrian and cyclist facilities.*
- *Protect the rural character and setting of Luttrellstown Road and enhance its use for pedestrians and cycling.*

- Provide a study of the trees, hedgerows and other features of biodiversity value suitable for retention and a programme agreed with the Council’s Biodiversity Officer as to how these features can be protected or improved and the biodiversity value of the Canal maintained or improved.”

3.1.2 Fingal Development Plan: Land Use Zoning

The LAP lands are indicated on Sheet 13 Blanchardstown South of the Fingal Development Plan 2017-2023, see Figure 3.1 below which provides an extract of Sheet 13 outlining Kellystown LAP lands (LAP 13.C).

Figure 3.1: Extract from the Development Plan Zoning Map Sheet 13 showing the area of Kellystown LAP (LAP 13.C)



Kellystown LAP lands extend to c. 56.4ha in total (0.4 occupied by roads) and for which the LAP will provide a statutory framework for the proper planning and sustainable development of the area which is subject to the following Land Use zoning Objectives:

- ‘RA - Residential Area’** - ‘provide for new residential communities subject to the provision of the necessary social and physical infrastructure’ The RA land use zoning extends to c. 30.2ha; and
- ‘OS - Open Space’** - where the land use zoning objective seeks to ‘preserve and provide for open space and recreational amenities’. The OS land use zoning extends to c. 25.8ha.

East of the LAP lands lies established 'RS - Residential' zoned lands and south-east of the land is zoned as 'CI - Community Infrastructure'. Lands to the south and west are zoned 'HA - High Amenity' and 'OS - Open Space'. Directly north of the LAP lands is a linear corridor comprising the Royal Canal and the Dublin - Maynooth railway line.

Due to the close proximity of the LAP lands to the Royal Canal, directly north, and the River Liffey, c. 700m to the south, the lands are designated a 'Highly Sensitive Landscape' and have a 'River Valley/Canal' Landscape Character Type.

3.1.3 Fingal Development Plan: Objectives for Kellystown LAP

Sheet 13 of the Development Plan includes a number of **Specific Objectives** of relevance to Kellystown LAP lands. A **Road Proposal** crosses the lands to connect the L3035 in the east to R121 along the western boundary of the lands, see Figure 3.1 above. The Road Proposal is identified in **Table 7.1 Road Schemes** of the Development Plan (page, 262) as the "Kellystown Road", and **Objective MT41** of the Development Plan (page, 261) seeks "to implement the Road Improvement Schemes indicated in Table 7.1". Fingal County Council has commissioned consultants to prepare an options assessment and preliminary design for this road proposal, which will be subject to separate appropriate environmental assessment and to a future public consultation prior to seeking consent.

The Development Plan also includes the following map based local objectives within Kellystown LAP area:

Local Objective 130: *Prepare a feasibility study on the location of a road bridge, crossing the Royal Canal and the Dublin-Maynooth railway, connecting north to the Ongar road. This location shall be determined in advance of, or part of, the adoption of the Local Area Plan for lands at Kellystown.*

Local Objective 137: *Preserve the existing pedestrian and vehicular right of way at the level crossing at Porterstown.*

Local Objective 144: *Protect the rural character and setting of the Luttrellstown Road and enhance its use for pedestrians and cyclists.*

Local Objective 146: *Provide for a burial ground of up to 4 hectares within the Kellystown area. This site is to be identified as part of, or in advance of, the adoption of Kellystown LAP.*

In relation to Objectives 130 and 137, Iarnród Éireann has recently commissioned consultants to prepare an options assessment and preliminary design for these projects and for electrification of the rail line.

In relation to Objective 146, Fingal County Council obtained planning consent for the graveyard and has contracted construction of Phase 1 of the development of the cemetery, which is currently on-going.

4. Kellystown Local Area Plan (LAP)

4.1 Vision for the LAP

The vision for Kellystown is intended to guide its long-term future growth through articulation of how the LAP lands will look, function and feel. The vision statement is based on community consultation (undertaken May-July 2019) and an analysis of the key opportunities and challenges for Kellystown.

The proposed Vision Statement for the area as set out in the LAP states:

“The vision for Kellystown is to promote the development of a distinctive, sustainable, high quality new residential quarter, connected to the neighbouring suburbs of Clonsilla and Carpenterstown. Kellystown will provide a sustainable residential community, comprising a choice of high quality new homes, with a mix of dwelling types, size and tenure based around a new civic square that incorporates local services with new schools, public open space and access to high capacity public transport links.”

Kellystown will offer a good quality of life to its residents and balance the need for additional housing, with community, economic, cultural, educational and recreational facilities. The LAP seeks to create a place with a strong sense of community and to build on its existing identity by incorporating valuable existing elements of the built and natural environment. It is an objective of the LAP to develop new housing in tandem with infrastructural improvements including improved pedestrian and cycle connectivity, as well as enhanced public transport links.

4.2 The Local Area Plan

The LAP promotes best practice architectural solutions for the overall development and is a long-term strategy for the sustainable development of Kellystown, with a diversity and mix of uses to create a place where a balance is achieved between the natural and built environment.

Existing features, including treelines and hedgerows have been used to define the development areas, as has the underlying land use zoning and the proposed alignment of the Kellystown Link Road.

The proposed phasing of the LAP also relates to the defined Development Areas.

The identified Development Areas are set out in the Sections below.

4.2.1 Eastern Development Area (DA1)

The Eastern Development Area (DA1) is approximately 14.9ha in area (gross) and is bounded by the Royal Canal to the north; Porterstown Link Road to the east; Luttrellstown Community College and Scoil Choilm Community National School to the south, alongside the alignment of the proposed Kellystown Link Road; and Development Area 2 (DA2) to the west, with the boundary delineated by mature hedgerow. The entire Development Area is zoned *RA - Residential*.

The land currently accommodates St. Mochta's Football Club, St. Brigid's Halting Site, a small number of dwellings and agricultural/pasture land.

DA1 is been designed to accommodate a new high-quality residential quarter. The goal of the development area is to provide for a range of housing unit types, with a range of net densities of between c. 50-75 units/ha approximately, that would support a diverse and changing community.

4.2.2 Central Development Area (DA2)

The Central Development Area (DA2) is approximately 7.4ha in area (gross) and is located between the Kellystown Link Road and the railway line/Royal Canal, between the Eastern and Western Development Areas (DA1) & (DA3) respectively. The Development Area consists primarily of a single landholder and is currently characterised by high-end agricultural uses. Access to the land is currently achieved via Luttrellstown Road to the south. The entire development area is zoned *RA - Residential*.

DA2 will form the 'heart' of Kellystown and will provide a range of important amenities to support day-to-day life in the area, including a local centre, a primary and secondary school, a central open space/civic square as well as residential development, with a range of net densities of between c. 50-75 units/ha approximately. Access to the lands will be achieved from the proposed Kellystown Link Road.

An appropriately sized local centre is proposed to provide for everyday shopping facilities and other local facilities and services (*e.g.* newsagent, doctor, pharmacy, hairdresser, *etc.*). It is anticipated that weekly shopping activities will be undertaken at the nearby Blanchardstown Shopping Centre or within the nearby centre of Clonsilla which provides for Level 4 retail provision.

4.2.3 Western Development Area (DA3)

The Western Development Area (DA3) is approximately 10.23ha in area (gross) and is located to the west of the LAP lands, bounded by the R121 to the west, the proposed Kellystown Link Road to the

south, the railway/Royal Canal to the north and the Central Development Area (DA2) to the east. The Development Area consists of multiple landholdings, the largest being associated with Greenmount House. The lands are currently characterised by agricultural uses and dispersed rural style housing fronting the R121. Access to the land is currently achieved via the R121. The development area is primarily zoned RA - *Residential* with limited OS - *Open Space* zoned lands included to the southwest corner (not proposed for development purposes).

DA3 is intended to accommodate a new high-quality residential quarter, with a range of net densities of between c. 50-75 units/ha approximately, given the proximity to Clonsilla Railway Station. The design approach will incorporate a strong urban form consisting of a series residential blocks, linked through an internal road network incorporating home zones with one access point onto the proposed Kellystown Link road.

4.2.4 Proposed Open Space Area

The southern portion of the LAP lands, located to the south of the proposed alignment of the Kellystown Link Road, are zoned '*OS*' - *Open Space*. The lands are bounded to the east by Luttrellstown Community College and Scoil Choilm Community National School and to the south/east by Luttrellstown Road. The southern LAP lands are currently in agricultural use, and as well as containing a small number of dispersed dwellings, include protected structure No. 945 'The Gables' situated on Luttrellstown Road.

Table 4.1 below sets out the Development Areas characteristics for the Eastern, Central and Western Development Areas.

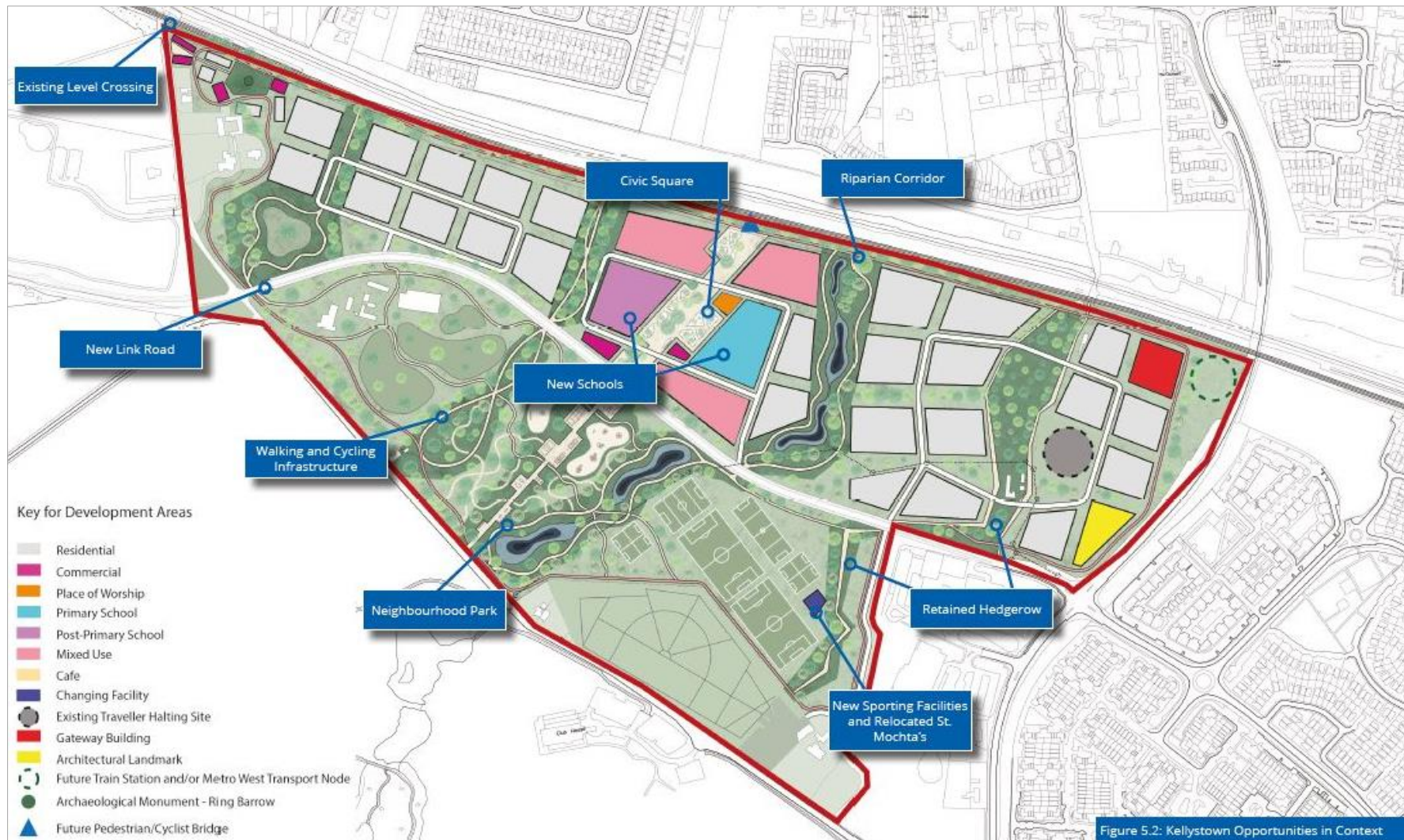
Table 4.1: Development Areas Identified in the LAP

Development Area	Gross Area (Approximate hectares)	Density Range (Approximate Gross)	Approximate units	Community Infrastructure
Eastern (DA1)	14.9	38-57	571-857	Green routes
Central (DA2)	7.4	16-24	119-179	Primary & Secondary School Civic Square Local Centre Green Route Pedestrian Bridge
Western (DA3)	10.23	36-53	365-547	Green Route Open Space incorporating Ring Barrow
Total	32.53		1,055 - 1,583	

Kelystown Local Area Plan (LAP)

Strategic Environmental Assessment (SEA) Screening Report (Final)

Figure 4.1: Kelystown LAP Development Areas⁶



⁶ Fingal County Council (2021). *Kelystown Local Area Plan*.

4.2.5 Other Facilities for the LAP

4.2.5.1 Proposed New Educational Facilities

The Department of Education & Skills has confirmed that it requires sites to be set aside in Kelystown for both a new primary school and a new secondary school. It is anticipated that the primary school will cater to c. 400 pupils (with the ability to expand further), while the proposed secondary school will accommodate c. 1,000 pupils. The LAP identifies that the new schools should be located within the Central Development Area (DA2) and should frame the proposed central open space. It is an objective of the LAP to promote the co-location of education, childcare and young adult learning.

4.2.5.2 Open Space & Recreational Amenity

The design framework for Kelystown has been informed by the large portion of land to the south of the LAP area which are zoned 'OS' - *Open Space*.

The LAP proposes active open space in Kelystown in the form of St. Mochta's Football Club which will be relocated from its current grounds, as well as the provision of additional Multi-Use Games Areas (MUGAs) which will be located in the Open Space zoned lands to the south. The additional MUGAs will be available for the use of the schools and for the community.

It is an objective of the LAP to provide a Neighbourhood Public Park within the southern portion of the LAP lands. The park will be primarily passive in nature, with a focus on providing a space for people to socialise and gather as well as to walk, jog and experience nature. In contrast to the active open space provision, the neighbourhood park will facilitate more informal activities rather than formal sporting events. It is envisaged that the character of the park will be in keeping with the existing environment in this area, with the addition of walking trails, picnic spaces, and potential for a coffee shop and event spaces in close proximity to these amenities.

4.2.5.3 Permitted Burial Ground

The LAP lands also includes the site of the approved Kelystown cemetery located immediately north of Luttrellstown Road. The development site is located on the *Open Space* zoned land and is an objective of the Fingal Development Plan 2017-2023 with regard to the Kelystown LAP. The permitted cemetery will include 500 memorial plots and 500 niches in columbarium walls.

A carpark for 117 no. parking spaces will also be provided to serve this facility with access provided from an extension to the roadway serving Scoil Choilm Community National School. A key challenge for the LAP is to ensure permeability between the burial ground and the rest of the LAP lands.

4.3 Environmental Considerations

4.3.1 Landscape

The LAP lands are located within the designated ‘*River Valleys/Canal*’ Landscape Character Type as defined in the Development Plan. The Royal Canal Corridor, along with the Tolka and Liffey valleys are the main landscape features in this classification.

The Development Plan acknowledges that the canal and its corridor provide valuable habitat for fish and other species. In addition to its biodiversity value as a proposed Natural Heritage Area (pNHA), the contribution that the many bridges and other structures associated to the County’s architectural heritage is also acknowledged. A total of 630 no. pNHAs were published on a non-statutory basis in 1995, but have not since been statutorily proposed or designated, however, these sites are acknowledged as being of significance for wildlife and habitats. The River Valley/Canal character type is categorised as having a high value in the Development Plan due to the visual and recreational qualities.

As a result, the entire LAP area is located within the ‘*Highly Sensitive Landscape*’ designation. A Highly Sensitive Landscape is likely to be vulnerable to change whereas a landscape with a low sensitivity is likely to be less at risk from change.

4.3.2 Natural Heritage

Green Infrastructure Map 2 (Sheet 15 of the Fingal Development Plan) highlights the Royal Canal as an Annex I habit. Green Infrastructure Map 3 (Sheet 16 of the Fingal Development Plan) indicates there are no surface waterbodies running through the LAP lands. The Royal Canal is the closest surface waterbody, which is directly north of the lands but separated by the Dublin-Maynooth railway line.

The LAP includes specific objectives in relation to green and blue infrastructure (refer to Objectives 8.1 to 8.14). Some of these include:

- Promote the conservation and enhancement of biodiversity having regard to the policies and objectives of the Fingal Development Plan, the Fingal Heritage Plan and the Fingal

Biodiversity Plan while allowing for appropriate development, access arrangements and recreational activity.

- Ensure that proposals for the riparian corridor running along the Royal Canal make adequate provision for the protection of biodiversity and sustainable water management.
- Protect existing trees and hedgerows within the LAP lands which are of amenity or biodiversity value as identified on the Biodiversity map.
- Conserve, protect and enhance existing trees and hedgerows within the LAP lands which form wildlife corridors and link habitats providing the stepping stones necessary for wildlife to flourish.
- Require all development proposals within 30m of the Canal Pond to be accompanied by an Ecological Impact Assessment⁷.
- A number of existing hedgerows/treelines, shown on Figure 8.5 Kellystown Biodiversity Map shall be retained, except where required to facilitate the construction of the Kellystown Link road.
- Where these hedgerows cannot be retained, or will be severed, a new hedgerow network composed of the same species shall be planted along roadways within future development proposals.

4.3.2.1 European Sites

The LAP lands and surrounding lands are not designated as a European site. The nearest European site to the study area – the Rye Water Valley/Carton Special Area of Conservation – is c. 5.2km upstream. There are three Special Areas of Conservation (SAC) and one Special Protection Area (SPA) within 15km of the LAP lands, see Table 4.2 below.

⁷ This shall be prepared by a qualified Ecologist and in line with Guidelines for Ecological Impact Assessment in the UK and Ireland, Terrestrial, Freshwater and Coastal (CIEEM 2nd ed. 2016).

Table 4.2: European Site within 15km of the LAP Lands

Site Code	Site Name	Distance from the LAP lands (km)
Special Area of Conservation (SAC)		
001398	Rye Water Valley/Carton SAC	c. 5.2
001209	Glenasmole Valley SAC	c. 13.6
000210	South Dublin Bay SAC	c. 14.1
Special Protection Area (SPA)		
004024	South Dublin Bay and River Tolka Estuary SPA	c. 12.4

4.3.2.2 Nationally Designated Sites

Nationally Designated Sites include Natural Heritage Areas (NHAs) which are legally protected areas that are considered important for their habitats or which holds species of plants and animals whose habitat needs protection, including geological/geomorphological sites in need of protection through NHA designation. Proposed Natural Heritage Areas (pNHAs) are also of significance for wildlife and habitats but have not yet been statutorily designated. However, under the Wildlife Amendment Act (2000) NHAs are legally protected from damage from the date they are formally proposed for designation⁸. The designation of these sites is the responsibility of the National Parks and Wildlife Service (NPWS).

The nearest pNHA to the LAP lands is the Royal Canal pNHA (Site Code: 002103), which is directly north of the lands but separated by the Dublin-Maynooth railway line. The River Liffey pNHA (Site Code: 000128) is located c. 260m directly south of the LAP lands.

4.3.3 Cultural Heritage

There are eight Protected Structures of architectural and historical interest within or adjoining the LAP boundary. These buildings and sites are included on the National Inventory of Architectural Heritage (NIAH) owing to their contribution to various categories of special interest such as architectural; historical; archaeological; artistic; cultural; scientific; social; or technical. The Protected Structures are as follows:

- RPS No. 698 - Keenan Bridge located at the Royal Canal/Porterstown Road. This is a late 18th century single-arched stone road bridge over the Royal Canal.

⁸ NPWS (2020). *Protected Sites*.

- RPS No. 699 - Keeper's Cottage, located on the Porterstown Road. This is a mid-19th century Rail Keeper's Cottage at rail crossing.
- RPS No. 700 - Former Clonsilla School located on Porterstown Road. This is a mid-19th century three-storey former school building.
- RPS No. 706 - Callaghan Bridge located at the Royal Canal/Clonsilla Road. This is a late 18th century single-arched stone road bridge extending over the Royal Canal at the Clonsilla Train Station.
- RPS No. 707 - Clonsilla Signal Box & Overbridge located at the Clonsilla Road/Clonsilla Train Station. A mid-19th century signal box and cast-iron pedestrian overbridge at Clonsilla Train Station. The station building itself was demolished and replaced by a modern structure.
- RPS No. 727 - Home Villa, located on Porterstown Road. This is a four-bay two-storey 19th century former presbytery.
- RPS No. 944a - Royal Canal. Late 18th century man-made canal, including the tow paths, the canal channel with its stone and earth banks, and the canal locks (10th, 11th and 12th Lock).
- RPS No. 945 - The Gables, located at Luttrellstown Road. As per the description contained within the Development Plan's Record of Protected Structures, this is a detached three-bay single-storey mid-19th century house with distinctive advanced gabled-fronted bays added in late 19th century.

The following Recorded Monument is located to the north-western corner of the LAP lands:

- DU013-018---- Barrow - Ring-barrow.

Luttrellstown Demesne plays an important role in the heritage of Kellystown. It is located directly south of the LAP area, on the southern side of the Luttrellstown Road. Luttrellstown Castle is protected under the Fingal Development Plan 2017-2023 (RPS No. 723).

Luttrellstown Demesne is also a designated Architectural Conservation Area (ACA) in the Development Plan.

4.3.4 Infrastructure

4.3.4.1 Traffic and Transportation

The LAP seeks to provide future residents of Kellystown with a range of travel choices. The strategy is aligned with the key strategic proposals set out in the National Transport Authority (NTA's) *Greater*

Dublin Area Transport Strategy 2016-2035 and supports the delivery of the transport objectives of the Fingal Development Plan.

The movement and transport strategy for the LAP seeks to improve transport linkages, make better use of the existing rail and bus network and encourage active travel in order to promote a more sustainable way of living. To achieve this central aim, the LAP is built upon the following opportunities:

- **Rail:** Maximise opportunities for travel by rail by promoting higher density developments in walking distance of Clonsilla station; delivering safe and attractive pedestrian and cycle routes to available train stations and establishing appropriate parking standards which discourage unnecessary car travel.
- **Bus:** Maximise opportunities for travel by bus by facilitating ease of access for buses through the site; and providing safe walking and cycling routes to high frequency services.
- **Walking and Cycling:** Maximise opportunities for travel by walking and cycling by promoting a mix of uses that reduces the need for travel by car; developing a network of permeable streets that priorities the needs of pedestrians and cyclists; reducing barriers to movement through the provision of crossings and bridges; and facilitating external walking and cycling connections to places of interest.

Kelystown LAP offers an opportunity to deliver a sustainable development providing future residents with a range of mobility choices and a reduced dependence on private car travel. The internal links of Kelystown LAP have been designed to maximise permeability for pedestrians and cyclists. Pedestrian and cyclist facilities are provided along the road network in addition to a series of interweaving greenways.

The majority of the LAP lands is undeveloped with the exception of the continuation of Diswellstown Road which gives access to Luttrellstown Community College and Scoil Choilm Community National School, and Old Porterstown Road, which connects the lands and St Mochta's Football Club to Clonsilla Village via the Porterstown level crossing.

The LAP lands are bounded by the Royal Canal and Dublin-Maynooth railway corridor to the north; Diswellstown Road to the east, Clonsilla Road (R121) to the west and Luttrellstown Road to the south.

The main vehicular link to the LAP lands will be the proposed Kelystown Link Road. There will be two access points, one from the existing junction Diswellstown Road/Diswellstown Extension Road and a

second one from a new junction with the realignment of the Clonsilla Road (R121). Both junctions will be full movement traffic signalised junctions.

In terms of the wider network, Kelystown LAP is well connected to the National Network M50, N3 and N4.

It is an objective of the LAP to provide the required pedestrian and cyclist links to/from the LAP lands to these external destinations' points, including Clonsilla Village, Blanchardstown Centre, the train stations, external schools, parks and neighbourhood areas.

The LAP includes specific objectives in relation to Movement and Transport (refer to Objectives 7.1 to 7.23).

4.3.4.1 Wastewater

The Irish Water Capital Investment Programme includes the Greater Dublin Drainage Project which seeks to provide a new regional wastewater treatment facility and the associated infrastructure to serve the growing population of the Dublin area.

In 2019, An Bord Pleanála granted permission to Irish Water for revisions to the approved scheme (granted permission in 2012) to upgrade the Ringsend Wastewater Treatment Plant (WwTP), which is currently operating at capacity. The approved upgrades to the Ringsend WwTP will allow the facility to increase its capacity from 1.64 million PE (population equivalent) to 2.4 million PE and will enable further population growth in the Dublin region, including at Kelystown. Irish Water plans to invest over €400 million in the staged upgrade of the plant, with the major phase of the works expected to be completed in 2020, with all works scheduled to be completed by 2025.

The Greater Dublin Drainage (GDD) Project is a long term scheme designed to provide the strategic drainage infrastructure required for the Greater Dublin Area (GDA) in the period up to 2050. It is currently estimated that construction of a new regional wastewater treatment plant in the Fingal area and orbital pipelines, stretching from Blanchardstown to Clonsilla, will be operational by 2026. The project also includes a new pumping station at Abbotstown and An Bord Pleanála granted planning permission for the GDD Project in November 2019.

Development within the Kelystown LAP area will be dependent on the progress of relevant improvement works and will be subject to the agreement of Irish Water. All foul infrastructure shall be designed and constructed in consultation with Irish Water.

The LAP includes specific objectives in relation to wastewater (refer to Objectives 11.4 to 11.8).

4.3.4.2 Water Supply

The water supply for Kelystown and the surrounding area including Clonsilla and Carpenterstown area, is provided by the Leixlip Water Treatment Plan (WTP). The area in general is well served with trunk mains which have capacity to cater for additional future growth in the area.

The LAP includes specific objectives in relation to water supply (refer to Objectives 11.1 and 11.3).

4.3.4.3 Water Quality / Surface Water Management

The Development Plan has as a central aim to promote the maintenance and improvement of the environmental and ecological quality of Fingal's watercourses and coastal waters pursuant to the requirements of the Water Framework Directive (WFD).

The LAP lands lies within the Liffey and Dublin Bay Catchment (09) and the Liffey sub-catchment (Liffey_SC_100). The River Liffey (IE_EA_09L012350) is c. 700m to the south and has an 'unassigned'⁹ water quality status for the 2013-2018 monitoring period.

The Royal Canal (IE_09_AWB_RCMLE) (Royal Canal Main Line (Liffey and Dublin Bay)) is the closest surface waterbody, which is directly north of the lands but separated by the Dublin-Maynooth railway line. The Royal Canal has a 'good' water quality status for the 2013-2018 monitoring period.

The Flood Risk Identification phase (Stage 1) includes a review of the existing information and the identification of any flooding or surface water management issues in the vicinity of the LAP lands that may warrant further investigation.

The OPW Preliminary Flood Risk Assessment (PFRA) mapping indicates that part of the Plan Area is: *'predicted to be partly affected by localised pluvial flooding (surface water); and, is not assessed as being at risk from fluvial or groundwater flooding.'*

No CFRAM mapping for the Plan Area is available.

The Greater Dublin Strategic Drainage Study (GDSDS) report, commissioned in 2001, includes information relating to the areas surrounding the Plan Area: *'developments to the south of Clonsilla are served by a storm water drain which discharges to a tributary of the River Liffey.'* However, the

⁹ Due to the lack of monitoring data within some waterbodies, it would not be satisfactory to base the status result on one monitoring location and therefore the EPA opted to use an "unassigned" category or "not completed" category.

location of the watercourse receiving the storm water discharge from the area is not stated and no further details relating to the Plan Area and its environs are covered.

The Initial Flood Risk Assessment (Stage 2) determined that surface water flooding and culvert blocking have potential to be significant at the Plan Area and therefore, require a Stage 3 detailed FRA.

The proposed LAP includes a series of specific objectives to ensure protection of surface water, groundwater, sustainable drainage and flood risk management (refer to Objectives 11.9 to 11.24).

5. Screening for Requirement for SEA

5.1 Screening for Appropriate Assessment (AA)

A separate report has been prepared providing Information for Screening for AA and as noted at Section 2.4 of this report, a relationship exists between the outcome of Screening for AA and Screening for SEA.

Section 4.4.2 of this report, identified that the LAP lands are not subject to any European site designations. As set out in Table 4.2 of this report, four European sites (Natura 2000 network) are located within 15km of the LAP lands.

The preliminary AA Screening Report has concluded that:

“Following review of the objectives of the LAP against the Conservation Objectives of the relevant European sites, it was concluded that there is no possibility that the implementation of the LAP could result in any likely significant effects on European sites on its own or in combination with other plans and programmes.”

Therefore, strategic environmental assessment (SEA) is not required for the LAP because of a requirement for appropriate assessment (AA).

5.2 Flood Risk Assessment

A Strategic Flood Risk Assessment (SFRA) was undertaken to inform the preparation of the LAP, in accordance with the requirements of the OPW *“The Planning System and Flood Risk Management Guidelines for Planning Authorities”*¹⁰. It was determined that the most significant source of flooding within the LAP lands is from potential pluvial flooding from direct rainfall.

The SFRA has determined that *‘surface water (pluvial) flooding in combination with the effect of existing adjacent urban drainage infrastructure has potential to affect the Plan lands for floods of magnitude (probability) relevant to flood protection standards set out in the OPW Guidelines and Fingal SFRA.’*

The Plan is affected by surface water flooding during the 1% and 0.1% AEP rainfall events for the present day scenario. The effect of climate change would also be anticipated to cause flood levels at and adjacent to the Plan Area to rise.

¹⁰ Department of Environment & Local Government. (2009).

The SFRA recommends ‘that the management of surface water runoff within the Plan Area shall be managed in accordance with the Sustainable Drainage Strategy (SuDS) component of the Surface Water Management Plan (SWMP).

The LAP includes specific objectives in relation to flood risk management (refer to Objectives 11.16 to 11.21).

5.3 Screening for Strategic Environmental Assessment (SEA)

A screening assessment for likely significant effects has been carried in accordance with the requirements of the Planning and Development (Strategic Environmental Assessment) Regulations 2004 (S.I. No. 436 of 2004). In so doing the Screening of the Kelystown Local Area Plan has taken account of the specified criteria for determining the likely significant environmental effects of implementing the LAP as set out in Schedule 1 of SEA Regulations 2004, as amended (or Schedule 2A of the Planning and Development Regulations 2001, as amended).

The screening assessment is presented in the following with reference to the specified criteria.

5.3.1 Characteristics of the Plan or Programme having regard, in particular, to:

i. the degree to which the plan sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions, or by allocating resources;

The Kelystown LAP sets out a development framework for the planned, co-ordinated and sustainable development of Kelystown LAP and for the conservation and enhancement of its natural and man-made environment. The LAP provides guidance in the form of policies and objectives for the development of environmental, physical and social infrastructure in a modest and sustainable manner.

The Development Framework Plan and the LAP Objectives set out the relevant requirements for the development of lands and within the LAP generally.

Notably, the extent of population expansion is limited and this expansion has already been assessed as part of Fingal Development Plan 2017-2023, which was in itself subject to SEA.

Development as proposed in the LAP is considered to be consistent with the policies and objectives of the Fingal Development Plan and the established and emerging profile of such development within Kelystown. As such the LAP provides no major divergence from the existing policy provided

i. the degree to which the plan sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions, or by allocating resources;

for by the Development Plan and instead provides greater detail as to the nature and extent of development envisioned for the LAP lands.

ii. the degree to which the plan or programme influences other plans, including those in a hierarchy;

The LAP is prepared being wholly consistent with the Fingal Development Plan and higher level legislation, which has undergone full Strategic Environmental Assessment (SEA). The nature and extent of development proposed in the LAP is as already established in the Development Plan and the primary purpose of the LAP is to provide further detail and clarity with regard to the intentions of the Planning Authority to give effect to the objectives for Kelystown.

The LAP is set within the context of Fingal County Development Plan 2017-2023 and will only influence future development within the Kelystown lands. It does not have a significant influence on additional plans in a hierarchy and it is considered that the plan will not have a significant environmental effect on any other plans.

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

The Kelystown LAP is prepared in accordance with the provisions of the Planning and Development Act 2000 (as amended) and therefore, is related to the proper planning and sustainable development of the area. It is also prepared having regard to National, Regional and County level policy documents and in particular to the requirements of the Fingal County Development Plan 2017-2023.

The Fingal Development Plan, which underwent full Strategic Environmental Assessment (SEA), integrated environmental considerations into the Plan and concluded that the Plan is based on the principles of sustainable development. The Development Plan is underpinned by the principles of sustainable development, climate change adaptation, social inclusion and high quality design.

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

The LAP does not in itself propose changes to environmental considerations and seeks to clarify and define intentions and process in relation to the development of the Kellystown lands in giving effect to the zoning of these lands and the objectives of the Development Plan.

The LAP sets out a strategy for the planned and sustainable development of Kellystown lands and for the protection, conservation and enhancement of its natural and man-made environment. The LAP will guide future development by identifying Development Areas for particular uses and for providing a development framework for planning decisions within the lands.

iv. environmental problems relevant to the plan or programme;

The LAP is consistent with the objectives of the Development Plan which has undergone full SEA. The Environmental Report, prepared for the Fingal Development Plan, concluded that the implementation of the Plan, including the various mitigation measures, would result, in general terms, in a neutral to positive impact on the environment as a whole.

Wastewater - The GDD is a regional wastewater project designed to serve the Greater Dublin Area by augmenting the Ringsend Wastewater Treatment Plant. The sewer will divert wastewater from the southern areas of Fingal to a new treatment plant at Clonshaugh (permitted ABP 2019, ref.: PL06F.301908). In 2019, An Bord Pleanála also granted permission to Irish Water for revisions to the approved scheme to upgrade the Ringsend Wastewater Treatment Plant which is operating at capacity, and is currently undergoing expansion and upgrades.

Climate change - In combating climate change, the LAP contains objectives for electric vehicles, heat pumps, promotion of efficiency and energy performance in buildings and the promotion of walking and cycling by providing for safe, attractive pedestrian and cycling routes.

Flooding – To address the risk of pluvial flooding in new developments in the LAP area, the Kellystown LAP *Surface Water Management Plan Part 2: Sustainable Drainage Systems (SuDS) Strategy* will be adopted. This will ensure a consistent approach to the management of flood risk and water quality within the LAP.

v. The relevance of the plan for the implementation of European Union legislation on the environment (e.g. plans linked to waste management or water protection)

Issues relating to legislation on the environment are provided for in the Fingal Development Plan 2017-2023. The LAP is consistent with the policies and objectives of the Development Plan which itself was the subject of SEA. The LAP is therefore guided and informed by the relevant European legislation on the environment including; waste management, water protection and climate policies and objectives as set out in the Fingal Development Plan 2017-2023.

The statutory planning and transportation policy context for the LAP is determined at the national, regional and local policy levels. In particular the planning context for the preparation of the LAP emanates from the current Fingal Development Plan 2017-2023, which guides and informs the implementation of relevant European legislation on the environment including; waste management and water protection policies and objectives.

Therefore, issues relating to EU legislation on the environment are addressed in the Development Plan as outlined above and the LAP will ensure the continued implementation of these objectives.

5.3.2 Characteristics of the Effects and of the Area to be Affected Having Regard, in particular to:

i. The probability, duration, frequency and reversibility of the effects;

The land subject to the LAP is currently zoned for residential and open space uses under the Fingal Development Plan 2017-2023. The LAP does not zone additional lands beyond the extent of that envisaged in the Development Plan. The LAP lands contain a significant portion of 'OS' zoned lands at 25.8 hectares, or approximately 45% of the overall LAP area.

The LAP aims to promote proper planning and sustainable development of the LAP lands. Its extent is limited to the existing zoned lands and the objectives as set out in the Fingal Development Plan, and further expanded upon in the LAP.

The LAP includes a site for a burial ground immediately north of Luttrellstown Road. The development site is located on the Open Space zoned land and is an objective of the Fingal Development Plan 2017-2023 with regard to Kelystown LAP. The impacts of this development have

i. The probability, duration, frequency and reversibility of the effects;

been considered by Fingal County Council and any mitigations or conditions considered or put in place.

While development will result in permanent change in identified Development Areas, it is not anticipated that adverse environmental effects will arise as a result of the implementation of the LAP.

ii. The cumulative nature of the effects;

The LAP forms part of the overall balanced, development strategy of Fingal County Council, as set out in the Fingal Development Plan 2017-2023. The LAP is consistent with the policies and objectives of the overarching county-wide policy and as a result will not have a significant cumulative effect on the environment, when taken with other plans and strategies within the county.

Given the nature of permitted development in the area and the remainder of zoned lands in the vicinity it is considered that there are unlikely to be any cumulative effects.

Given that the LAP will focus on the principles of planned, co-ordinated and sustainable development within a limited geographical area and for limited new development, where cumulative effects arise on the environment it is anticipated that they will be positive.

iii. The trans-boundary nature of the effects;

The Kellystown LAP will have no international, national, regional or inter-county transboundary effects.

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

No risks to human health or to the environment due to accidents or other considerations in the implementation of the LAP have been identified.

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

The spatial extent of the Kelystown LAP is c. 56.4ha in area however, the proposed approach includes three identified Development Areas:

1. Eastern Development Area: c. 14.9 hectares (gross)
2. Central Development Area: c. 7.4 hectares (gross)
3. Western Development Area: c. 10.23 hectares (gross)

The approximate number of units in Kelystown are calculated as follows:

- Eastern Development Area: 571 - 857no. units
- Central Development Area: 119 - 179 no. units
- Western Development Area: 365-547no. units

Total units: between c. 1,055-1,583.

The southern portion of the LAP lands contain a significant portion of 'OS' zoned lands at 25.8 hectares, or approximately 45% of the overall LAP area.

In the RSES, Fingal is identified as being within the Dublin Region and partly within the Dublin Metropolitan Area Strategic Plan (MASP) area. Swords and Blanchardstown are the largest urban centres in Fingal. Kelystown is located within the development boundary of Blanchardstown. Blanchardstown is within the Dublin City and Suburbs boundary identified in the RSES.

In contrast to neighbouring areas, the population of Kelystown LAP area is modest, accommodating a small number of largely rural dispersed dwellings and no housing estates or apartment developments. Although it will take some time for the zoned area of Kelystown to be fully built out, it is stated that the ultimate population of the LAP lands is likely to reach (between approximately 3050 and 4,590 persons), which is well below the 5,000 population at which SEA would be a mandatory requirement. This increased population will create a different pattern of demand for community facilities than that of the current population.

The magnitude and spatial extent of the effects of the LAP are very local to the area and its immediate hinterland. The strategic impacts of the proposed scale and extent of development have also been subject to SEA as part of the preparation of the Fingal Development Plan 2017- 2023.

vi. The value and vulnerability of the area likely to be affected due to:

a) special natural characteristics or cultural heritage

Existing development in Kellystown LAP area primarily comprises of undeveloped greenfield land currently in agricultural use: actively managed agriculture and pasture land. The remaining land comprises dispersed rural housing consisting of fine vernacular houses (Dollard House and its estate), as well as additional residential dwellings and traveller accommodation on Porterstown Road, Luttrellstown Road and Clonsilla Road. St. Mochta’s Football Club is also located on Porterstown Road to the east and is included within the LAP boundary. The LAP lands are located within the designated ‘River Valleys/Canal’ landscape character type.

European Sites

The LAP lands and immediately adjacent to the Site are not subject to any European site. The nearest European sites to the study area is c. 5.2km away. There are three Special Areas of Conservation (SAC) and one Special Protection Area (SPA) within 15km of the LAP lands.

- Rye Water Valley/Carton SAC
- Glenasmole Valley SAC
- South Dublin Bay SAC
- South Dublin Bay and River Tolka Estuary SPA.

Nationally Designated Sites

The nearest nationally designated site to the LAP lands is the Royal Canal pNHA (Site Code: 002103), which is directly north of the lands but separated by the Dublin-Maynooth railway line. The River Liffey pNHA (Site Code: 000128) is c. 260m directly south of the LAP lands.

The finding of the Preliminary Screening for Appropriate Assessment (AA) for the Kellystown LAP is that the implementation of the Plan will not have any effect on European sites either on its own or in combination with other plans and programmes.

Flooding and Surface Water Drainage

The SFRA has determined that ‘*surface water (pluvial) flooding in combination with the effect of existing adjacent urban drainage infrastructure has potential to affect the Plan lands for floods of magnitude (probability) relevant to flood protection standards set out in the OPW Guidelines and Fingal SFRA.*’

vi. The value and vulnerability of the area likely to be affected due to:

It is noted that the proposed LAP incorporates the following objectives:

Objective 11.9 - All new development within the Kelystown LAP catchment must incorporate Sustainable urban Drainage Systems (SuDS) measures in line with the recommendations of the Surface Water Management Plan to suit individual site layouts and local ground conditions. Design of SuDS Systems should be in accordance with the Greater Dublin Strategic Drainage Study (GDSDS) and the CIRIA SUDS Manual. It will be the responsibility of the developer to ensure SuDS measures are incorporated.

Objective 11.18 - Future developments within Kelystown LAP should be designed and constructed in accordance with the “Precautionary Principle” detailed in the guidelines. It is recommended that the flood zoning within the LAP is based on the High-End Future Scenario (HEFS) for climate change.

To address any potential risk of pluvial flooding effecting new developments in the Plan Area, the Kelystown LAP Surface Water Management Plan Part 2: Sustainable Drainage Systems (SuDS) Strategy will be adopted. This will ensure a consistent approach to the management of flood risk and water quality within the LAP.

Heritage

There are eight Protected Structures of architectural and historical interest within or adjoining the LAP boundary. The Protected Structures are as follows:

- RPS No. 698 - Keenan Bridge
- RPS No. 699 - Keeper’s Cottage
- RPS No. 700 - Former Clonsilla School
- RPS No. 706 - Callaghan Bridge
- RPS No. 707 - Clonsilla Signal Box & Overbridge
- RPS No. 727 - Home Villa
- RPS No. 944a - Royal Canal
- RPS No. 945 - The Gables, located at Luttrellstown Road.

The following Recorded Monument is located to the north-western corner of the LAP lands:

- DU013-018---- Barrow - Ring-barrow.

Luttrellstown Demesne plays an important role in the heritage of Kelystown, located outside of the LAP area. Luttrellstown Castle is protected under the Fingal Development Plan 2017-2023 (RPS

vi. The value and vulnerability of the area likely to be affected due to:

No. 723). Luttrellstown Demesne is also a designated Architectural Conservation Area (ACA) in the Development Plan.

The LAP identifies the important cultural heritage features within and adjacent to the LAP lands and ensures that proposed development or public realm interventions are approached in a sensitive and appropriate manner. It is noted that the proposed LAP incorporates the following objective:

Objective 10.16 - *Preserve, protect and enhance the natural, built, cultural and historical heritage of Kellystown to promote the attractiveness of the LAP lands to visitors.*

b) exceeded environmental quality standards or limit values,

The Greater Dublin Drainage (GDD) Project is a long-term scheme designed to provide the strategic drainage infrastructure required for the Greater Dublin Area (GDA) in the period up to 2050. It is currently estimated that construction of a new regional wastewater treatment plant in the Fingal area and orbital pipelines, stretching from Blanchardstown to Clonsaugh, will be operational by 2026.

This is acknowledged in the proposed LAP and the Plan includes objectives supporting the delivery of the planned infrastructure. The LAP outlines that new development only be permitted where it can be clearly demonstrated that there is adequate capacity in the wastewater disposal infrastructure in accordance with applicable requirements and standards, including urban wastewater treatment disposal standards.

It is not anticipated that any other environmental quality standards or limit values will be exceeded. All sites identified for development in the LAP, which is consistent with the Development Plan, will be subject to a statutory planning process which will ensure that no environmental quality standards or limit values are exceeded.

c) Intensive land-use,

While the overall objective is to facilitate the development of some existing greenfield lands to residential development areas, this is fully consistent with the requirements and zonings of the

vi. The value and vulnerability of the area likely to be affected due to:

Fingal Development Plan, which has been subject to full SEA. No additional development is proposed in the LAP.

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

The Development Plan recognises the importance of sites with national and European designations, and sets out policies and objectives for their protection. The LAP accords fully with those objectives. It is not anticipated that the implementation of the Plan would have any significant adverse impacts on areas of recognised national, European or international protection status.

There are no designated sites, Special Areas of Conservation (SAC) for flora and fauna, Special Protection Areas (SPA) for birds or Natural Heritage Areas (NHA) within the LAP lands. There is a protected structure (The Gables) and a recorded monument (Ring Barrow) identified within the LAP lands.

6. Screening of Amendments

Following public display of the Draft LAP and review of submissions received, a number of recommended amendments, and motions from elected representatives, were proposed and incorporated into the Final Plan. The recommended amendments and motions were screened out for the requirement for SEA as set out in Tables 6.1 and 6.2. The recommended amendments and motions were also screened out for the requirement for AA.

Table 6.1: Screening of Amendments for the requirement for SEA

No.	Recommended Amendment	Screening for SEA
CER 1	Amendment provides for clarification on the status of the LAP in the context of the Development Plan.	New text provides clarity. Requirement for SEA is excluded.
CER 2	Amendment provides for clarification on the periods of public consultation in the context of the Covid-19 pandemic.	Amendment provides for clarity on Public Consultation. Requirement for SEA is excluded.
CER 3	Amendment provides for clarification on the preparation of the LAP in the context of submissions received and studies undertaken.	Amendment provides for clarity on Consultation by way of update. Requirement for SEA is excluded.
CER 4	Amendment provides for clarification on the proposed Kellystown Road, Local Objective 130 and the link to the Barnhill – Ongar Road.	Amendment provides clarification in relation to Objective 130 of Development Plan. Requirement for SEA is excluded.
CER 5	Amendment provides for clarification on the provision of commercial floor space for local community use.	Amendment provides for clarity on local use commercial floor space. Requirement for SEA is excluded.
CER 6	Amendment deletes reference to particular consultants.	Amendment provides for clarity of wording. Requirement for SEA is excluded.
CER 7	Amendment provides for clarification on hedgerows to be protected.	Amendment provides for clarity to protect hedgerows. Requirement for SEA is excluded.
CER 8	Amendment provides for clarification on the Eastern Development Area.	Amendment provides for clarity by way of update. Requirement for SEA is excluded.
CER 9	Amendment provides for a ‘printing error’ and reference to the existing level crossing.	Amendment provides for clarity by way of update. Requirement for SEA is excluded.
Section 3	Environmental Issues and Opportunities	

No.	Recommended Amendment	Screening for SEA
No. 1	Amendment to clarify timescales in relation to the provision of wastewater infrastructure.	Amendment provides for clarity by way of update. Requirement for SEA is excluded.
No. 2	Amendment to clarify issues in relation to recreation and leisure facilities.	Amendment provides for clarity by way of update. Requirement for SEA is excluded.
Section 4	Climate Change and Environmental Sustainability	
No. 3	Amendment to confirm that the LAP will support key environmental actions in relation to Climate Change and Environmental Sustainability.	Enhanced environmental support. Requirement for SEA is excluded.
Section 6	Development Areas	
No. 4 No. 5 No. 6	Amendments to clarify issues related to urban design, local employment / community hubs and upgrading of existing service units in line with Traveller Accommodation Programme.	Amendments provide for clarity by and enhanced measures in relation to human beings. Requirement for SEA is excluded.
Section 7	Movement and Transport Strategy	
No. 7, 8, 9, 10, 11, 12, 13, 14, 15, 16.	Amendments in the context of Movement and Transport in the LAP – the cycle and pedestrian network, access for all, illustration of links to Clonsilla Train Station, internal links, cycle parking, car parking, signage and EV charging, mode shares are not a target but a reflection of the potential mode share for the site. It is envisaged that a greater level of sustainable trip making will take place at Kellystown’ - including update to Figure 7.11 (including printing error on the ‘proposed footbridge).	Amendments provide for clarity by and enhanced measures in relation to human beings and sustainable modes of transport. Requirement for SEA is excluded.
Section 8	Green and Blue Infrastructure	
No. 17	Amendment provides enhanced environmental protection, including the provision of corridors for mammal passage through the lands, and the provision of bat and bird boxes.	Amendment provides for additional environmental protection. Requirement for SEA is excluded.
Section 9	Parks, Open Space and Representation	

Kelystown Local Area Plan (LAP)

Strategic Environmental Assessment (SEA) Screening Report (Final)

No.	Recommended Amendment	Screening for SEA
No. 18	Amendment provides enhanced environmental protection, ensuring that measures in the All-Ireland Pollinator Plan will be implemented.	Amendment provides for additional environmental protection. Requirement for SEA is excluded.
Section 10	Creating Communities	
No. 19	Amendment provides for clarification on the provision of remote working space at a local community level.	Amendments provide for clarity by and enhanced measures in relation to human beings. Requirement for SEA is excluded.
Section 11	Water and Infrastructure Services	
No. 20	Amendment provides for clarification noting requirement for hydraulic modelling to be carried out as part of SSFRAs.	Amendment provides for additional environmental protection. Requirement for SEA is excluded.
Section 12	Phasing of Development	
No. 21	Amendment provides for clarification on the requirement for provision of water supply infrastructure in tandem with new development.	Amendment provides for delivery of development only with delivery of key infrastructure. Requirement for SEA is excluded.
No. 22	Amendment provides for clarification on the provision of green infrastructure within the LAP area.	Amendment provides for clarity. Requirement for SEA is excluded.

Table 6.2: Screening of Motions for the requirement for SEA

No.	Recommended Amendment / Motion	Screening for SEA
<p>Motion 1</p>	<p><i>Universal Design relates to the design and management of buildings and spaces so that they can be readily accessed, understood and used by everyone regardless of their age, size, ability or disability. An environment (or any building, product or services in that environment) should be designed to meet the needs of all people who wish to use it. This approach also promotes social inclusion and can eliminate or reduce the need for expensive changes or retro fits to meet the needs of particular groups at a later stage.</i></p> <p><i>The importance of a universal design approach is supported throughout this LAP and across a number of wide-ranging objectives. The above should be read in conjunction with Objective 7.23 which states as follows.</i></p> <p><i>Ensure a Universal Design Approach to the built environment including footpaths, roads, pedestrian crossing points and bus stops shelters to ensure access for all.</i></p>	<p>Amendment provides for clarity. Requirement for SEA is excluded.</p>
<p>Motion 2</p>	<p><i>Ensure the timely roll-out of permanent school facilities by the Department of Education and Skills in line with the principles of proper planning and sustainable development by providing for the development of a new primary school and a new second-level school on the LAP lands in tandem with housing development and population growth in the Kellystown lands. A new primary school to serve the eastern development area shall be a priority in tandem with the development of a new residential quarter.</i></p>	<p>Amendment ensures that the delivery of new schools will be in tandem with the residential development This is a <i>positive</i> impact for the development of the LAP. Requirement for SEA is excluded.</p>
<p>Motion 3</p>	<p><i>Facilitate the development of a community centre operated by the local authority within the LAP lands which may be co-located and planned on the same campus as a new school.</i></p>	<p>Amendment ensures that a community centre may be co-located and planned on the same campus as a new school. This will have <i>neutral</i> impact. Requirement for SEA is excluded.</p>

The recommended amendments and motions incorporated in the LAP do not constitute material alterations. They are generally minor in nature, supportive or provide clarification to the existing intention of the Plan. Individually or in combination, they do not change the nature and character of the Local Area Plan. Likewise, no significant interactions arise and there is no change to the finding of the Screening of the LAP for the requirement for SEA.

Therefore, the recommended amendments *do not result in significant environmental effects* and do not require AA, and as such **SEA is not required**.

7. Recommendation on Requirement for SEA

Taking account of the relevant criteria in Schedule 2A of the Planning and Development Regulations 2001, as amended, the implementation of the Kellystown Local Area Plan will not be likely to have significant environmental effects and therefore, strategic environmental assessment is not required. Any potential localised environmental effects arising as a result of specific development carried out within the LAP lands can be appropriately and adequately addressed through the assessment of individual planning applications and within the provisions of the normal planning and sustainable development process.

References

- Council Directive 2001/42/EC of 27 June 2001 on the assessment of the effects of certain plans and programmes on the environment.
- Council Directive 92/43/EEC of 21 May 1992 on the Conservation of Natural Habitats and of Wild Fauna and Flora. (The EU Habitats Directive).
- DCCA (2019). *Climate Action Plan 2019, To Tackle Climate Breakdown*. Department of Communications, Climate Action & Environment.
- DEHLG (2008). *Circular Letter SEA 1/08 & NPWS 1/08: Appropriate Assessment of Land Use Plans*.
- DEHLG (2009). *Guidelines for Planning Authorities. The Planning System and Flood Risk Management*.
- DEHLG (2013). *Local Area Plans Guidelines for Planning Authorities*.
- EC (2001). *Directive 2001/42/EC on the assessment of Certain Plans and Programmes on the Environment*.
- EC (2002). *Assessment of plans and projects significantly affecting Natura 2000 sites - Methodological guidance on the provisions of Article 6(3) and (4) of the Habitats Directive 92/43/EEC*.
- EC (2004). *Guidance on Implementation of Directive 2001/42/EC*.
- EC (2013). *Guidance on Integrating Climate Change and Biodiversity into Strategic Environmental Assessment*.
- EPA (2008). *SEA Process Checklist*.
- EPA (2013a). *Integrated Biodiversity Impact Assessment - Streamlining AA, SEA and EIA Processes: Practitioner's Manual. Strive Report Series No. 106*.
- EPA (2013b). *SEA Resource Manual for Local and Regional Planning Authorities*.
- EPA (2016). *EPA Ireland's Environment - An Assessment 2016 (with updated data from 2017)*.
- EPA (2019). *Ireland's Greenhouse Gas Emissions Projections for 2018-2040*.
- EPA (2020a). *SEA of Local Authority Land Use Plans - Recommendations and Resources*. Updated 2020.
- EPA (2020b). *Second Review of SEA Effectiveness in Ireland*.
- EPA (2020c). *SEA Pack*. Updated 2020.
- EPA (2020d). Maps: <https://gis.epa.ie/EPAMaps/default>
- EPA (2020e). *EPA Ireland's Environment - An Assessment 2020*.
- Fingal County Council (2017). *Fingal Development Plan 2017-2023*.
- Fingal County Council (2017). *Strategic Environmental Assessment SEA Statement for the County Development Plan 2017-2023*.
- NPWS (2009). *Appropriate Assessment of Plans and Projects in Ireland*.
- NPWS (2020). *Protected Sites: <https://www.npws.ie/protected-sites/nha>*

Kellystown Local Area Plan (LAP)

Strategic Environmental Assessment (SEA) Screening Report (Final)

- Planning and Development Act 2000, as amended.
- Planning and Development Regulations 2001, as amended.
- S.I. No. 435 of 2004 - European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004.
- S.I. No. 200 of 2011 - European Communities (Environmental Assessment of Certain Plans and Programmes) (Amendment) Regulations 2011.
- S.I. No. 436 of 2004 - Planning and Development (Strategic Environmental Assessment) Regulations 2004.
- S.I. No. 201 of 2011 - Planning and Development (Strategic Environmental Assessment) (Amendment) Regulations 2011.
- Fingal County Council (2020). *Kellystown Local Area Plan*.
- McCloy Consulting (2019). *Strategic Flood Risk Assessment. Lands at Kellystown, Dublin 15*.
- McCloy Consulting (2019). *Sustainable Drainage Strategy. Lands at Kellystown, Dublin 15*.
- Minogue and Associates (2019). *Biodiversity Report prepared to inform preparation of Local Area Plan for Fingal County Council*.

Appendix A

Hi Enda,

Please see below reply on behalf of the Waste Policy & Resource Efficiency division:

In respect of waste in the within documentation we would be obliged if the local authority would

consult directly with their respective Regional Waste Management Planning Office regarding the development of the Final Plans.

Kind regards,

Rosemary

Rosemary Gaul, CO
Waste Policy & Resource Efficiency

Roinn Cumarsáide, Gníomhaithe ar son na hAeráide & Comhshaoil
Department of Communications, Climate Action & Environment

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SDG 12 – Responsible Consumption and Production

Please forward an acknowledgement of receipt to CorporateSupport.Unit@DCCAE.gov.ie at your earliest convenience.

Regards,
Enda Brady,
Corporate Support Unit,
Department of Communications, Climate Action and Environment.
01 678 2308

Senior Executive Officer
Planning and Strategic Infrastructure Department
Fingal County Council
County Hall
Main Street
Swords
Co. Dublin
K67 X8Y2

10th August 2020

Our Ref: 200707.1

Re. SEA Screening Report for draft Kellystown Local Area Plan

Dear Ms Cadogan,

We acknowledge your notice, dated 31st July 2020, in relation to the draft Kellystown Local Area Plan (the 'Plan') and associated Strategic Environmental Assessment (SEA) screening.

The EPA is one of five statutory environmental authorities under the SEA Regulations. In our role as an SEA environmental authority, we focus on promoting the full and transparent integration of the findings of the Environmental Assessment into the Plan and advocating that the key environmental challenges for Ireland are addressed as relevant and appropriate to the plan. Our functions as an SEA environmental authority do not include approving or enforcing SEAs or plans.

As a priority, we focus our efforts on reviewing and commenting on key sector plans. For land use plans at county and local level, we provide a 'self-service approach' via our guidance document '[SEA of Local Authority Land Use Plans – EPA Recommendations and Resources](#)'. This document is updated regularly and sets out our key recommendations for integrating environmental considerations into Local Authority land use plans. In finalising your SEA screening determination, we suggest that you take this guidance document into account and incorporate the relevant recommendations as relevant and appropriate to the Plan.

Proposed SEA Determination

We note your proposed determination regarding the need for SEA of the Plan, that SEA is not required.

Guidance on the SEA process, including an SEA pack and checklist available on our website at www.epa.ie/monitoringassessment/assessment/sea/. We recommend that you take the available guidance into account in finalising your SEA Screening Determination and incorporate the relevant recommendations as relevant and appropriate to the Plan.

Sustainable Development

In proposing and in implementing the Plan, Fingal County Council should ensure that the Plan is consistent with the need for proper planning and sustainable development. Adequate and appropriate critical service infrastructure should be in place, or required to be put in place, to service any development proposed and authorised during the lifetime of the Plan.

In considering the Plan, Fingal County Council should take into account the need to align with national commitments on climate change mitigation and adaptation, as well as incorporating any relevant recommendations in sectoral, regional and local climate adaptation plans.

Fingal County Council should also ensure that the Plan aligns with key relevant higher-level plans and programmes and is consistent with the relevant objectives and policy commitments of the National Planning Framework and the Eastern and Midlands Regional Spatial and Economic Strategy.

State of the Environment Report – Ireland’s Environment 2016

In preparing the Plan and associated SEA screening, the recommendations, key issues and challenges described in our most recent State of the Environment Report [Ireland’s Environment – An Assessment 2016](#) (EPA, 2016) should be considered, as relevant and appropriate to the Plan.

Available Guidance & Resources

Our website contains various SEA resources and guidance, including:

- SEA process guidance and checklists
- Inventory of spatial datasets relevant to SEA
- topic specific SEA guidance (including *Good practice note on Cumulative Effects Assessment* (EPA, 2020), *Guidance on SEA Statements and Monitoring* (EPA, 2020), *Integrating climatic factors into SEA* (EPA, 2019), *Developing and Assessing Alternatives in SEA* (EPA, 2015), and *Integrated Biodiversity Impact Assessment* (EPA, 2012))

You can access these resources at: www.epa.ie/monitoringassessment/assessment/sea/

Environmental Sensitivity Mapping (ESM) WebTool

This new tool was launched recently by the EPA. It is a new decision support tool to assist SEA and planning processes in Ireland. It is available at www.enviromap.ie. The tool brings together over 100 datasets and allows users to create plan-specific

environmental sensitivity maps. These maps can help planners examine environmental considerations, anticipate potential land-use conflicts, and help identify suitable development locations while also protecting the environment.

EPA SEA WebGIS Tool

Our SEA WebGIS Tool, available through the EDEN portal (https://gis.epa.ie/EIS_SEA/), allows public authorities to produce an indicative report on key aspects of the environment in a specific geographic area. It is intended to assist in SEA screening and scoping exercises.

EPA WFD Application

Our WFD Application provides access to water quality and catchment data from the national WFD monitoring programme. The Application is accessed through EDEN <https://wfd.edenireland.ie/> and is available to public agencies. Publicly available data can be accessed via the www.catchments.ie website.

Future amendments to the Plan

Where changes to the Plan are made prior to finalisation, or where modifications to the Plan are proposed following its adoption, these should be screened for potential for likely significant effects in accordance with the criteria set out in Schedule 2A of the SEA Regulations (S.I. No. 436 of 2004).

Appropriate Assessment

You should ensure that the Plan complies with the requirements of the Habitats Directive where relevant. Where Appropriate Assessment is required, the key findings and recommendations should be incorporated into the SEA and the Plan.

EPA AA GeoTool

Our AA GeoTool application has been developed in partnership with the NPWS. It allows users to select a location, specify a search area and gather available information for each European Site within the area. It is available at: <http://www.epa.ie/terminalfour/ApproAssess/index.jsp>

Environmental Authorities

Under the SEA Regulations, prior to making your SEA determination you should also consult with:

- The Minister for Housing, Planning and Local Government,
- The Minister for Agriculture, Food and the Marine, and the Minister for Communications, Climate Action and Environment, where it appears to you as the competent authority that the plan or programme, or modification to a plan or programme, might have significant effects on fisheries or the marine environment,
- The Minister for Culture, Heritage and the Gaeltacht where it appears to you as the competent authority that the plan or programme, or modification to a plan or programme, might have significant effects in relation to the architectural or archaeological heritage or to nature conservation, and

- any adjoining planning authority whose area is contiguous to the area of a planning authority which prepared a draft plan, proposed variation or local area plan.

SEA Determination

As soon as practicable after making your determination as to whether SEA is required or not, you should make a copy of your decision, including, as appropriate, the reasons for not requiring an environmental assessment, available for public inspection in your offices and on your website. You should also send a copy of your determination to the relevant environmental authorities consulted.

If you have any queries or need further information in relation to this submission, please contact me directly. I would be grateful if you could send an email confirming receipt of this submission to: sea@epa.ie.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'Cian O'Mahony'.

Cian O'Mahony
SEA Section
Office of Evidence and Assessment

Comhairle Chontae na Mí

Roinn Pleanáil,
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Forward Planning Section

Patricia Cadogan
Senior Executive Planner
Fingal County Council,
Grove Road,
Blanchardstown,
Dublin 15.

August 25th, 2020

Re: SEA Screening Report for Kellystown Draft LAP

Dear Ms. Cadogan,

Meath County Council acknowledges receipt of your correspondence in relation to the above. Having reviewed the the SEA Screening Report prepared by Brady Shipman Martin Consultants, Meath County Council notes that the overall aims and objectives of the Draft Local Area Plan are consistent with that of the Fingal Development Plan, and therefore the plan does not require a detailed assessment through SEA.

In this context Meath County Council wishes to advise that the Council has no comments to make in this regard.

Yours sincerely,



**Alan Russell,
A/ Senior Executive Planner,
Planning Department.**

Brady Shipman Martin

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